

# 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 <mailto: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.

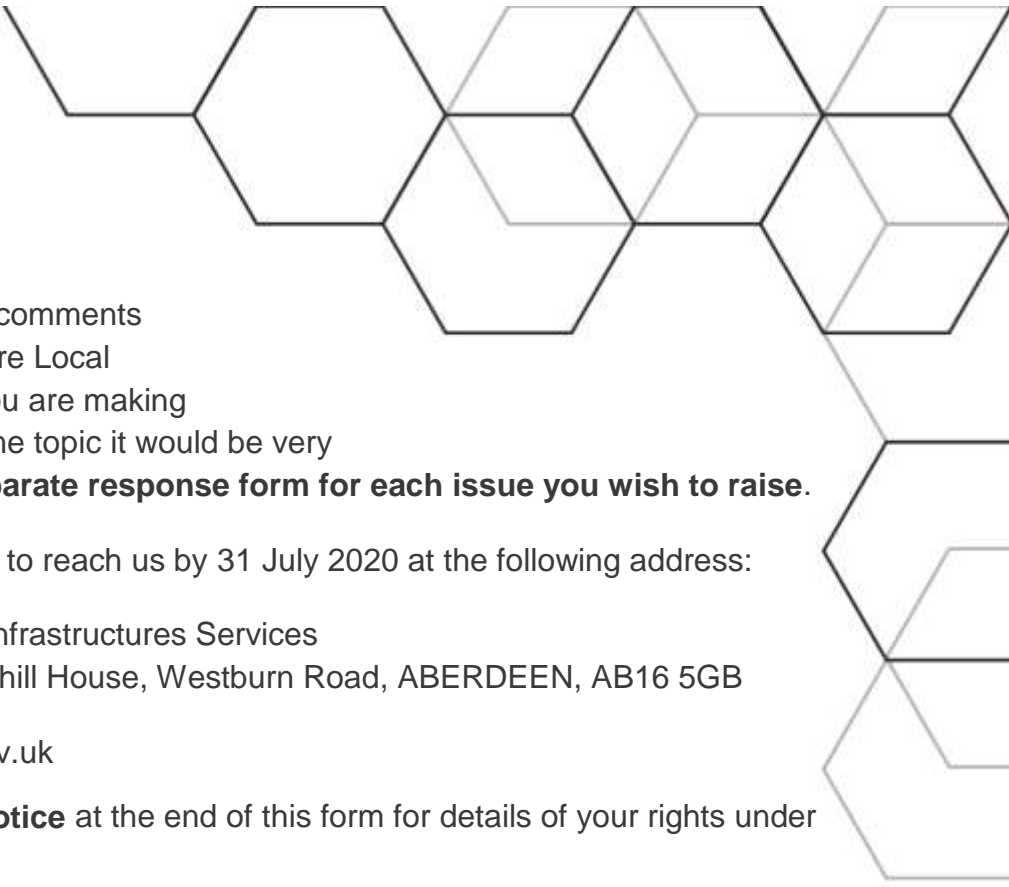
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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

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

Tel: 01467 536230  
Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://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](mailto: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](mailto: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:	Mr
First Name:	Michael
Surname:	Lorimer
Date:	20/7/20
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):

Proposed Plan Appendix 7d – Settlement Statements- Garioch (Dunecht pages 539 – 540) should be modified to include site GR094 North of Dunecht, West of B977, Dunecht as an Opportunity Site for 50 Homes. The settlement statement map should be updated to identify the allocation.

The 50 unit allocation could either be identified for delivery following adoption of the Plan, or split into two phases, with 25 units delivered in the first 5years and the remaining 25 to be delivered following an interim review of the Plan.

Proposed Plan Appendix 6 – Housing Land Allocations, Table 2: Housing Allocations in the Aberdeen Housing Market Area should be updated to include an allocation of 50 Homes at Dunecht.

## Reason for change:

On behalf of Cabardunn Development Company Limited and [REDACTED], the [REDACTED] (Dunecht Estates) objection is taken to the failure of the Proposed Aberdeenshire Local Development Plan (LDP) to identify Site Reference GR094 North of Dunecht, West of B977, Dunecht as a residential allocation for 50 homes. This representation requires to be considered in the context of the Development Bid (Appendix 1) submitted at the pre-Main Issue Report (MIR) stage and also the representation submitted to the MIR (Appendix 2).

At MIR stage, the site was preferred by Officers as a future development site with the intention of it being reserved in the Proposed Local Development Plan (LDP) 2021 for release following a mid-term review of the Plan. The MIR Site Assessment noted that the site was situated adjacent to the settlement boundary in close proximity to a range of services, including a shop, pub/restaurant, hall, and primary school. Some concerns were noted with regard to a deviation away from the traditionally linear pattern of development and character associated with the village. Whilst Cabardunn and Dunecht Estates generally welcomed the identification of the site as a future opportunity, representation lodged on their behalf in response to the MIR sought the allocation to be brought forward into the first plan period for immediate delivery post adoption of the new LDP. It is therefore disappointing that the Proposed Plan has removed the site in its entirety, on the basis that, *“there is not a strategic need to allocate further development opportunities, in addition to the existing OP1 in Dunecht at this time.”*

This position is even more disappointing, given the development potential of the site was also recognised by Aberdeenshire Council during the preparation of the 2012 LDP. As noted within the Development Bid (Appendix 1) and also the representation to the MIR (Appendix 2), the site was favoured for development in the Main Issues Report (MIR) which preceded the 2012 LDP and indeed was allocated in the Proposed 2012 LDP for 50 homes. An objection lodged by a competing developer resulted in the site being recommended for removal by the Reporter at the Examination stage. Whilst the Council accepted the recommendation they subsequently outlined their continued support for the site, confirming in writing that **“...the site could be allocated in the next plan and once the site EH1 is committed for development”**. A copy of this letter was attached to the Bid and can be found at Appendix 1. Construction work is now well underway on site OP1 by local developer [REDACTED] and is expected to be complete prior to adoption of the new Plan.

As identified within the proposed Settlement Statement, Dunecht benefits from a broad range of services for a settlement of its size and a housing allocation will help sustain these, meeting local needs, as well as increasing the availability of housing stock within the settlement. Given its location, in close proximity to Westhill, Aberdeen and associated employment opportunities, in addition to the excellent transport links afforded by the AWPR, Dunecht remains a popular settlement. This popularity is evidenced by a healthy interest and take up of new homes, currently being delivered at OP1. It is therefore

maintained that this demand will continue into the next LDP, which should seize the opportunity to provide additional land for housing within the settlement.

