

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 17 July 2020.

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



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.

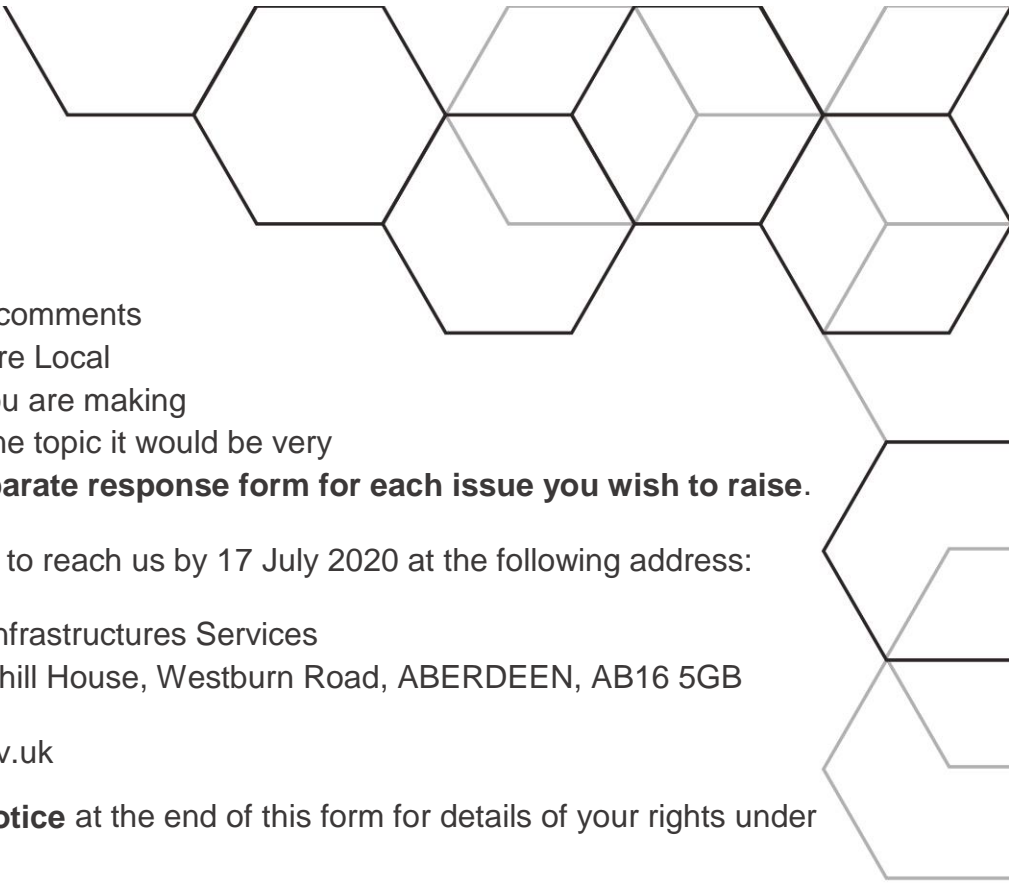
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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 17 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:	Mr
First Name:	Ian
Surname:	Scott
Date:	24 July 2020
Postal Address:	████████████████████
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████████

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? Scotia Homes Ltd / Drumrossie Homes Ltd

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):

Appendix 07d: Garioch Settlement Statements – Inch (pp551–554)

Allocation of Site Ref GR029, Land at Drumrossie West, Drumrossie and Denwell Farm, Inch as an opportunity site for a phased housing-led mixed use development with retail/commercial, community uses, open space/landscaping and associated infrastructure (598 residential units and 175sqm ground floor retail/commercial unit) in the Aberdeenshire Local Development Plan 2021, with the Inch settlement map also updated to reflect the boundaries of the allocation.

Reason for change:

Objection is taken, on behalf of Scotia Homes Limited and Drumrossie Homes Limited, to the failure of the Proposed Aberdeenshire Local Development Plan 2020 to allocate Bid Site GR029 at Drumrossie Home Farm and Denwell Farm, Inch for the development of 598 homes across four phases. An allocation of all, or part, of Site GR029 should be made with the remaining balance reserved for future development pending a mid-term review in the event of part-site allocation.

This representation should be considered in tandem with the Development Bid (Appendix 1), development viability assessment from 2018 (Appendix 2, which is strictly confidential), the Main Issues Report (MIR) representation (Appendix 3) and the proposed masterplan for the site (Appendix 4).

