

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mrs
First Name:	Claire
Surname:	Coutts
Date:	20/7/2020
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? ☒ Yes ☐ No

Are you responding on behalf of another person? ☒ Yes ☐ No

If yes who are you representing?

Claymore Homes

☐ Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter: ☒

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

On behalf of Claymore Homes, objection is made to the failure of the Proposed Plan to identify land to the south west of Pitmedden (site FR008 as contained in the Main Issues Report) for a small residential development of 5 houses. Instead the site continues to be reserved for a village hall and identified as R1 in the Proposed Plan.

It is requested that the settlement statement of Pitmedden (as contained on page 470 and 475 of Appendix 7c of the Proposed Plan) is amended to remove the R1 designation and identify this site as an extension of the adjacent residential development and identify the site for 5 houses. As such, Appendix 6: Housing Land Allocations should be amended to take account of this change. Alternatively, the R1 designation could be removed and the site identified as white land within the settlement boundary.

Reason for change:

Background

A development bid related to this site was submitted to Aberdeenshire Council on 13th March 2018 (Appendix 1). This identified that a small development of 5 houses would be a better use for this infill site, considering that the site has been identified for a village hall since 2003, with no proposals for this use being progressed. The site is under the control of the same developer who delivered the adjacent housing site to the east and it is capable of delivery in the Local Development Plan period.

The Main Issues Report (MIR) was published in January 2019, however, it did not identify this site as an officer's preference for development. It was stated that there still remains an aspiration to create a village hall in the community and this location presents an appropriate site on which there are community expectations. It further stated that no other site has been identified for such a facility by the developer. As a result, the site and the existing residential development was allocated as OP1 in the Draft Proposed Local Development Plan (DPLDP) for 14 homes and community facilities.

A representation (Appendix 2) was submitted to the Main Issues Report addressing all of the issues raised by the Officer's at the MIR stage. In terms of the aspirations to deliver a village hall on the site, it was reiterated that *"the site has been considered for a public hall since 2003, when the Development Brief was approved for the site"*. This 17 year period was considered ample time for such proposals to be implemented, or at least for progress to be made and as nothing was progressed in this time, it was questioned whether a public hall will ever be developed at this location. It was argued that the public hall should be removed from the OP1 allocation.

Within the Proposed Plan, the site is now identified as R1 reserved for a village hall. The OP1 designation has been removed from the wider site as the housing on that site has been delivered.

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage (Appendix 1) and the representations to the Main Issues Report (Appendix 2), which demonstrate that the site is suitable for the development proposed.

Justification

The site continues to be reserved as a site for a village hall in the Proposed Plan. Officers therefore maintain that there are aspirations within the community that a town hall will be delivered on this site. Again, it is maintained that in the 17 years since the site has been identified as a location for a village hall, it appears that no progress has been made on the delivery of this and it is again questioned whether this site will ever be delivered for this use.

Officers have argued previously that no alternative site has been identified by the developer for the provision of a village hall. However, the Proposed Plan identifies OP2 to the west of this site for the provision of housing, a primary school and community uses. It states that **“the community would wish that the community hub should be designed to deliver a multipurpose hall for purposes such as sports, event space, accessible office space and library”**. It is argued that this would involve the use of part of the site as a village hall type space. Therefore, an alternative site has been identified and the existing site, identified as R1 in the Proposed Plan is surplus to requirements.

It makes little sense to identify two sites within Pitmedden for community uses. In terms of accessibility and sustainable use of resources, such community uses should be located together at the one location. This would create a community hub, which is an aspiration of the community, reflected in the supporting text to the OP2 allocation. Land could therefore be reserved within the adjacent OP2 site for the village hall use, whether it is part of the uses identified under to OP2 allocation, or additional to it. That would mean that the existing R1 site, adjacent to land already developed by the proposer of this site, could be developed for a more appropriate and deliverable land use.

Any housing delivered on the R1 site can be accessed from the existing residential development adjacent and provision has been made for this in the layout of the site approved by Aberdeenshire Council (Application Ref: 2016/0609). This takes access directly from the B999 and the development of an additional 5 units on the site would not create a significant impact on this road.

