

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.

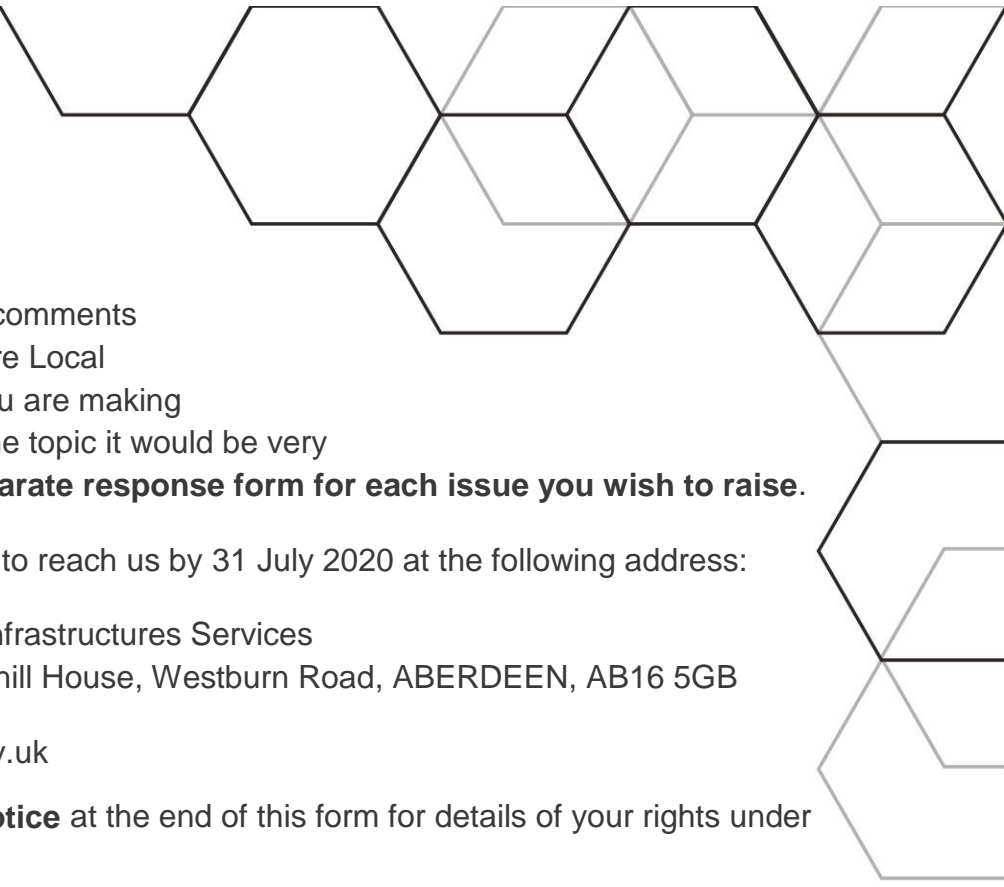
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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?

☐ 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 (BU006 as contained in the Main Issues Report) for the provision of 60 homes. It is therefore requested that the settlement boundary of Stuartfield (page 385 within Appendix 7b – Settlement Statements – Buchan) is amended to include the site and that it is identified for 60 houses.

Appendix 6: Housing Land Allocations should be amended to take account of this change.

Reason for change:

Background

An initial development bid was submitted to Aberdeenshire Council on 21st March 2018 (Appendix 1), requesting the consideration of the above site for the provision of 60 houses. This included a phase 1 allocation of 20 houses (BU007) which was the subject of a separate bid.

The Main Issues Report (MIR) was published in January 2019, which identified the site as BU006. Aberdeenshire Council Planning Officers considered that the site was too large and does not form a logical extension to the settlement. They also stated that the site is within a flood risk area and there are trees and a very small pocket of woodland located within the site. As such it was not identified within the Draft Proposed Local Development Plan.

A representation (Appendix 2) was submitted strongly objecting to the MIR assessment which was illogical considering the BU007 site which forms part of the BU006 site was considered a logical location for development and that the site should be identified for development in the LDP.

This representation should therefore be read in conjunction with the development bid submitted at the pre-MIR stage (Appendix 1) and the representation to the Main Issues Report (Appendix 2), which demonstrate that the site is suitable for the development proposed. It should also be read in conjunction with the bid and representations submitted for the Phase 1 site for 20 homes (BU007).