It is vital the range of local services and facilities within Dunecht are sustained through the continued growth of the village. For example, the local primary school is currently operating at only 57% of its capacity (Appendix 3). This will rise incrementally to 70% over the next few years as a result of new pupils generated through the OP1 site, however the roll will begin to fall again thereafter and this will be further exacerbated if future growth of the village is not planned for now. An appropriate allocation of further housing at site GR094 will bolster pupil numbers and ensure they are maintained at a healthy level during the lifetime of the plan and beyond.

Whilst some concern was raised by the Community Council that Dunecht could struggle to consolidate such levels of growth, this is unlikely to be the case. As noted above, the OP1 site is due to complete prior to the adoption of the next Plan, therefore a further steady delivery of 50 homes over the 10 year life cycle of the next LDP could easily be absorbed by the existing settlement and range of amenities Dunecht offers. However, to alleviate said concerns, Cabardunn and Dunecht Estates would be content to phase the delivery of the site, with 25 units provided within the first plan period and a further 25 to be delivered following an interim review of the LDP.

In that respect, it is argued that Future Opportunity (FOP) sites should be reintroduced into the next Plan to provide clarity to the development industry and communities on the future growth direction of settlements. This strategy is particularly crucial in moving to a 10 year LDP cycle, where ensuring a 5 year land supply at all times could prove more difficult, particularly if the larger strategic allocations continue to fail to deliver much need homes within the AHMA. Officers' fears that sites could be drawn down prematurely are overstated, when in reality any application lodged prematurely would be contrary to Housing Delivery Policy of the LDP.

Whilst Officers suggest that there is no '*strategic need*' to allocate further sites in the Aberdeen Housing Market Area (AHMA), as sufficient allocations have already been made, it is maintained that there continues to be an overreliance on strategic sites within the AHMA to meet those requirements through what is considered to be the existing effective supply. A number of these large scale sites have been allocated since 2012 but have yet to deliver a single unit, therefore it is important to augment the supply with smaller sites, such as GR094 at Dunecht, which are free from significant infrastructure requirements and constraints. Cognisance must also be made to the recently published Examination Report for the Proposed Strategic Development Plan (PSDP) and the Reporter's conclusions on Housing Land Supply, which recommended an increase in the overall housing allowances within the 2020-2032 Plan Period by 1,879 homes (split 50/50 between the City and Shire). This equates to 940 homes for Aberdeenshire, 565 of which are allocated to the AHMA. At the time of writing, the Report of Examination is currently sitting with Scottish Ministers as to approve or object to the Proposed Plan. Consequently, working on the basis of the additional allocations, it is considered that a further allocation of 50 homes should be directed to Dunecht.

Within the Council's published Schedule 4 – Issues and Actions Papers, Officers suggest that, "...on reflection arguments against allocating this bid at this time outweigh those in favour". These arguments relate to concerns raised by HES over perceived impacts to the setting of a Scheduled Monument and SNH suggesting that the site is physically and visually divorced from the main settlement and could erode the strong linear character and distinctive historical vernacular. Given the development potential of the site has clearly been recognised through the preparation of previous LDPs, it is disappointing such concerns have been raised.

With regard to the potential impacts on the Scheduled Monument (Upper Corskie Stone Circle), to suggest such impacts would be significant is strongly refuted. The Monument lies in excess of 350m to the north west of the site, thereby affording an appropriate degree of visual separation between it and the site. Indeed, the GR094 site lies a similar distance from the monument to that of OP1, which is currently under construction. Any potential visual impacts would be further mitigated through a proposed scheme of robust landscaping around the northern and western boundaries of the site, as identified within the indicative site layout submitted in support of the Development Bid (Appendix 1).

The concerns raised by SNH were comprehensively addressed at MIR stage, therefore it is disappointing that they feature as reasoning for non-inclusion of the site within the Issues and Actions Paper. It is acknowledged that historically Dunecht has evolved along the A944, however any further pursuit of linear development would likely lead to undesirable ribbon development. Ribbon development is widely acknowledged as neither sustainable nor feasible and contravenes good planning practice. Dunecht Estates considered the OP1 allocation as the limit of growth to the west of the settlement and, to that end, considered it necessary to ensure the provision of a landscape buffer strip to contain the village and limit further westward expansion. To the east, the natural landform and physical features limit further growth, consequently directing the natural growth of the settlement to the north. The main focal point of the village is at the junction of the B977 where the garage, general store, and public house are located and development of the village to the north will ensure strong links to those facilities are maintained. It would also reflect the natural pattern of growth of settlements from a central core and the roads leading from it. If the site is allocated, SNH recommend a development brief to safeguard and integrate new and existing green infrastructure. Cabardunn and Dunecht Estates would support such an approach to inform any future planning application for the site.

SEPA have noted that a Flood Risk Assessment (FRA) may be required and have requested a buffer to the Kinnernie (Corskie) Burn. Both the Development Bid and MIR representation acknowledged that the land immediately adjoining the Corskie Burn may be prone to some flooding, as indicated in SEPA's River & Coastal Flood Map. For that reason, the indicative Masterplan demonstrated how this could be addressed by the provision of a landscape buffer extending northwards from the stream, thereby satisfying SEPA's recent comment. Cabardunn and Dunecht Estates appreciate the requirement to provide a FRA to ensure that no built development lies within the 1 in 200 year flood risk area. Notwithstanding, given the scale of the site and as demonstrated by the indicative

layout, the development can be designed to avoid any encroachment onto the existing floodplain.

In summary, Site GR094 to the north of Dunecht should be allocated for residential development within the next LDP. As identified at Bid stage, the site would be built out steadily over the 10 year lifecycle of the Plan, thereby allowing the settlement to consolidate. However, the promoters would be content for the 50 unit allocation to be split into two phases, with the second phase subject to release under an interim review of the Plan. Dunecht benefits from a broad range of services and amenities for its size and it is vital that these are sustained through the continued growth of the village. The site is located immediately adjacent to the settlement boundary to the north of the village and would avoid leading to ribbon development through further eastern/western expansion. Concerns over any potential impacts to the nearby Scheduled Monument would be suitably addressed through the sensitive layout and landscaping of the development and flood risk has been considered and can be appropriately mitigated.