The site is well located to the existing facilities in Pitmedden and is within walking distance of them. It is also well located to future development identified as OP2 in the Proposed Local Development Plan and the future uses on that site. The proposal seeks a modest extension of existing residential development in the village and has the backing of a developer who is capable of delivery in the Local Development Plan period.

Alternatively, the R1 designation could simply be removed from the site and the land developed as an infill site within the settlement boundary which is permitted under P3: Infill Developments Within Settlements of the Proposed LDP. Any developer would respect the scale, density and character of its surroundings, and will not erode the character or amenity of the surrounding area, considering it would be the same use that is being delivered.

Conclusion

To conclude, objection is made to the continued identification within the Local Development Plan of site R1 for a village hall. This use has been identified for the site for over 17 years with no delivery of such uses materialising. Aberdeenshire Council have maintained that there is an aspiration for such uses on the site and that no alternative site has been suggested. However, the Proposed Plan identifies a new OP2 site in Pitmedden for housing, a new primary school and community uses. The village hall would be more suitable within that designation and an alternative site, as required by Aberdeenshire Council, is available.

There is no need for two community use sites to be allocated within Pitmedden and it is argued that the R1 site is surplus to requirements. It should therefore be identified for a suitable alternative use. Housing is considered to be the most appropriate use and is owned by the developer of the adjacent site. Access can be gained from that site and provision has already been made for this in the approved layout of the site. As such, there is no impediment to its development and housing can be delivered on the site in the immediate term.

Recommendation

It is therefore respectfully requested that the R1 designation identified in the Proposed Plan is removed from the site and it is identified for a residential development of 5 houses instead. Alternatively, the R1 designation could be removed from the site and the land delivered under Policy P3 as it would be an infill development within the settlement boundary of Pitmedden.

PRIVACY NOTICE



LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

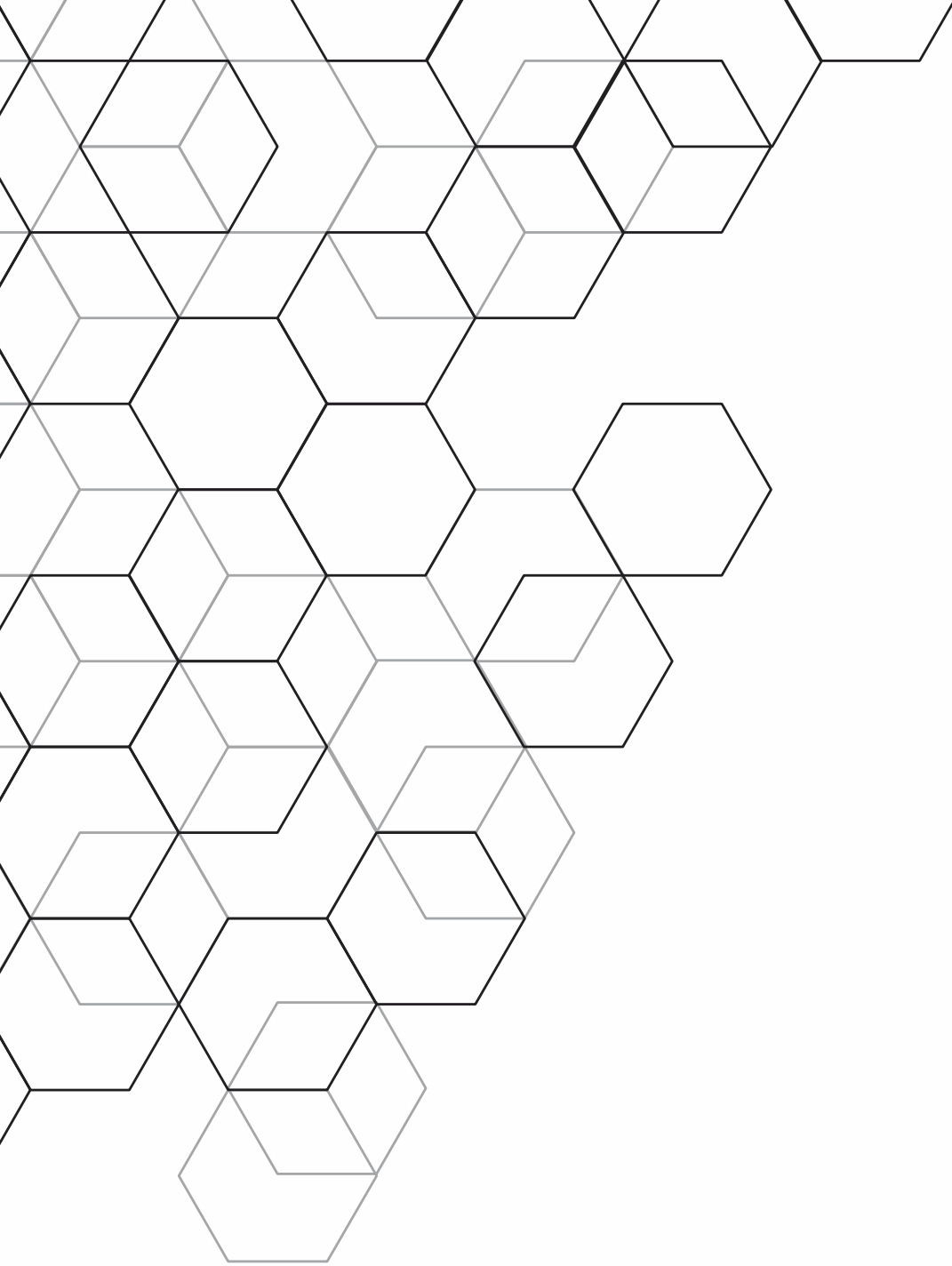
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