Justification

One of the reasons why the site was not considered appropriate for development was that it does not form a logical extension to the settlement. This is strongly refuted. Aberdeenshire Council, in their assessment of the BU007 site stated that the site was **“well connected and considered to form a logical extension to the settlement”**. This was the first phase of the wider site, which is located at the western most boundary of Stuartfield.

If this part of the site is considered to be well connected and logical, it is argued that the wider site, which is bound on two sides by existing development and on the third by a mature landscape feature (that was planted to contain future development) is an even more logical location for development. It is better contained in the landscape, immediately adjacent to the settlement boundary on two sides. It is considered to be an even better location for development and a more

rational extension of the settlement than the BU007 site which was considered acceptable. This assessment by the Council is completely contradictory and strong objection is made to their failure to allocate the site on this basis.

Aberdeenshire Council considered that the BU006 site was too large for 60 houses. It is understood that a density of 25 units per hectare is considered appropriate on development sites. The bid site extends to 4.1 ha and at that suggested rate, the site could accommodate up to 102 houses. This is not considered appropriate for this site given the low density of development along Burnett Street and Windhill Street adjacent. The density of development in Stuartfield ranges from 8 dwellings per hectare to 20 dwellings per hectare. The density of this site at 14 dwellings per hectare is considered appropriate and in the context of the wider area. In any case, Aberdeenshire Council can increase the capacity of a site as they have done for others.

The site is not within a flood risk area as stated by Aberdeenshire Council in their assessment. The landowner has carried out significant works to address flooding in Stuartfield in response to discussions with Aberdeenshire Council related to the development potential of this land and the understanding that any future development would be located here. Potential floodwater has been routed to the east of the village since 2001 when drains and burns were deepened and widened. In addition to this, the assessment of the BU007 site concluded that any area at risk of flooding **“is significantly small and can be part of open space or turned into SUDs”**. This would be the same for the wider BU006 site and any perceived flood risk is not an impediment to residential development.

Aberdeenshire Council raised the issue of there being trees and a small pocket of woodland within the site. This is not considered to be an issue that would prevent housing on the site. In fact, the area of woodland, which extends to 3 acres, was planted in 1989 at the request of the Council. The aim was to provide screening and amenity to future housing development on the site as this was the area of direction considered appropriate for housing at that time. This woodland would be retained and would not form part of any development land. It would screen the site and provide a mature landscape feature and backdrop to any residential development. It would also act as a defensible boundary to Stuartfield, with no future development potential beyond. This woodland can be accessed and utilised by residents of the proposed site as well as the wider population. It will create an attractive amenity for the site and not a valid reason to preclude development on this site.

The identification of this site in the LDP would provide a choice of location for housing in Stuartfield, considering all new development is concentrated to the east of the village. Scottish Planning Policy highlights that planning has an important role in promoting strong, resilient and inclusive communities. This includes delivering high-quality buildings, infrastructure and spaces in the right locations and provide a choice over where to live and style of home. Concentrating all development in the one location, delivered by the same developer, does not provide either a choice of location or a choice of style of house. The bid site has the backing of a developer, who is willing and able to develop this site in the short term and identifying it for development will help deliver that choice required by SPP.

Conclusion

To conclude, it has long been understood that residential development would take place on this site. This is reflected in the works carried out to alleviate flooding in Stuartfield and the planting of woodland to screen future development. It is disappointing that the landowner has invested in these works, with no return from residential development.

This land is an ideal and logical location for future development being immediately adjacent to the settlement boundary, bound on two sides by housing and on the third by a mature landscape feature that will contain development and act as a defensible boundary of the settlement.

The 60 units proposed is considered to be appropriate in the context of the wider area and there is no reason why the site cannot be developed. It has the backing of a developer and will provide a choice of location and house type for those looking to live in this popular rural area.

Recommendation

It is therefore respectfully requested that the settlement boundary of Stuartfield is amended to include site BU006 for 60 houses.