# 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](mailto: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:

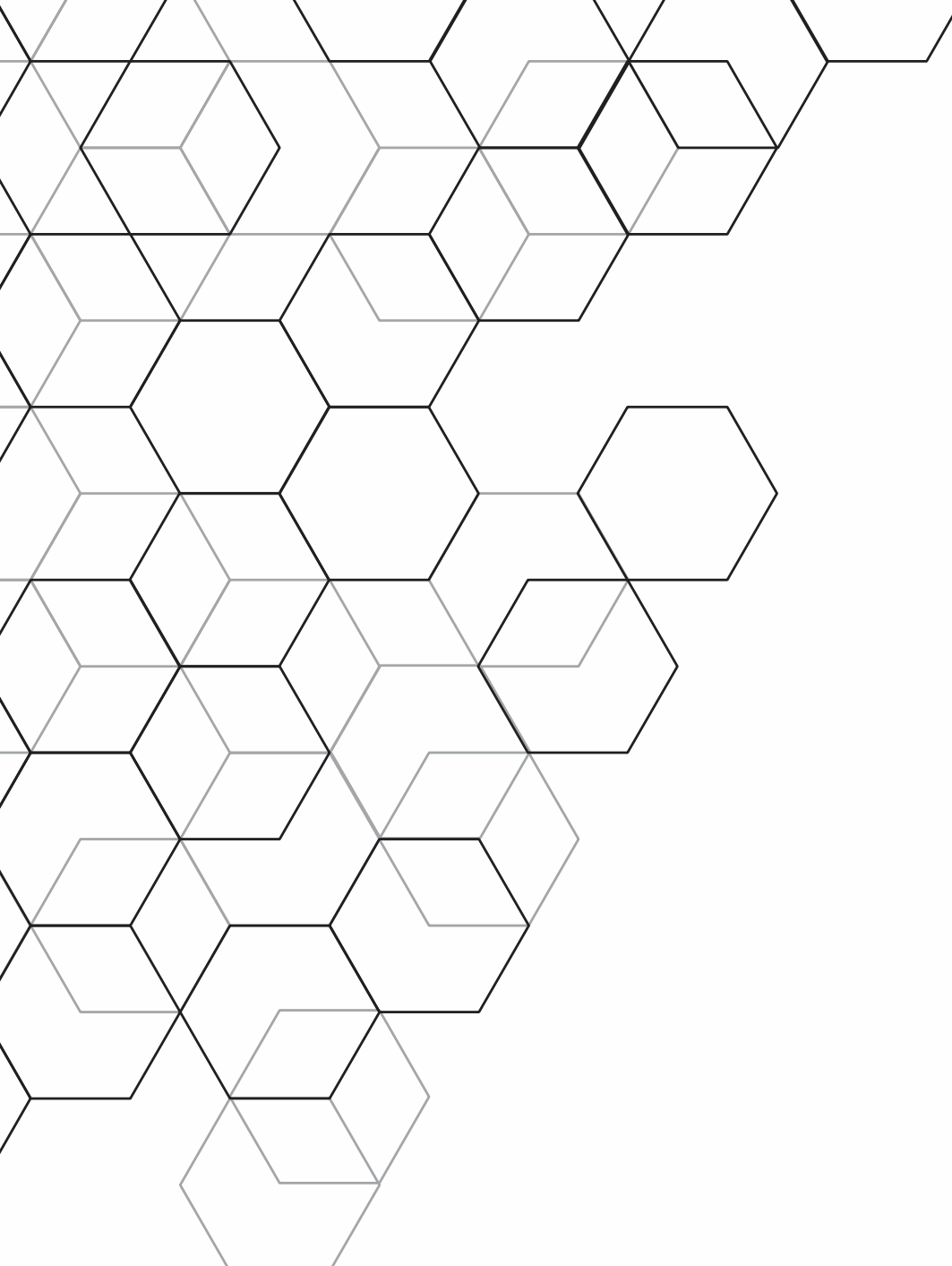
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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.



**APPENDIX 1**  
**Development Bid**

# 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](mailto: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	[REDACTED]
Organisation (if applicable)	Ryden LLP
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
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	[REDACTED]
Organisation (if applicable)	Cabardunn Development Company Limited
Address	c/o Dunecht Estates, [REDACTED], [REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	[REDACTED] (Dunecht Estates), [REDACTED]
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)	Dunecht North, Dunecht.
Site address	Land immediately to the north of Dunecht, adjacent B977.
OS grid reference (if available)	NJ 752 094
Site area/size	7.73 hectares
Current land use	Agricultural
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)	[REDACTED], [REDACTED] (Dunecht Estates).
Is the site under option to a developer?	Yes
	The land is under option to Cabardunn Dev Co Ltd.
Is the site being marketed?	No
	It is already under option.

#### 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 N/A
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 N/A

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	The site has not been the subject of any pre-application discussions. The intention is to promote it through the appropriate Local Development Plan process.
Previous planning applications	There have been no previous planning applications on the site. However, it was promoted through the 2012 and 2017 Local Development Plans.
Previous 'Call for sites' history. See Main Issues Report 2013 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Previous Bid Reference No. Ga032. Please see details at Q19.
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? No
	If yes, do you wish to change the site description and or allocation? N/A

## 8. Proposed Use

Proposed use		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	50
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>• Detached:</li> <li>• Semi-detached:       Details at Q19.</li> <li>• Flats:</li> <li>• Terrace:</li> <li>• Other (e.g. Bungalows):</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>• 1 bedroom homes:</li> <li>• 2 bedroom homes:    Details at Q19.</li> <li>• 3 bedroom homes:</li> <li>• 4 or more bedroom homes:</li> </ul>
	Tenure (Delete as appropriate)	Private and Affordable Housing
	Affordable housing proportion	25% or such other proportion as agreed in accordance with Planning 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?		N/A

## 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 is available to allow development of the site following allocation and grant of the necessary consents.	
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: N/A	

## 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"> <li>• <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></li> <li>• EU priority habitats at <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a></li> <li>• UK or Local priority habitats at <a href="http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/">http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/</a></li> <li>• Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a></li> </ul>	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)	No
	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: N/A		
<b>Biodiversity enhancement</b>		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), <a href="http://www.gov.scot/Resource/0045/00453827.pdf">http://www.gov.scot/Resource/0045/00453827.pdf</a>) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: <a href="http://www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf">www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</a></p> <p>Advice is also available from Scottish Natural Heritage at: <a href="https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers">https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers</a> and <a href="http://www.nesbiodiversity.org.uk/">http://www.nesbiodiversity.org.uk/</a>.</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):	
If yes, please provide details: Please see details at Q19.		