Local Development Plan 2021

Call for Sites Response Form



Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh 'call for sites', so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to: ldp@aberdeenshire.gov.uk

Alternatively, you can return the form and Ordnance Survey map by post to:
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

All forms must be submitted by 31 March 2018.

1. Your Details

Name	
Organisation (if applicable)	Ryden LLP
Address	
Telephone number	
Email address	
Do you wish to subscribe to our newsletter?	Yes

2. If you are acting as an agent on behalf of a third party, please give their details

Name	Claymore Homes
Organisation (if applicable)	
Address	c/o agent
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	As above
Do these owners know this is being proposed for development?	Yes

For data protection purposes, please complete the rest of this form on a new page

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Pitmedden OPI (land reserved for public hall)
Site address	South of Aberdeen Tarves Road, Pitmedden
OS grid reference (if available)	NJ893272
Site area/size	0.34 ha approximately
Current land use	Open fields
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owners
Is the site under option to a developer?	Yes
	The site is owned by Claymore Homes who would also develop the site.
Is the site being marketed?	No, already owned by the developer
	If yes, please give details

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
	If yes, please give details
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	If yes, please give details

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	If yes, please give details
Previous planning applications	The medical centre has already been delivered on the OPI site. The housing part of the site was approved under planning application ref 2016/0609. This is currently being developed by the proposer. The remaining land is reserved for a public hall and it is this piece of land that is the subject of the bid
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Please provide Previous 'Call for sites'/'Bid' reference number: No bids have been submitted for this site under the 2017 LDP process as the site was allocated. It was promoted prior to that, although the bid reference is unknown.

Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? Yes, OPI for a mix of uses including health centre, public hall and housing. The health centre is complete and operations and housing is under construction by the bid proposer. This bid seeks the removal of the public hall designation and its reallocation to housing.
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8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate up to 5 houses
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> Detached: Generally a mix of Semi-detached: semi-detached Flats: and terraced Terrace: Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: Exact mix to bedroom homes: be determined at 3 bedroom homes: detailed design 4 or more bedroom homes: stage
	Tenure (Delete as appropriate)	Private
	Affordable housing proportion	This would be provided in line with Policy requirements at the time of development
Employment	Business and offices	n/a
	General industrial	n/a
	Storage and distribution	n/a
	Do you have a specific occupier for the site?	n/a
Other	Proposed use (please specify) and floor space	n/a
	Do you have a specific occupier for the site?	n/a
Is the area of each proposed use noted in the OS site plan?		Not applicable

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Funding would be available by the developer at the time of development for this site	

Are there any other risk or threats (other than finance) to you delivering your proposed development	No
	If yes, please give details and indicate how you might overcome them:

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	Yes
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development: There are some trees lining the road to the east, however, these can be retained in any layout of the site.	
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	✓
	Drystone wall	
	Living roofs	
	Ponds and soakaways	
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	
The site is currently an area left over from the development of the remainder of the OPI site with little biodiversity value. The development of this site will introduce some open space and		

	landscaping which will provide opportunities for biodiversity enhancement. This will include native tree planting, and nectar rich plant species. The creation of private gardens will also increase the opportunities for biodiversity.
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11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No	
	If yes, please give details:	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	There is a listed building [REDACTED] within 500m of the site, but development has no impact on it or its setting, given the distance from it and intervening development.	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf SNH (1997) National programme of landscape character assessment: Banff 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: The site has no natural landscape elements or historic features. The site is well contained by existing residential properties to the north, housing and the health centre to the west and south west and housing under construction to the east. It is an allocated site and as such, any further development will have minimal impact on the landscape setting of the area.

<p>and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf</p> <ul style="list-style-type: none"> • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	
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13. Flood Risk

<p>Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?</p> <p>(You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)</p>	<p>River - No. The Bronie Burn lies to the north of the site, but any potential flood risk from this lies just outwith the site boundary.</p> <p>Surface Water Flooding - No.</p> <p>A Flood Risk Assessment was carried out in relation to the residential part of the site to the east which was acceptable to Scottish Water and Aberdeenshire Council.</p> <p>A development brief for the site was approved in 2003 that confirms that as the site is sloping, there is little risk of flooding. There is also no known history of flooding on the site.</p>
<p>Could development on the site result in additional flood risk elsewhere?</p>	<p>No</p> <p>If yes, please specify and explain how you intend to mitigate or avoid this risk:</p>
<p>Could development of the site help alleviate any existing flooding problems in the area?</p>	<p>n/a</p>

14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No, but a search using Scottish Water asset capacity search tool was carried out which advised that Turriff WTW has capacity for over 2000 properties. In terms of waste water, Pitmedden WWTW has capacity for 34 units which would enable the proposal to be developed.	
Will your SUDS scheme include rain gardens? http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens	To be confirmed at detailed design stage.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Pitmedden Primary School has a capacity range of 199-225 pupils. It is currently under capacity at 69% (155 pupils), with a fluctuating school	

	roll. In 2022 it is still forecast to be under capacity at 75% (169 pupils). Meldrum Academy is currently under capacity at 97%, but has a rising school roll and is forecast to be over capacity at 108% by 2022. Contributions would therefore be required towards secondary education. The impact from housing on this site is considered to be minimal.
Has contact been made with the Local Authority's Education Department?	No
c. Transport	
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	n/a
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No, but access is not considered to be an issue. The site can be accessed from the health centre access onto the B999. It can also be accessed from the residential part of the site to the east and provision has been made in the layout for future access to this bid site.
Public transport	Public transport services are provided along the B999 to the east of the site and the B9000 to the north, within 400m of the site. Public transport operates 7 days a week, with links to Ellon, Udney, Inverurie, Oldmeldrum and the surrounding area.
Active travel (i.e. internal connectivity and links externally)	The site will provide an internal network of footpaths, which will link with existing footpaths on the adjacent OPI site, in turn leading to connections out with the site.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No
	Electricity: No
	Heat: No
	Broadband: No
Have any feasibility studies been undertaken to understand and inform capacity issues?	No feasibility studies have been undertaken at this stage, however, there are utilities in the area and this is not considered to be an impediment to development, given the residential development located to the east.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	This is unknown at this stage, however, it is not considered to present an impediment to development

Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Unknown at this stage, but would be considered in more detail at the appropriate design stage.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	There are a number of areas of open space within Pitmedden, including the playing fields to the north of the school, tennis courts and bowling green as well as open space in front of the church. The development of this site and the provision of public open space within it, will increase the provision of open space in the village and provide an opportunity to link these areas.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	The development will provide local areas of open space in line with Aberdeenshire LDP standards. The site is not considered of a scale appropriate to provide food growing areas, other than within the private gardens of the proposed properties.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	The open space audit for Pitmedden considers that the settlement is well served by a range of open space. Improvements are required to specific areas of open space. Although the development of this site will not directly deliver any of these requirements as they lie outwith the site, the development could make provision of green links which is considered to be an important part of future development. This would be provided in the form of open space within the bid site, which would link to areas of open space on the adjoining OPI site.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	There are no existing structures, materials or resources on site to re-use
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	N/a
Carbon-rich soils and peatland	No