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:

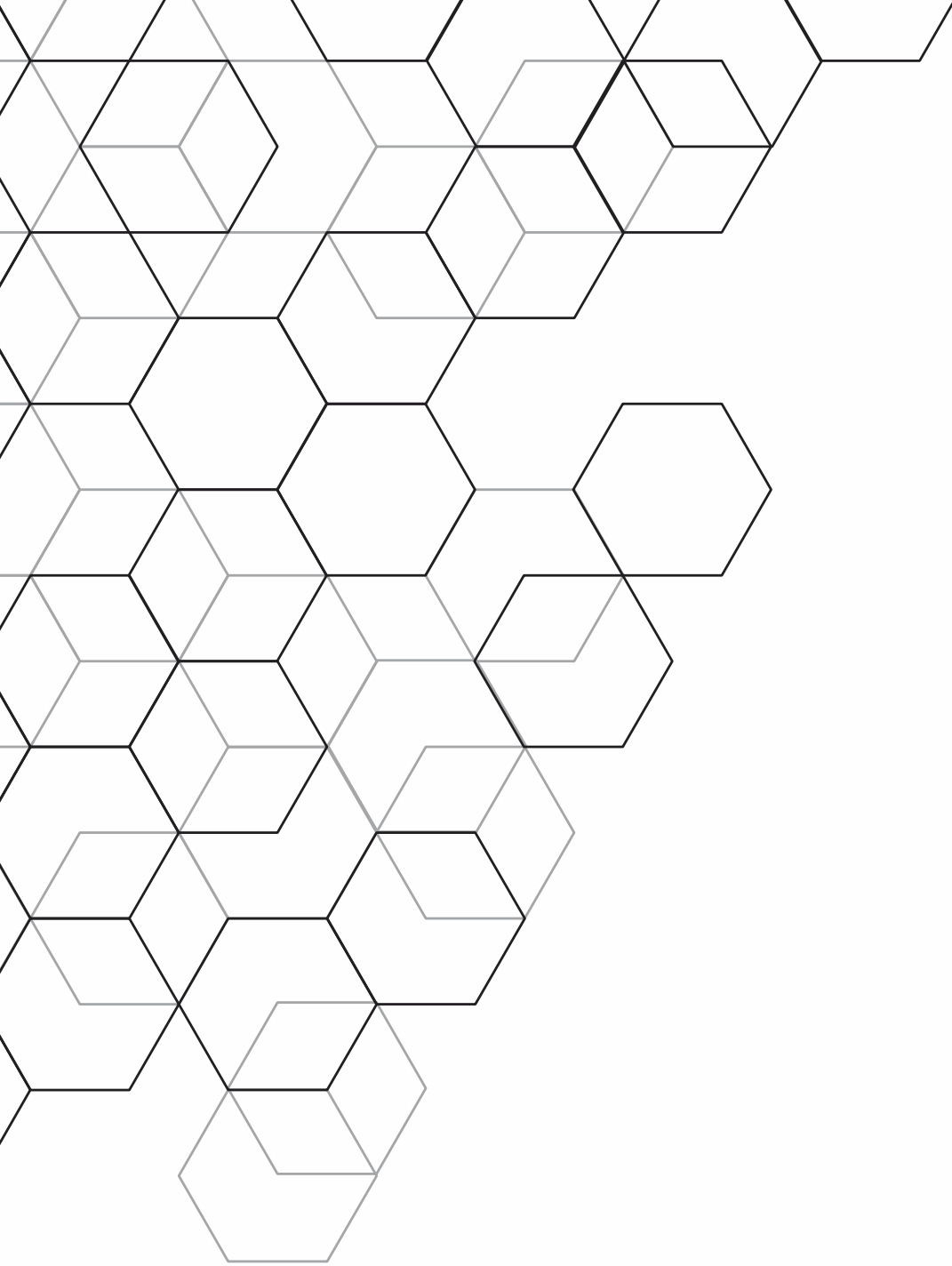
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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:	
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)	Land to the west of Stuartfield
Site address	North of OP2
OS grid reference (if available)	NJ971461
Site area/size	4.1ha
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
	Under option to Claymore Homes
Is the site being marketed?	No
	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	No previous applications on the site. However, a number of applications for single houses have been approved in the vicinity to the south and west. Including 2016/0640, 2016/1765, 2015/2783, 2015/3627. Land to the immediate south is identified as OP2 in the Local Development Plan for 5 units. This site remains undeveloped
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: Part of the site was promoted as site Bcn014 The site was considered to have development potential by Aberdeenshire Council as it is well connected to the existing settlement and fits well into the landscape and

	was subsequently identified as a preferred site in the Main Issues Report. The Reporter agreed that it was well contained and suitable for development, however, further consideration of access and infrastructure was required before it could be allocated.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No, but seen as a logical expansion of Stuartfield and the OP2 site in particular which will round off the settlement in this direction, between the settlement boundary to the east and individual applications for houses to the west.