## 11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	Yes	
	If yes, please give details: Development of this site will have no adverse impact on the historic environment.	
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"> <li><a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a></li> <li><a href="http://portal.historicenvironment.scot/">http://portal.historicenvironment.scot/</a></li> <li><a href="https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	Scheduled Monument or their setting	Yes
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	Yes
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development: Please see details at Q19.	

## 12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> )	No <b>If yes</b> , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development: N/A
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"> <li>SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> <li>SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/review/037.pdf">http://www.snh.org.uk/pdfs/publications/review/037.pdf</a></li> <li>SNH (1998) South and Central Aberdeenshire landscape character assessment</li> </ul>	<b>If your site is not within an SLA</b> , 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: Due to the topography the site is well contained within the rolling landscape and is not visible from distant views. The development would occupy the lower slopes of the south facing site with the land continuing to rise beyond the area to be developed providing a backdrop thereby ensuring containment of the development. The woodland feature along the Corskie Burn defines the change in character between the traditional village to the south and the agricultural land to the north. This will be strengthened by further planting of native tree species and the formation of public open space and footpaths along the Burn corridor. Please see details at Q19.



<http://www.snh.org.uk/pdfs/publications/review/102.pdf>

### 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 <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes  If yes, please specify and explain how you intend to mitigate this risk: A low lying area to the south of the site adjacent to the Corskie Burn is at risk of flooding. This area will form landscaped open space with development occupying the higher ground to the north. Please see details at Q19.
Could development on the site result in additional flood risk elsewhere?	No  If yes, please specify and explain how you intend to mitigate or avoid this risk: N/A
Could development of the site help alleviate any existing flooding problems in the area?	No  If yes, please provide details: N/A

### 14. Infrastructure

<b>a. Water / Drainage</b>		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Water	Yes
	Waste water	Limited Capacity
Has contact been made with Scottish Water?	No If yes, please give details of outcome: N/A	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	Yes Please specify: Dependent on topography and ground conditions.	
<b>b. Education – housing proposals only</b>		
Education capacity/constraints <a href="https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/">https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/</a>	Capacity will be available for a phased development post 2021. Please see details at Q19.	
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome: N/A	
<b>c. Transport</b>		
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 <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	No If yes, please give details of outcome: N/A	
Public transport	Please provide details of how the site is or could be served by public transport: Available on A944. Please see details at Q19.	

Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Development would deliver AC proposed core path. Please see details at Q19.
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: The village is not served by mains gas. If yes, please give details of outcome(s): N/A
	Electricity: No If yes, please give details of outcome(s): Network connection available.
	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: No If yes, please give details of outcome(s): Network connection available.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: Utilities are available adjacent to the site and there is no constraint 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)	Appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation.
<b>e. Public open space</b>	
Will the site provide the opportunity to <b>enhance the green network?</b> (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	Yes Please specify: Landscaped open space will be provided along the Corskie Burn and will link with play areas and public open space within the proposed development as well as to the public park on the south side of the burn. Please see further details at Q19.
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b> <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	Yes Please specify: Open space provision, and the nature of that provision, will be in accordance with the standards set by Aberdeenshire Council. Please see further details at Q19.
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <a href="https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/">https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</a>	Not applicable Please specify: The development will increase the range of open space available within the village and will connect with the playing field and play park to the south of the Corskie Burn. Please see further details at q19.

f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Yes If yes, please specify: Existing top soil and sub soils will be re-used as appropriate within the site.
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 If yes, please provide details: N/A

### 15. Other potential constraints

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

Aberdeen Green Belt <a href="https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf">https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</a>	No
Carbon-rich soils and peatland <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No
Coastal Zone <a href="https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf">https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</a>	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 <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	Yes. Part of site falls within outer pipeline consultation zone. This however, is not an impediment to development. Please see details at Q19.
Minerals – safeguarded or area of search <a href="https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf">https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</a>	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. <a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	No
‘Protected’ open space in the LDP (i.e. P sites) <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> 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: Please see details at Q19.	

### 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
	Sports facilities (e.g. playing fields)	<400m
	Employment areas	<400m
	Residential areas	<400m
	Bus stop or bus route	<400m
	Train station	> 1km
	Other, e.g. dentist, pub (please specify)	<400m (Post Office and Pub)

### 17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	If yes, please specify the way it was carried out and how it influenced your proposals: N/A
	If not yet, please detail how you will do so in the future: Public Exhibition and Meetings with Community Council.

### 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>Cabardunn Limited, having taken an option on the land, and the landowners are confident that there is residual value following development of the site and the provision of the necessary infrastructure.</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.)

### FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

#### Introduction

This Development Bid is submitted in response to a call for sites by Aberdeenshire Council to be considered for inclusion within the Aberdeenshire Local Development Plan 2021. The land which is the subject of this Development Bid is owned by [REDACTED] (Dunecht Estates) and is under option to Cabardunn Development Company Limited.

Dunecht Estates are a major landowner in the North East of Scotland with in excess of 50,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. They have also released land for residential development and seek to work with communities to ensure that development is sympathetically designed, sustainable, integrated with existing settlements and provides a lasting benefit for those communities.

The land is under option to Cabardunn Development Company Limited, a development company established by the Estate to promote and develop land for residential, business, and commercial uses.

The detail contained herein requires to be read in conjunction with the above responses. It expands, where necessary, on the response to each of the questions set out above, specifically where further detail is sought. An indicative Masterplan has also been prepared to accompany the Bid and requires to be referred to in conjunction with this and the Response Form.

#### Q4. Site Details

The land proposed for development lies to the north west of the village immediately abutting the existing settlement boundary. Extending to approximately 7.73 hectares or thereby, it can be accessed directly from the B977, which forms its eastern boundary.

Broadly rectangular in shape the site is well defined by existing features and field boundaries as well as the local topography. The site is bound to the south by the Corskie Burn and woodland lying to the north of the burn, which forms the settlement boundary. Immediately to the south lies the village playing field with housing beyond. The Estate offices and workshops lie to the south west of the site and pedestrian access can be provided linking the site to the existing settlement and to the core path network. The western boundary of the site is formed by an existing drystone dyke with agricultural land beyond. The northern boundary is defined by a distinct change in levels between the lower and upper parts of the site. The eastern boundary follows the B977 for much of its length and also bounds the existing properties at Nether Corskie, which lie within the settlement boundary. The topography of the site rises from the Corskie Burn northwards from the 100m contour close to the burn to the 110m contour lying just beyond the northern boundary of the site.