For clarity, please note that phasing in the masterplan has been amended since the Development Bid and MIR stages. Phasing is proposed to begin with part of Site GR029a as Phase 1 to the north of a more recent development by our clients on the B992 (Drumrossie Street / Denwell Road), inset to the west of the wider site. Phasing would then progress anti-clockwise with: GR029c as Phase 2, in the south; GR029b as Phases 3, in the east; and the remaining parts of GR029a/b as Phases 4, in the north/east. A detailed phasing plan and companion chart can be seen in the amended masterplan (Appendix 4). Proposed phasing has been amended to allow for a more compact pattern of development in the initial phases that would also allow for early formation of the linear park through the centre of the site ahead of later phases.

It is suggested that any land allocations made should follow the suggested phasing of the masterplan or, at the very least if an alternative phasing is preferred, its boundaries and indicative unit numbers should be followed, to allow for sustained growth of the town in a manner for which our clients are prepared. Herewith, we provide extracts of the proposed settlement map for Inch with overlays showing Phases 1 and 2 for the period 2021-2030 in Appendix 5, and Phases 3 and 4 for the period 2021-2040 in Appendix 6.

GR029a and GR029c were preferred at MIR stage by Officers as potential future development sites to be reserved for release following a mid-term review of the Plan. This was welcomed by our response to the MIR, albeit with the contention that those parts of the site were suitable for allocation in the first Plan Period and that GR029b and GR029c would be more suited to becoming reserved housing land.

Disappointingly no parts of Site GR029 are allocated for development in the Proposed LDP 2020. The Issues and Actions Paper identifies there is no intention to reserve future "Opportunity Sites" in the LDP and that the forthcoming Aberdeen City and Shire Strategic Development Plan (SDP) considers there are sufficient allocations made in the Rural Housing Market Area (RHMA), whereby no further allocations are necessary. Our clients refute those assertions.

Insch lies within the Huntly to Pitcaple Strategic Growth Area (SGA) identified in the SDP. One of the key planning objectives for the town is meeting the housing need in the wider SGA. Bizarrely this strategic objective has been removed from the Proposed LDP Settlement Statement for Insch. It recognises that, "*Insch is considered to have a good housing mix, however a lack of affordable housing and housing provision for elderly people e.g. sheltered/very sheltered housing is a concern of the local community*". That said, no provision is made for new housing development, apparently in order to, "...allow the settlement to consolidate and respond to the greater demands on its services and infrastructure," resulting from the "*recent substantial development*" in the town.

Given Insch's position in the SGA, this is unacceptable. Local community concerns over limited affordable and specialised housing will not be addressed without allocations for new development. This argument is compounded by the fact that the Proposed LDP omits allocations in Huntly which were carried forward from the 2012 LDP to the extant 2017 LDP, where the development of 671 housing units was allowed for across five sites. None of those strategic sites at Huntly have been the subject of planning applications since their allocation for development. Huntly is evidently incapable of delivering required strategic housing and therefore land should be released elsewhere in the SGA, in which Insch provides the ideal location.

The town continues to be an attractive location for house buyers, a growing local service economy, as well as having road and rail connectivity to Inverurie and Aberdeen. Indeed, the ongoing project to dual the remainder of the A96 trunk road will increase the capacity for regional travel within the SGA and the fact that Insch continues to be served by a train station is a significant asset in ensuring more sustainable forms of regional travel are adopted. This is improved only by the recent securing of funding to provide DDA-compliant access to and through the station along with other enhancements linking the existing northern station building and car park with the southern platform side of Insch Railway Station. Details of proposed enhancements to Insch Railway Station have been provided in Appendix 7 for convenient review.

In addition Network Rail are actively undertaking a separate Government-funded *Aberdeen – Inverness Improvement Project* to upgrade the railway infrastructure between Aberdeen and Inverness. Encompassing works to construct extended platforms at Insch to support the introduction of longer High Speed Trains and enhanced rail passenger capacity.

Nearby Inverurie is a similarly attractive area but only limited new allocations have been made in the Proposed LDP, with constraints on large-scale housing allocations being due

to traffic congestion and uncertainty over proposals by the Scottish Government to dual and/or reroute the A96. Given that housing land allocations at Huntly have continuously failed to deliver, and the embargo on extensive new housing land allocations in Inverurie, it is imperative that land is allocated for housing development elsewhere in the SGA.