8. Proposed Use

Proposed use		Housing
Housing	Approx. no of units	The site has the potential to accommodate up to 60 houses but can be developed on a phased basis, with the first phase submitted as a separate bid.
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> Detached: Generally a mix of detached and Semi-detached: semi-detached Flats: Terrace: Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: Exact mix to 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	Phase 1
	6-10 years	Phase 2
	10+ years	Phase 3
	Given the size of the site, this can be developed over a number of years. It is considered that	

	the first phase (20 units) could commence immediately after LDP adoption, with Phase 2 (20 units) and Phase 3 (20 units) commencing after this.	
When would you expect the development to be finished? (please tick)	0-5 years	Phase 1
	6-10 years	Phase 2
	+ 10years	Phase 3
	Again, given the size of the site and potential phasing opportunities, different phases would be completed at different times.	
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: An area of woodland is contained within the site. However, this will be retained in any layout of the site to provide a mature landscape feature and backdrop to residential development as well as a focal point to the development. As such, there will be no impact on it.		
Biodiversity enhancement		
Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/004538	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	✓

<p>27.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>	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):	
	<p>The site is currently open fields, with little biodiversity value. The development of this site will introduce 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.</p> <p>The retention of the woodland will avoid the fragmentation or isolation of habitats and protect this area within the development.</p>	

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No	
	If yes, please give details:	
<p>Does the site contain/is within/can affect any of the following historic environment assets? 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"> 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
	<p>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 woodland and houses which would provide screening.</p>	

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 and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	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: <p>The site has no natural landscape elements or historic features, other than the woodland to the north east. The development of this site will retain this woodland and it will provide a mature landscape feature to the development, ensuring it is well contained in the landscape.</p> <p>The site is well contained by existing residential properties to the east and south. It is screened on approach from the north, east and south by this development. From the west, it will be contained by the woodland, or be seen in the context of existing residential development, including individual plots to the west which have been granted planning permission.</p> <p>The development of this land to the north and west of the existing residential development will satisfy a demand in the village, demonstrated by the development and occupation of OPI to the east of Stuartfield.</p> <p>The development of this site will result in minimal impact on the landscape setting of the area.</p>

13. Flood Risk

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? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	River - yes. The Cock Burn runs through the site and a search of SEPA's Flood Risk map indicates that there is some risk of flooding from this. Surface water - no.
	Part of the site is at risk from flooding from the Cock Burn as indicated on the SEPA flood risk map. However, a flood risk assessment would be carried out as part of any application and appropriate mitigation provided if necessary.
	No

Could development on the site result in additional flood risk elsewhere?	If yes, please specify and explain how you intend to mitigate or avoid this risk:
Could development of the site help alleviate any existing flooding problems in the area?	Yes
	Any flood mitigation measures provided would resolve any flood risk issues in the area.

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	Limited
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, Stuartfield WWTW only has capacity for 10 units. Aberdeenshire Council's action programme indicates that growth is planned in the period 2015-2021. Therefore, it is considered that capacity will be available or can be made available and the current lack of capacity is not an impediment to development of this site.	
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/	Stuartfield Primary School has a capacity range of 72-93 pupils. It is currently over capacity but has a fluctuating school roll. As such, contributions would be required towards education. Mintlaw Academy has capacity for 900 pupils and is currently sitting around 84% of capacity. This will rise to 97% by 2022. Although there is capacity, contributions are likely to be required.	
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?	No	

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 Windhill Street, or the OP2 designation to the south.
Public transport	Public transport services are provided along the Mill Street and Burnett Street, within 400m of the site. Public transport operates 7 days a week, with links to Turriff, Peterhead 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 outwith 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 south.
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 Stuartfield. There is also an area of woodland within the site. The development of this site and the provision of public open space within it, will provide an opportunity to better link these areas in Stuartfield. This will increase the provision of useable open space and enhance the green network by making the woodland on site more accessible and the potential to bring it into active use.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire	Yes, the development will provide open space in line with Aberdeenshire LDP standards. The

Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	area of trees on the site would provide community woodland, access for all and enhance biodiversity. Localised areas of open space will also enhance the site.
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 Stuartfield considers improvements are required to access to the bowling green and a greater range of facilities at Mill Park. Given the specific nature of these requirements and the fact that they lie outwith the bid site, development will not directly deliver any of these shortfalls. However, it would maintain connections to open space and improve the accessibility of the woodland within the site.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No
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	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
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)	No
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	No

'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
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:	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m
	Community facilities (e.g. school, public hall)	400m – 1 km
	Sports facilities (e.g. playing fields)	400m – 1 km
	Employment areas (garage)	400m
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	n/a
	Other	n/a

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:
	The local community are aware that bids have been submitted in the past for the site. The public will have the opportunity to comment throughout the LDP process and any consultation arranged as part of that process.