The site enjoys a south facing aspect on a gradual slope. The full extent of the site is highlighted on the Ordnance survey map attached at Appendix 1. An indicative Masterplan, attached at Appendix 2, provides further detail.

#### Q5. Ownership/Market Interest

The site is owned by [REDACTED] (Dunecht Estates) and is under option to Cabardunn Limited.

Cont./

## **Q6. Legal Issues**

Cabardunn Development Company Limited and Dunecht Estates confirm that there are no 'ransoms' which would restrict access from the B977. Nor are there any legal impediments to the development of the site.

## **Q7. Planning History**

The site was promoted through the 2012 and 2017 Local Development Plan processes. In the 2012 Plan it was allocated reference G55. More recently, in respect of the 2017 Plan, it was allocated reference Ga032.

The Main Issues Report, prepared in advance of the 2012 Local Development Plan, identified the land as preferred for the development of 50 houses. The site was subsequently identified in the proposed Local Development Plan as Site H1 and allocated for 50 houses. An objection by a competing developer resulted in the site being considered by a Reporter at the Examination in Public into the Plan.

As a consequence of the scale of development and a perceived pipeline issue, it was recommended for removal from the Plan. Whilst accepting this, Officers acknowledged that the site could be allocated in the next Plan once the site to the west of the settlement had been committed for development. Full planning permission now exists for that site and development is likely to start later this year. A copy of the correspondence is attached at Appendix 3.

It must be emphasised that the Council were extremely supportive of the site's allocation for development and in the correspondence acknowledged that **"...this site could be allocated in the next Plan and once the site EH1 is committed for development"**.

As a consequence of this encouragement, a further Development Bid was submitted in respect of the 2017 Local Development Plan. The Main Issues Report, published in November 2013, acknowledged that the village benefits from a good range of services and facilities given its size. It further noted that the proposed site would help to support existing services and recognised existing footpath connections into the settlement providing good pedestrian connectivity. However, as a consequence of concerns regarding the capacity of the primary school and the waste water treatment works, it was not preferred for development.

At the Examination into the 2017 Plan the Reporter accepted that Dunecht was relatively well served by local services, including a primary school, but considered that the allocation of Site OP1 to the west of the village for 24 homes would provide a sufficient level of growth over the Plan period. The Reporter also expressed the view that development of the site would represent a significant incursion into the countryside and did not consider that this reflected the established linear pattern of the settlement. Consequently it was not included for development.

## **Q8. Proposed Use**

The site is proposed for residential development comprising mainstream and affordable housing. The accompanying indicative Masterplan considers the site capable of accommodating approximately 50 homes delivered over the first and second Plan periods. Of that overall number 25%, as required in accordance with Planning Policy, will be provided as affordable housing.

The development will comprise a mix of detached, semi-detached and terraced properties ranging from 2-4 bedrooms. Exact details of the mix can only be provided at the planning application stage having regard to prevailing market conditions and demand at that time.

## **Q9. Delivery Timescales**

The development of 25 units would commence in the first five year Plan period with completion anticipated early in the second five year period.

Cont./

**Q10. Natural Heritage**

The site is not affected by any natural heritage or nature conservation interests.

The site is presently in arable agricultural use and development provides an opportunity for bio-diversity enhancement. The existing woodland adjacent to the Corskie Burn can be expanded into the site with the planting of native species. The area at risk of flooding would form a buffer strip along the corridor of the burn and encourage the formation of wetland habitats.

Open space and amenity areas, as well as ponds and soakaways provided as part of the development, would be interconnected to provide wildlife corridors through the site and to connect with the wider countryside. The indicative Masterplan demonstrates the means by which this will be achieved.

**Q11. Historic Environment**

There are no Listed buildings or Scheduled Monuments within the site. However, the remains of Upper Corskie Stone Circle lie some 200m from the westmost boundary of the site. They enjoy an open aspect in agricultural land and will not be adversely affected by the proposed development. A landscape buffer will be provided along the western boundary of the site thereby minimising any impact built development would have on the remains of the stone circle.

Many of the cottages which lie to the south of the site fronting the A944 are Listed buildings. These are physically and visually separated from the proposed site by intervening uses, the Corskie Burn, and the woodland which bounds the burn. As a consequence, the proposed development will not adversely affect the setting of those properties.

**Q12. Landscape Impact**

Due to its topography the site is well contained within the rolling landscape and is not visible from distant views. The proposed development would occupy the lower slopes of the south facing site with the land continuing to rise beyond the area to be developed providing a back-drop, thereby ensuring containment of the development.

The woodland feature along the Corskie Burn defines the change in character between the traditional village to the south and agricultural land to the north. This will be strengthened by further planting of native species and the formation of public open space and footpaths along the burn corridor.

The design of the proposed development would be expected to reflect the traditional character of housing in the area and the local vernacular. Dunecht Estates impose significant design control on development on their land and this is evident from the Tillybrig Development to the west of the village and also the more recent development at Forbes Park, Echt.

The village has traditionally developed along the A944 and all development currently lies to the north of the road. The main focal point of the village is at the junction of the B977 where the garage, general store and public house are located. It is neither sustainable nor feasible to continue the present linear pattern of development. The site provides an opportunity to allow the village to expand without detracting from the traditional character of the village and with minimal landscape impacts.

**Q13. Flood Risk**

SEPA's indicative River and Coastal Flood Map indicates that the land immediately adjoining the Corskie Burn may be prone to some flooding. This is only likely to affect the immediate environs of the burn and in particular, the woodland to the north. The land identified for development beyond the settlement boundary is not affected. The development of the site would be planned in accordance with the results of a 1:200 year Flood Risk Assessment in order to determine areas at risk and identify any mitigation measures necessary.

Cont./

**Q14. Infrastructure**

Adequate water supplies are available to serve the proposed development. However, whilst the existing waste water treatment plant located to the east of the village has additional capacity further investigations will be required to establish the full extent of that capacity and determine if any upgrading works are required.

Provision will be made for sustainable urban drainage systems within the overall development comprising attenuation ponds and soakaways. Consideration will also be given to the use of rain gardens depending upon the layout and orientation of gardens, as well as ground conditions.