Appendix I – Development Bid

http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	Yes
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	Yes
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
<p>If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:</p> <p>Part of the site lies within the gas pipeline consultation zone. However, the developed parts of the site also lies within this consultation zone, which was not considered an impediment to development. This is an issue that can be addressed in detail by the HSE and does not prevent the principle of development on the site being established.</p> <p>The site is identified as 3.1 agricultural land. This means it is <i>capable</i> of being used to produce a wide range of crops and is therefore considered to be prime agricultural land. This is not considered to be an impediment to development or a reason to not allocate the site as the developed parts of the site fall under the same classification. No agricultural justification was required for those applications.</p>	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m
	Community facilities (school, public hall, health centre)	400m
	Sports facilities (e.g. playing fields)	400m
	Employment areas (garage)	400m
	Residential areas	400m
	Bus stop or bus route	400m

	Train station	n/a
	Proposed new public hall hotel	400m

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No
	If yes, please specify the way it was carried out and how it influenced your proposals:
	There has been no community engagement in relation to providing residential development on the bid site. However, the local community would have been aware of the planning application submitted for the OPI site to the east which is being developed by the same developer and indicates potential future access to this site. The local community will have the opportunity to participate in the LDP process and should the site be identified for development, public consultation would be carried out.

18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p> <p>The site is under option to a developer which demonstrates the willingness to develop in this location. They have also developed the residential part of the site to the east and are therefore familiar with the market in Pitmedden. This site would be an extension of that residential development and is considered to be a better use of this infill site.</p> <p>The site has been considered for a public hall since at least 2003, when the Development Brief was approved. It is considered that this is ample time for such proposals to be implemented and as nothing has progressed, the public hall allocation should be removed from the LDP going forward. The developer is confident that there is a residual value for residential development following development of the site and the provision of the necessary infrastructure which does not pose an impediment on development.</p>	