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>Demand exists for development in Stuarfield, demonstrated by the development and occupation of the OPI site to the east. The bid site is seen as a logical extension of Stuartfield, given its</p>	

location immediately adjacent to the settlement boundary, with minimal impact on the setting of the village.

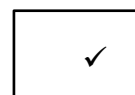
The site is under option to a developer which demonstrates the willingness to develop in this location. The developer is confident that there is a residual value following development of the site and the provision of the necessary infrastructure which does not pose an impediment on development.

19. Other information

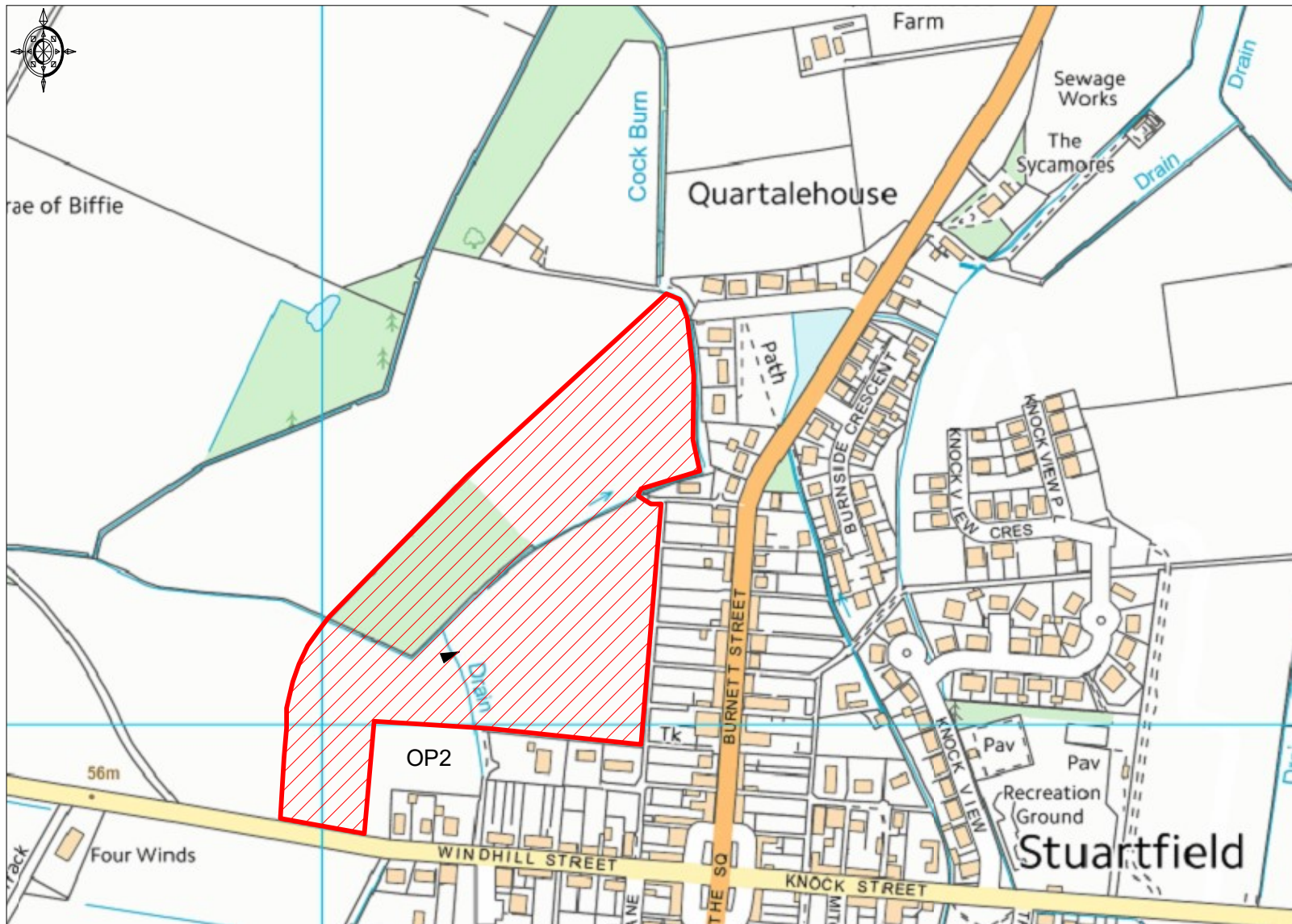
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil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