Dunecht Primary School has capacity for up to 71 pupils. The 2017 based school roll forecasts highlight it to be at 83% of capacity at 2022. The forecasts show the school roll peaking at 60 pupils at 2020, falling to 59 at 2022. Secondary education is provided at Alford Academy, which is shown to be slightly over-capacity at 2022. Any constraints in primary or secondary education can be addressed by developer contributions.

The site is capable of being accessed from the B977 immediately to the north of Nether Corskie. Parking could also be provided here to address current difficulties in the centre of the village. Pedestrian and cycle linkages can be provided to the village remote from the road network. This facilitates safe access to the primary school and to public transport services on the A944 where regular bus services run between Aberdeen and Alford.

The village is not served by mains gas but, electricity and broadband services are all available within the existing village. Adequate capacity is understood to be available to provide connections to the proposed development. Whilst it is not the intention to install site-wide renewable energy, appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation to individual properties.

Landscaped open space will be provided along the Corskie Burn and will link with play areas and public open space within the proposed development. It will also link with the public park on the south side of the burn, as highlighted on the indicative Masterplan.

**Q15. Other Potential Constraints**

There are no other potential constraints to the development of the site.

Part of the site falls within the middle and outer safeguarding zones of the National Gas transmission pipeline. However, this is simply a consultation zone and is not an impediment to development. A plan highlighting the pipeline wayleave is attached at Appendix 4. This demonstrates that it is some distance from the site proposed for development and it is contended that any concerns regarding the proximity of the pipeline can be addressed by the layout and design of the development and the provision of any necessary mitigation.

**Q16. Proximity to Facilities**

Dunecht enjoys a range of facilities and services, as acknowledged previously by Aberdeenshire Council and by Reporters at earlier Examinations in Public. It currently benefits from a primary school, village hall, petrol filling station, shop and post office, and a public house. The village is also well served by regular public transport services, which run between Aberdeen and Alford along the A944.

The village is also well served by open space provision and footpath network. Development of the site would enable the implementation of the Council's identified Core Path along the Corskie Burn.

Cont./



**Q17. Community Engagement**

To date, there has been no community engagement held in relation to this Bid. Both Dunecht Estates and Cabardunn Limited recognise the importance and benefits that can be gained from public engagement and are committed to undertaking public consultation in respect of the development proposals.

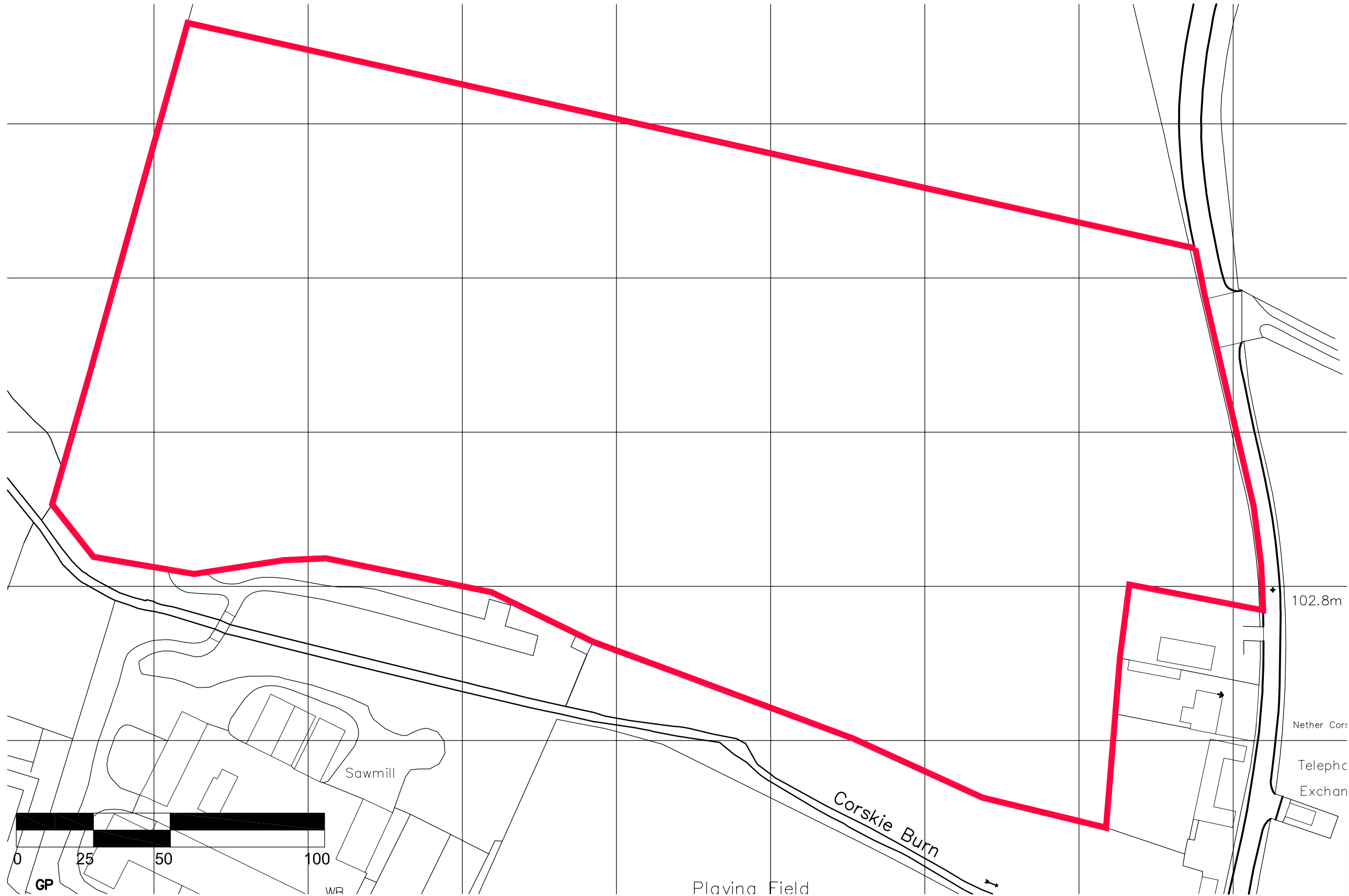
Should the site be preferred for development through the Main Issues Report, Cabardunn would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation Event. This would be held in the village hall and take the form of an exhibition of the indicative proposals. This would allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan.