The conclusion of the Issues and Actions Paper is therefore unacceptable wherein it states that Site GR029 does not merit allocation partly because sufficient housing land allocations have been provided elsewhere in the RHMA. This blanket statement does not account for the local specificities of different areas therein or, indeed, the presence of an identified SGA from Huntly to Pitcaple. The RHMA cannot be viewed as a homogenous since certain locations within it are better-suited to accommodate new development than others, such as at Insch.

The Issues and Actions Paper acknowledges differing views on local housing demand but considers that there is little justification for additional housing development in Insch at this time. However, at the Examination in Public into the 2017 LDP, the Reporter considered there was significant and continuing demand for new housing in Insch. This material consideration appears to have been disregarded by the Proposed LDP and whilst the town has experienced recent growth, this is not considered to have outstretched the capacity of local services. The assertion given in the Proposed Settlement Statement for Insch is not therefore accepted, where it states that the village must be given time to consolidate and react to its recent expansion whilst infrastructure requirements are assessed.

Allocations from the 2006 LDP clearly identified a north-easterly direction for the town's growth. This was consolidated in the 2012 LDP with the allocation of land in that direction, comprising the recent development by our clients to the west of Site GR029. Since then, there has been a very limited release of housing land. Accordingly, it is maintained that Insch has had ample time to consolidate from recent growth and, besides restricted capacity in local primary schooling at present, there are no significant infrastructure constraints that would undermine the development of Site GR029.

At Examination in Public into the 2017 LDP, the Reporter identified that there was, "*...no evidence to show that a continuation of past growth would have an adverse effect on the character of Insch,*" and that, "*...one advantage of a larger population is that it might support a wider range of services within the village.*" Indeed, the provision of such a space for new retail or commercial use could form part of the proposed development. The Reporter did outweigh the limited capacity of Insch School against justification for additional housing land at that time, but he did also advise that, "*...the Council has referred to the next LDP, and it may be that when the next Plan comes to be prepared, a commitment can be made to the construction of a new and enlarged school,*" and that, "*The desirability of allocation of development to Site GA040 [now site GR029c] could then be reviewed*".

Our clients assessed primary education requirements when preparing this proposal with third party expert advice and the Council's Education Service and Delivery Team were consulted. An explanation of this has been provided in our MIR representation. In short, Site R6 has already been reserved for a new school, south of Insch Business Park, and the Development Bid proposed that its provision could be facilitated by the development of Site GR029. The delivery of that new primary school would be assisted by new pupils living on site to justify development and also financially through developer contributions in accordance with the Council's current or forthcoming Supplementary Guidance. A recent consultation with the Council's Developer Obligations Team also verified that Insch School would still be within capacity following the development of 50 new homes. We have

provided the response to that consultation as Appendix 8, which should be treated as strictly confidential.

Furthermore, Inch has excellent community service provisions, such as at Bennachie Leisure Centre which not so long ago was at risk of closure due to shortfalls in funding and membership. Additional housing would certainly provide enhanced opportunities to retain and, possibly in the longer term, improve these important community facilities.

Inch has therefore already had an opportunity to consolidate from recent expansion whilst infrastructure constraints are both well-known and can be addressed at the time of development. There is an unmet demand for housing in Inch and that is likely to continue given the constraints elsewhere in the SGA. Furthermore, the phased development of Site GR029 would help deliver the new primary school in a gradual manner, whilst also providing support to other services and facilities in Inch.

In terms of phasing, new details in the amended masterplan show the proposed growth of the settlement would be at a pace similar to the recent growth of the town. The questioning of the proposed rate of delivery given in the MIR Site Assessment is therefore unreasonable and is not based on a full understanding of proposed phasing.

The associated impact on the townscape and landscape would be mitigated due to the phasing, and the proposed development is not incongruous to the scale and form of the existing settlement, as contended by the MIR Site Assessment and respondents to the MIR. It is welcomed that the reasoning given in the Issues and Actions Paper for the failure to allocate the site does not concern visual impacts and it is maintained that the proposal would not give rise to significantly adverse visual impacts. On this basis, and taking account of the proposed phasing plan, the visual impact of the development would be no more significant than earlier town expansions. Indeed, it would be contained within a well-designed landscape framework as highlighted in the masterplan.