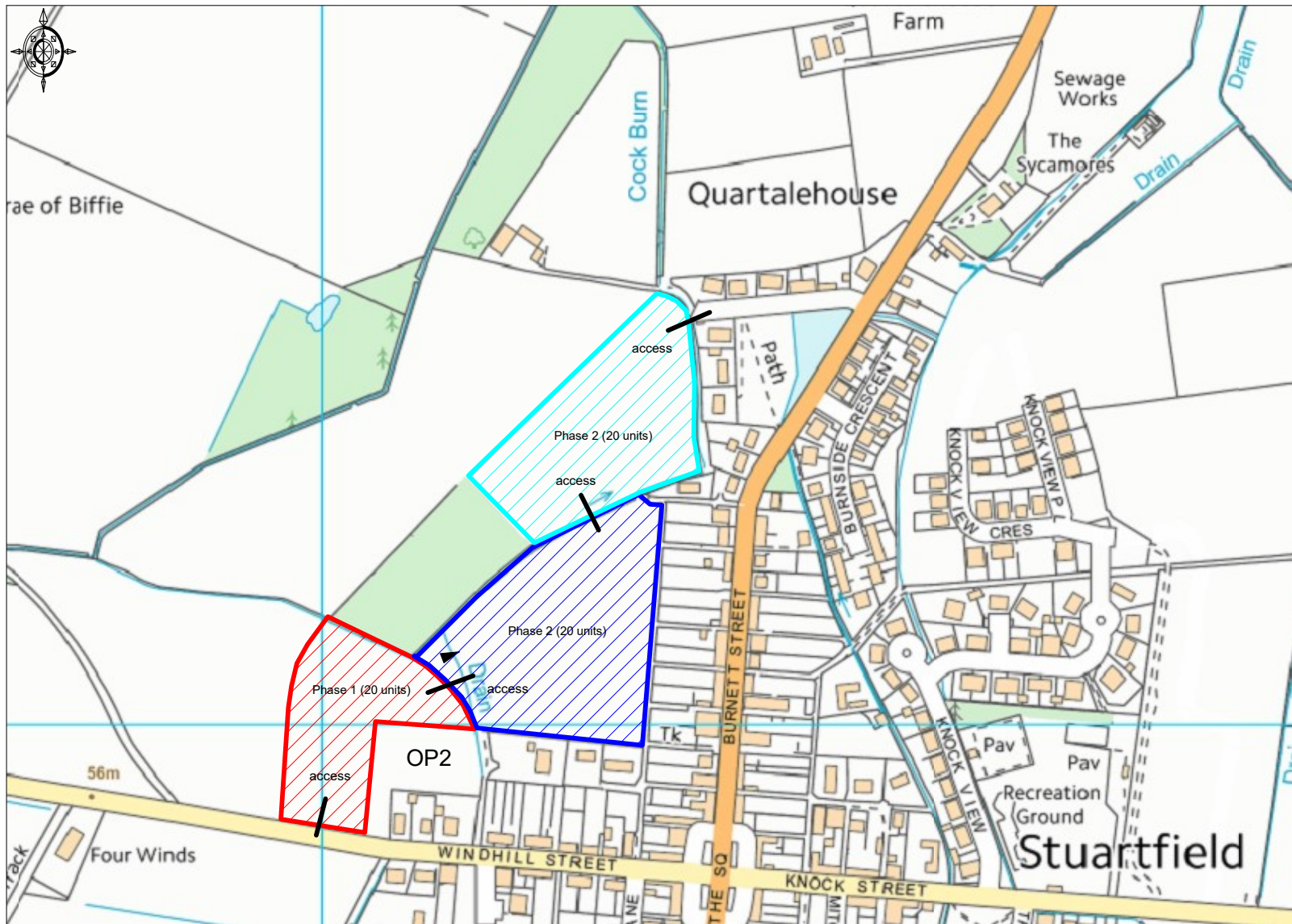
Phasing Plan

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.