Please tick to confirm your agreement to the following statement:

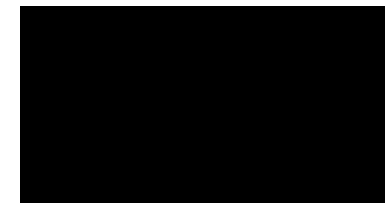


By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed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

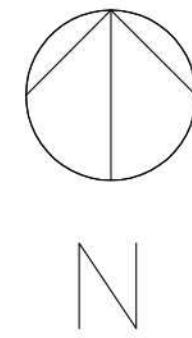
## Appendix 1



# EXISTING SITE LAYOUT - DUNECHT

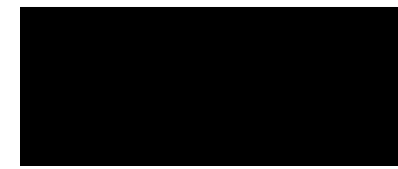


## Appendix 2



- STRATEGIC LANDSCAPING
- OPEN / VISIBLE SPACE
- PRIVATE SPACE
- VEHICULAR / PEDESTRIAN / CYCLE WAYS
- HOUSING

# INDICATIVE SITE LAYOUT - DUNECHT



## Appendix 3



<Our Ref> 2012/0008377

<Your Ref> [REDACTED]

[REDACTED]



**Infrastructure Services**

Planning Policy

Woodhill House

Westburn Road

Aberdeen

AB16 5GB

Please ask for <> [REDACTED]

Direct Dial <> [REDACTED]

Email <> [REDACTED]

[www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk)

Aberdeen – LP3

12 April 2012

**If you have difficulty reading this document please contact the admin team on 01224 664221**

Dear [REDACTED]

**R.e: Site H1 Dunnecht**

Thank you for your letter of 28 March 2012.

Like you, we are surprised at the removal of site H1, Dunnecht, from the plan and our view is that this is only one of the several inconsistencies within the Reporter's Report. It re-emphasises the absolute power that has been granted to the Reporter's, and the lack of recourse, except through the courts, when they make serious errors in judgement.

However on the matter of pipelines the Reporters have been entirely consistent in avoiding risks, a position that we support in principle. All I can suggest is that a bid is submitted to the next Local Development Plan to exclude the consultation area, as you have suggested. We do not believe that there are no grounds for us to accept this recommendation on the basis that this is a conclusion that could not reasonably have been reached. Our reading of the Report suggests it is an issue of scale that [REDACTED] is most concerned with, and he has all the evidence he requires to make a judgement on this site.

Your client should take some comfort from the fact that no members of the community made representations on this site and as such we are of the view that this site could be allocated in the next plan and once site EH1 is committed for development.

Yours sincerely,

[REDACTED]

**Policy Team Leader  
Planning, Policy & Environment**

## Appendix 4





# **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](mailto: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](mailto: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.

<b>Name</b>	██████████
<b>Organisation</b> <i>(optional)</i>	<b>Ryden LLP</b>
<b>On behalf of</b> <i>(if relevant)</i>	<b>Cabardunn Development Company Limited and Dunecht Estates</b>
<b>Address</b>	██████████ ██████████
<b>Postcode</b>	██████████
<b>Telephone</b> <i>(optional)</i>	██████████
<b>E-mail</b> <i>(optional)</i>	████████████████████

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

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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

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

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<b>Which document(s) are you committing on?</b>	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

### **Representations to the Main Issues Report on behalf of Cabardunn Development Company Limited and Dunecht Estates in relation to Site Ref; GR094, North of Dunecht, West of B977, Dunecht.**

This representation, relative to the above, is submitted on behalf of Cabardunn Development Company Limited in conjunction with the owners of the site, [REDACTED], [REDACTED] (Dunecht Estates). It welcomes the fact that the site has been preferred by Officers as a potential future development site with the intention of it being reserved in the Proposed Local Development Plan (LDP) 2021 for release following a mid-term review of the Plan. However, for the reasons set out below it is contended that the site should be brought forward and identified as an opportunity site for development in the first Plan period.

The representation requires to be read in conjunction with the Development Bid submitted for the site in March 2018. It should also be considered in the context of earlier development plan considerations. As highlighted in the Development Bid it was favoured for development in the Main Issues Report (MIR) which preceded the 2012 LDP and indeed was allocated in the Proposed LDP 2012 for 50 houses. Unfortunately, an objection by a competing developer resulted in the site being recommended for removal by the Reporter at the Examination in Public into the Plan. Whilst the Council accepted the recommendation they nevertheless remained supportive of the site confirming in writing that “...**the site could be allocated in the next plan and once the site EH1 is committed for development**”. Construction work is due to commence on that site this Summer.

The MIR Site Assessment notes that the site lies adjacent to the settlement boundary in close proximity to a range of services, including a shop, hall, and primary school, but expresses concern that it does not respect the traditionally linear pattern of development and traditional character associated with the village. Unlike many rural communities the village is certainly well served by a range of services and facilities and it is important that these are sustained through the continued growth of the village. The primary school in particular is an important feature of the community and it is important that pupil numbers are maintained at a healthy and sustainable level. Consequently, the planned development of additional housing can only be of benefit to the community.

The village is also well served by open space provision and the footpath networks in the wider Dunecht Estate. Development of the site would enable the implementation of the Council’s aspirational Core Path along the Corskie Burn. This was an issue raised recently in respect of the application for the development of the OP1 site wherein certain members of the community raised the prospect of connecting with the Core Path to be provided to the north of the burn. The allocation of this site for development would facilitate its implementation.

The site is well related to the core of the existing village and would be contained by the topography and features of the surrounding area. It enjoys a south facing aspect screened from the A944 by existing housing and woodland along the Corskie Burn. Strategic landscaping would be provided to the north of the development on the higher ground which would contain the development and minimise visual impacts arising from the development. The site has the ability to form an integral part of the village and provides

scope to accommodate car parking to serve facilities in the heart of the village as highlighted in the Masterplan accompanying the Development Bid. It will also improve connectivity between key areas of the village and provide attractive walkways along the Corskie Burn to connect with the core path network identified by Aberdeenshire Council. This will provide safe and secure routes to the primary school and the existing playing field.