The layout of the development and its overall design would be of a high quality, where house designs would respect the character of both the nearby townscape and wider landscape. The development would be well-integrated with the existing town and a strategic landscaping scheme with tree and shrub planting would be used to mitigate the impact of the development on more distant views of the town, as well as provide recreational open space.

Scotia Homes Limited, was also the recipient of an Aberdeenshire Council Design Award in the housing category in 2014 for their development west of Site GR029. That development was described in the accompanying pamphlet (Appendix 9) as a “...*well planned and executed development with references to the north east vernacular in design, layout and treatment*”. It is our clients’ intention to continue that calibre of development across the remainder of their land between the Drumrossie and Denwell Farms.

Impacts on the setting of Inch would be minimal. Parts of the site which may be more exposed to distant views are in the east, at Sites GR029b and GR029c. Those areas are, however, effectively contained in the wider landscape by rising ground and strategic landscaping would again aid in providing physical and visual containment to the development, bolstering the existing mature landscape features at the east boundary. Extensive greening and open space provision is proposed, which would further minimise the visual impact of the development and allow for stronger integration into the rural character of the town as well as opportunities for biodiversity enhancement. The main

feature of this would be a linear park connecting each phase of development as well as the existing housing inset to the west.

The loss of prime agricultural land is an issue for almost all development sites in Inch Development on prime agricultural land is, however, considered acceptable in terms of Scottish Planning Policy where that development is an essential component of the settlement strategy. This was acknowledged by the Reporter at the Examination in Public into the 2017 LDP. Given the justification for development in Inch, and the direction of growth previously selected, it should be considered essential and it is contended that this issue should not inform opposition to the development, as it has not done previously in Inch.

Potential increases in road traffic congestion were raised by respondents to the MIR. Points raised in the Development Bid are maintained here, that access to and through the development has been planned with the intention of mitigating against congestion in local traffic circulation. It is also presumed further assessment of the issue, and any necessary mitigation, would be carried out by the Council's Planning Service, Roads Service and Transportation Service as part of the planning application process.

As regards the provision of affordable housing, undersupply has been perceived as an issue in Inch by the Council and members of the local community throughout the LDP Review Process. It is contended by our clients that an ample supply of affordable housing has been delivered by themselves and others across various recent development projects in Inch, with 45% of their new stock completed/to be completed in the period 2013-2023 comprising affordable units. Notwithstanding, affordable housing would be provided in accordance with relevant policies of the adopted LDP, taking cognisance of any existing provision in completed and ongoing projects.

In summary, Scotia Homes Limited and Drumrossie Homes Limited welcomed the recognition of the development potential of Sites GR029a and GR029c at MIR stage but are disappointed that this recognition has not translated to a land allocation in the Proposed LDP 2020. Our clients maintain that an initial phase of the site is capable of being developed following adoption of the Plan, with the remaining balance reserved for future allocation following a mid-term review. For the reasons highlighted in this representation, it is kindly requested that either Site GR029a or Site GR029c should be allocated for the development of 200 homes in the initial Plan Period of the forthcoming LDP with the balance of the land comprising Site GR029 reserved for future development pending a mid-term review.

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:

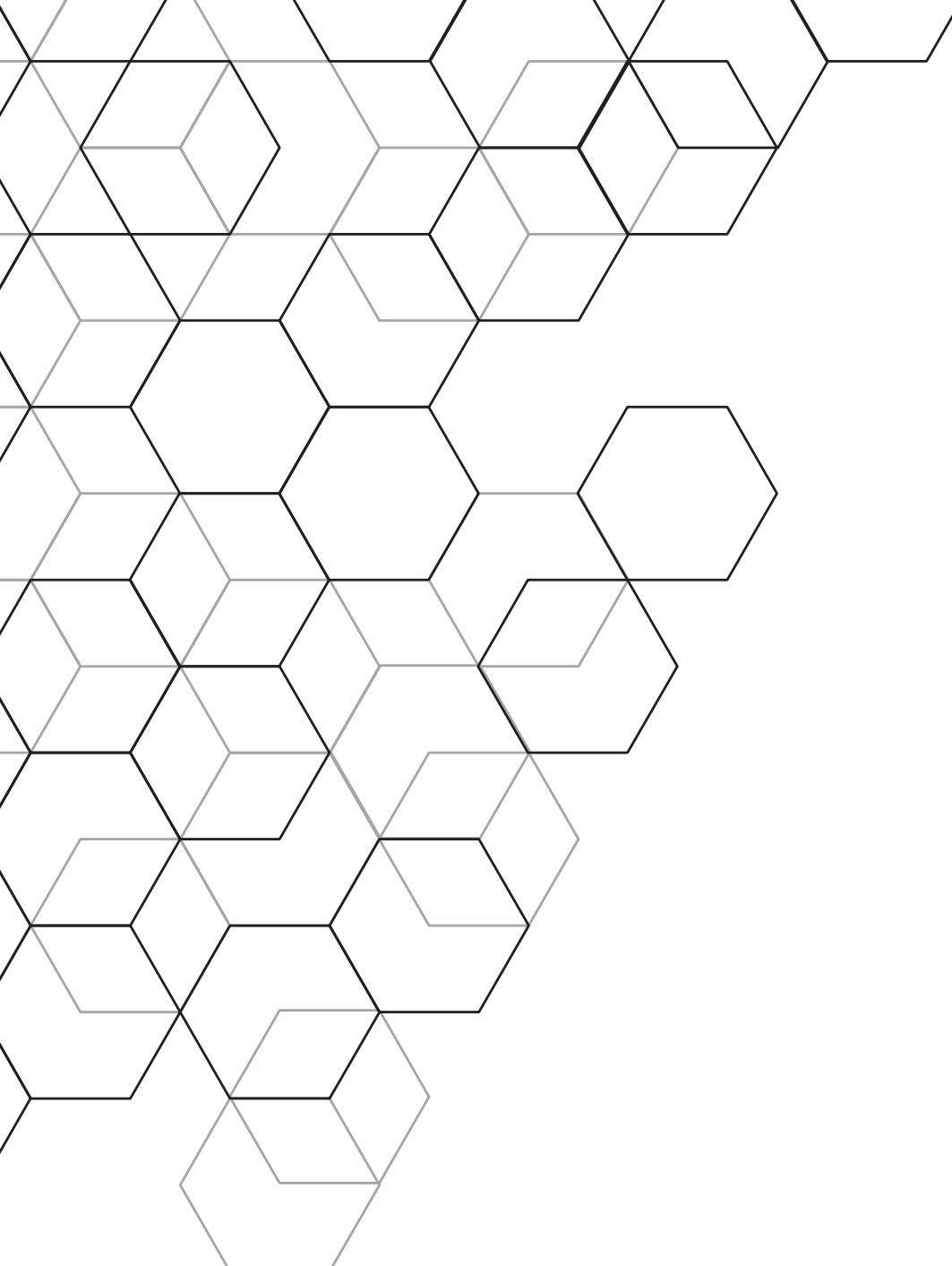
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



APPENDIX 1

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	[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	
Organisation (if applicable)	Scotia Homes Limited and Drumrossie Homes Limited
Address	c/o Ryden LLP
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	All of the land is owned by the above parties.
Do these owners know this is being proposed for development?	N/A

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 at Drumrossie West, Drumrossie East and Denwell Farm, Inch
Site address	Land at Drumrossie and Denwell Farm, Inch
OS grid reference (if available)	NJ 636 283
Site area/size	29.78
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)	Sole owners are Drumrossie Homes and Scotia Homes
Is the site under option to a developer?	No. The site is already owned by House-builder. If yes, please give details N/A
Is the site being marketed?	No. The site is already owned by House-builder. If yes, please give details N/A

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?	Yes
	If yes, please give details: Pre-application discussions have taken place with Mr D.McLennan from the Council's Delivery Team (22 nd January 2018).
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: No. However, it was promoted through the previous LDP processes.
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: Ga035, Ga039, Ga040.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	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		Housing/Local Retail/Community Uses
Housing	Approx. no of units	598
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: 34% Subject to masterplan • Semi-detached: 28% • Flats: 25% • Terrace: 13% • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: 10% Subject to • 2 bedroom homes: 30% masterplan • 3 bedroom homes: 40% • 4 or more bedroom homes: 20%
	Tenure (Delete as appropriate)	Mixed tenure, private and affordable.
	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	Indicative floor space: N/A
	General industrial	Indicative floor space: N/A
	Storage and distribution	Indicative floor space: N/A
	Do you have a specific occupier for the site?	N/A
Other	Proposed use (please specify) and floor space	175 sqm ground floor retail/commercial uses.
	Do you have a specific occupier for the site?	No
Is the area of each proposed use noted in the OS site plan?		Illustrated on accompanying Masterplan.