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	✓
	Draft Proposed Aberdeenshire Local Development Plan	✓
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Site BU006: Land to the West of Stuartfield – 60 homes

On behalf of Claymore Homes, objection is made to the failure of Aberdeenshire Council Officer's to identify this site for the provision of 60 homes in the Main Issues Report. Objection is also made to the failure to identify it within the Draft Proposed Aberdeenshire Local Development Plan (DPLDP).

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage and also with the representation made to site BU007 (which forms the Phase 1 development of this wider site) and has been identified as an Officer's Preference for 20 homes in the MIR.

Officer's make reference to a number of issues which are addressed in turn below.

"The proposed site is too large"

Aberdeenshire Council consider at Main Issues 10, that a density of 25 units per hectare is considered appropriate on development sites. The bid site extends to 4.1ha and at that suggested rate, the site could accommodate up to 102 houses. This is not considered appropriate for this site given the low density residential development along Burnett Street and Windhill Street adjacent. The density of other residential sites elsewhere in Stuartfield range from 8 dwellings per hectare up to around 20 dwellings per hectare. The density of this site at 14 dwellings per hectare is considered appropriate on this site in the context of the wider area. This would allow the provision of large area of open space, as well as the possibility of allotments in the village, which is considered to be a positive addition in the area.

In any case, Aberdeenshire Council Officers have the opportunity to increase the density of development proposed on each site as they have done for others in the Main Issues Report. This site is also half the size of the OP1 site to the east of the village which was considered an appropriate extension to Stuartfield. This smaller BU006 site is a more reasonable sized extension in this location which provides balance to the village and a choice of location for new housing which is an important factor to consider.

It is therefore not accepted that the site is too large.

"It does not form a logical extension to the settlement"

This is also not accepted. It lies immediately adjacent to the settlement boundary of Stuartfield, with existing development on two sides and a mature landscape feature on the third.

In addition to this, this bid is proposed as a 3 phase development. Phase 1 (BU007) which is the western most part of the site has been identified as an officers preference as **"it is well connected and considered to form a logical extension to the settlement"**. It is unclear how BU0006 is not also considered to be a logical extension as it contains BU007 and is bounded on more sides by development. It is therefore considered to be better contained and a logical extension due to the presence of existing housing on two sides and a landscape feature in the form of a mature woodland on the third.

"The site is within a flood risk area"

This is not considered to be an impediment to development. In fact, the overview of the BU007 site, which lies within the BU006 allocation states that the **"area at risk of flooding is significantly small and can be used as part of the open space or turned into SUDs"**. It is considered that the flood risk on this site is similarly small and could also be used as part of the open space or SUDs requirement.

It should be noted that any potential floodwater has been routed to the east of the village since 2001 when drains and burns were deepened and widened. However, a Flood Risk Assessment would be carried out during any planning application process to determine the extent of any flood risk and the mitigation measures required to enable development.

“There are trees and a very small pocket of woodland located within the site”

The grouping of trees extends to 3 acres and were planted in 1989 at the request of Aberdeenshire Council with the aim of screening and providing amenity to future housing development on the site. This woodland would be retained and would not form part of any development land. It would screen the site and provide a mature landscape feature and backdrop to any development which can be accessed and utilised from the proposed site. This will create an attractive amenity to any future residents on the bid site and not a reason to not identify the site for housing in the Local Development Plan.

Conclusion

It is argued that this is an ideal and logical location for further development being immediately adjacent to the settlement boundary, bounded on two sides by development and a mature landscape feature on the third. The 60 units proposed is considered appropriate in relation to the surrounding area, however, Aberdeenshire Council could increase this if they thought it was underdevelopment as they have on other sites in the Main Issues Report. This site is significantly smaller than the OP1 site to the east and would provide balance to the settlement and a range of opportunities for new housing in the village.

The woodland on the site was planted to screen development and provide amenity for future housing and this should be viewed as a positive feature within the boundary of the site. It is not accepted that there is a significant flood risk associated with the site that cannot be overcome with mitigation or designed into the layout.

It is therefore respectfully requested that the settlement boundary of Stuartfield is extended and the entire BU006 site is identified for a residential development of 60 (or more) units.