Concerns that the development will not respect the existing linear layout of the village are somewhat at odds with good planning practice. Certainly, the village has traditionally developed along the A944 and all development currently lies to the north of the road. However, linear development can only continue to a point at which time it becomes ribbon development. It is neither sustainable nor feasible to continue the present linear pattern of development. The OP1 site was seen as the limit of growth to the west of the settlement and, indeed, a requirement for the development of that site was the provision of a landscape buffer strip to contain the village and limit further westward expansion. To the east, the natural landform and physical features limit the extent of development. As a consequence, the natural area for growth is to the north. The main focal point of the village is at the junction of the B977 where the garage, general store, and public house are located and development of the village to the north will ensure that those facilities are in proximity to that development. It would also reflect the natural pattern of growth of settlements from that central core and the roads leading from it.

The Development Bid acknowledged that the land immediately adjoining the Corskie Burn may be prone to some flooding, as indicated in SEPA's River & Coastal Flood Map. As such, the indicative Masterplan demonstrated how this could be addressed by the provision of a landscape buffer extending northwards from the stream. The promoters of the site are fully aware of the requirement to provide a Flood Risk Assessment to ensure that no built development lies within the 1 in 200 year flood risk area. In any event, the site is of a scale where development need not encroach on to the floodplain in order to achieve the allocated numbers. Notwithstanding the potential separation of the new development from the existing village as a result of the provision of a riparian buffer, the proposed development will continue to integrate closely with the village through the provision of footpath linkages, a car park to serve the village core, and additional areas of open space for the enjoyment of not only the new development, but also the existing village.

The assessment also notes the site's presence within a Health & Safety Executive Pipeline Consultation Zone. However, this is not an impediment to development. It is simply a consultation zone with part of the site falling within the middle and outer safeguarding zones of the National Gas transmission pipeline. The pipeline itself lies some way to the north and the east of the site and any concerns regarding its proximity can be addressed by the layout and design of the development and the provision of any necessary mitigation. As highlighted above, sufficient land is available to vary the layout of the development thereby enabling any necessary mitigation. In addition, all of the intervening land is owned by [REDACTED] thereby allowing the implementation of any off site measures should they be required.

The reason for the site being reserved for future development rather than being developed in the first Plan period is apparently to allow the flood risk and pipeline safeguarding matters to be resolved. With all due respect, however, these are not matters that should unduly delay the delivery of the site. As highlighted above, they can be readily addressed and would be dealt with as part of any planning application process.

In any event, the site was favourably considered by the Council for development through the 2012 LDP. Full planning permission has recently been granted on the OP1 (formerly EH1) site and development will commence on that site later this year. The site will be built out prior to the adoption of the LDP 2021 and as such, it would be prudent to make provision for the continued growth of the village for the reasons highlighted.

On the basis of all of the above, whilst Cabardunn Development Company very much welcomes the acknowledgement of the site's development potential and its reservation for future development, it is respectfully requested that it be allocated for development of 50 units in the period 2021-2026.

**APPENDIX 3**  
**2019 School Roll Forecasts Extract**

Appendix 1 - 2019 Based School Roll Forecast

School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
<b>Aboyne Academy</b>	Marr	750	707	<b>691</b>	705	719	722	686	652	613	572	537	92%	87%
Aboyne PS	Marr	342	301	<b>313</b>	313	296	286	287	285	290	269	262	92%	83%
Ballater	Marr	145	80	<b>70</b>	73	69	66	71	80	80	84	80	48%	55%
Braemar	Marr	50	30	<b>31</b>	35	38	41	44	43	40	40	35	62%	86%
Crathie	Marr	47	9	<b>9</b>	10	8	8	8	7	8	8	7	19%	16%
Finzean	Marr	71	51	<b>45</b>	38	35	32	28	26	27	26	26	63%	36%
Kincardine O'Neil	Marr	69	24	<b>24</b>	27	25	28	30	29	28	28	26	35%	42%
Logie Coldstone	Marr	47	19	<b>19</b>	16	16	14	15	13	11	13	11	40%	28%
Lumphanan	Marr	100	60	<b>39</b>	37	38	42	43	44	42	44	43	39%	44%
Tarland	Marr	155	87	<b>90</b>	91	88	73	68	64	60	61	55	58%	41%
Torphins	Marr	200	163	<b>166</b>	153	158	153	164	156	151	142	137	83%	78%
<b>Alford Academy</b>	Marr	700	655	<b>680</b>	699	712	718	714	677	627	569	543	97%	97%
Alford PS	Marr	372	328	<b>333</b>	350	370	365	366	369	371	363	338	90%	99%
Cluny	Garioch	96	90	<b>81</b>	76	82	79	74	78	76	72	70	84%	81%
Craigievar	Marr	47	29	<b>33</b>	27	29	26	23	23	22	21	20	70%	48%
Dunecht	Garioch	75	60	<b>43</b>	48	48	53	54	52	50	48	44	57%	70%
Echt	Garioch	47	34	<b>38</b>	41	49	50	57	59	61	63	61	81%	126%
Keig	Marr	50	28	<b>25</b>	19	15	13	11	11	11	10	9	50%	21%
Lumsden	Marr	50	12	<b>12</b>	11	10	9	10	11	13	15	15	24%	22%
Midmar	Garioch	75	42	<b>38</b>	32	32	30	27	27	24	24	24	51%	36%
Monymusk	Marr	75	58	<b>62</b>	66	61	62	64	63	59	58	51	83%	84%
Strathdon	Marr	50	24	<b>28</b>	22	23	25	27	24	23	19	20	56%	47%
Tough	Marr	60	34	<b>29</b>	26	23	18	20	18	18	19	17	48%	30%
Towie	Marr	50	51	<b>51</b>	53	48	51	49	49	51	50	48	102%	99%
Tullynessle	Marr	50	21	<b>15</b>	15	12	13	14	13	14	15	15	30%	26%
<b>Banchory Academy</b>	Marr	900	817	<b>813</b>	855	858	874	902	896	879	846	807	90%	100%
Banchory PS	Marr	550	409	<b>406</b>	406	405	412	405	408	400	389	384	74%	74%
Crathes	Marr	50	34	<b>39</b>	38	43	49	51	55	59	59	58	78%	109%
Drumoak	Kincardine & Mearns	155	119	<b>124</b>	129	140	125	128	126	119	116	109	80%	81%
Durris	Kincardine & Mearns	60	40	<b>47</b>	49	49	45	46	48	45	41	37	78%	79%
Hill of Banchory	Marr	434	377	<b>376</b>	359	347	348	352	350	346	327	314	87%	81%
Strachan	Marr	50	0	<b>0</b>	5	8	14	18	20	22	23	21	0%	40%