19. Other information

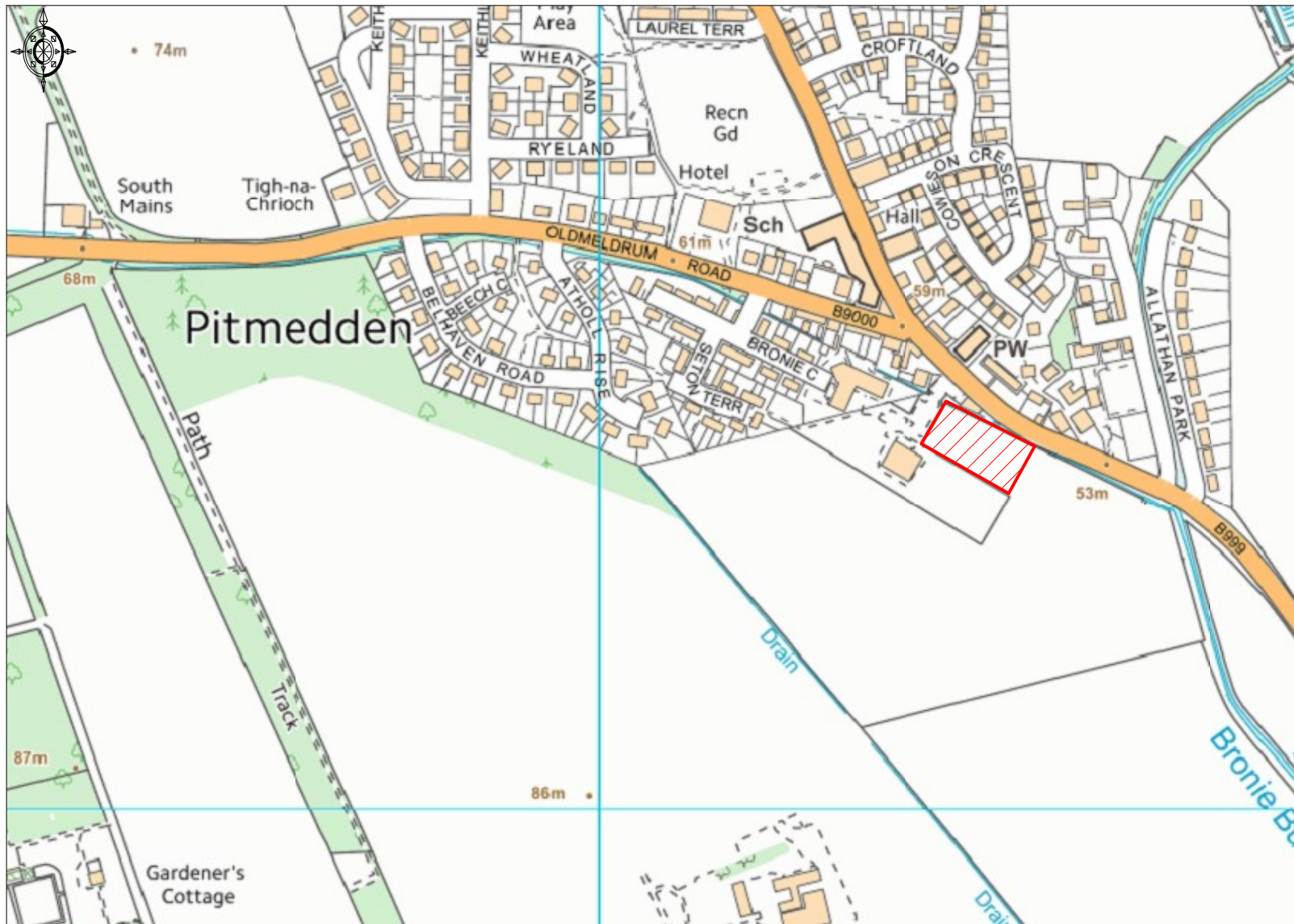
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.
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Appendix I – Development Bid

Please tick to confirm your agreement to the following statement:

☒

By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.



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Appendix 2 – MIR Representation

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 Main Issues Report Response Form

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	██████████
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	Claymore Homes
Address	██████████ ██████████████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████



Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

☐

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

☒

Fair processing notice

Please tick to confirm your agreement to the following statements:

☒

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

Your Data, Your Rights

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

Which document(s) are you committing on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Site FR008 – Land within OP1, South West of Pitmedden – 5 homes

On behalf of Claymore Homes, objection is made to the failure of Officer's to identify the land within the OP1 designation as a preferred location for 5 houses in the Main Issues Report. Objection is also made to the continued reference to community facilities within the Draft Proposed Local Development Plan (DPLDP).

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage and demonstrates that the site is suitable for alternative forms of development.

The MIR raises a number of issues to which we wish to respond.

“The proposed development site could not be accessed through the Health Centre road as this is in private ownership”

If access was not possible through the Health Centre site, provision has been made for access through the residential site adjacent which is consented and under construction. As it is only a small development proposal, there are not considered to be any traffic impacts from this proposal and the site can be accessed satisfactorily.

“The watercourse will require a buffer strip”

A buffer strip is contained on the housing site adjacent and this could be continued along this site. This is not considered to be an impediment to development.

“There still remains an aspiration to create a village hall in the community and this location represents an appropriate site on which there are community expectations. This location remains the best location for a centrally placed town hall that can share parking associated with the health centre and meet the expectations of the community”

The site has been considered for a public hall since at least 2003, when the Development Brief was approved for the site. It is considered that this is ample time for such proposals to be implemented and as noting has progressed, it is questioned whether this will ever be developed at this location. As such, the public hall allocation should be removed from the LDP at this location.

“No other site has been identified for such a facility by the developer”

Given the density of the reserved site (FR006) is larger than the allocation of houses given, it is argued that there is an opportunity to develop a town hall on that site if no other sites in the centre of Pitmedden were available.

Conclusion

It is requested that the community facility is removed from the Proposed Local Development Plan under OP1 and the housing numbers allocated to the site increased by 5 units.