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	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.): Both Scotia and Drumrossie have a rolling bank facility to fund the development in question.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	

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	Yes
	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
<p>If yes, please give details of how you plan to mitigate the impact of the proposed development: An area of Ancient Woodland lies approximately 400m to the east of the eastmost point of the site. It will not be impacted by the proposed development. Please see details at Q19.</p>		
<p>Biodiversity enhancement</p>		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	✓
	Native tree planting	✓
	Drystone wall	✓
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	
	Wildflowers in verges	✓
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	
	Show home demonstration area	
Other (please state):		
<p>If yes, please provide details: Please see details at Q19.</p>		

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 negate the need to develop sites which may 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"> 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	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: Listed buildings lie outwith the site but their setting will not be adversely affected by 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 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: 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"> 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 	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: Please see details at Q19 and refer to indicative masterplan attached at Appendix 2.

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

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)	No If yes, please specify and explain how you intend to mitigate this risk: N/A
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

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	Yes If yes, please give details of outcome: Please refer to details at Q19.	
Will your SUDS scheme include rain gardens? http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens	Yes Please specify: Dependent on topography and ground conditions.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Please provide details of any known education constraints. Is additional capacity needed to serve the development? Yes, a second primary school is required for Insch and has been factored into the development proposals.	
Has contact been made with the Local Authority's Education Department?	Yes, a meeting was held on 22 January 2018. If yes, please give details of outcome: AC currently have a requirement for additional capacity. The proposed development can assist delivery. Please see details at Q19.	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on	Yes	

traffic on a Trunk Road, has contact been made with Transport Scotland?	If yes, please give details of outcome: Please see details at Q19.
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	Yes If yes, please give details of outcome: Please see details at Q19.
Public transport	Please provide details of how the site is or could be served by public transport: 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: Please see details at Q19.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No – there is no mains gas available in the village. If yes, please give details of outcome(s): N/A
	Electricity: Yes If yes, please give details of outcome(s): A formal response is awaited from Scottish and Southern Energy. However, no capacity issues are anticipated.
	Heat: No – There are no existing heat networks within the village. If yes, please give details of outcome(s): N/A
	Broadband: Yes If yes, please give details of outcome(s): BT Broadband have confirmed that a connection to the site is available.
Have any feasibility studies been undertaken to understand and inform capacity issues?	Yes Please specify: No feasibility studies have been undertaken in relation to gas or heat, as there are no existing networks within the village. Feasibility studies have been undertaken in relation to electricity and broadband, and connections are available.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: BT Broadband have confirmed that a connection to the site is available. There is an existing broadband network within the adjoining Scotia and Drumrossie developments to the west and BT Broadband have confirmed that a connection to this is available. A formal response is awaited from Scottish and Southern Energy.

<p>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)</p>	<p>Yes If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): Air source heat pumps to be installed.</p>
<p>e. Public open space</p>	
<p>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)</p> <p>You can find the boundary of existing green networks in the settlement profiles in the LDP</p>	<p>Yes Please specify: Please see response at Q19 for further details. Please also refer to masterplan attached at Appendix 2.</p>
<p>Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</p>	<p>Yes Please specify: Please see response at Q19 for further details.</p>
<p>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/</p>	<p>Yes Please specify: Other than footpath enhancements the Open Space Audit considers there to be no notable deficiencies in Inch. The formation of a linear park through the development will provide additional open space and enable an extension of the core path network.</p>
<p>f. Resource use</p>	
<p>Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?</p>	<p>Yes If yes, please specify: Existing site materials will be used to prepare the site for development.</p>
<p>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?</p>	<p>No If yes, please provide details: There is a roadside drainage ditch which runs parallel to the road to Whitehall. This connects to the Shevock Burn, however it will not be affected by the development.</p>

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	Yes
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	Yes
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	Yes
Topography (e.g. steep slopes)	No
Other	No
<p>If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:</p> <p>All of the site, and indeed the majority of land around Inch, is Class 3.1, prime agricultural. This was noted by the Reporter at the Examination into the 2017 Plan. However, he considered its loss to be acceptable in terms of Scottish Planning Policy where development was an essential component of the settlement strategy.</p> <p>A number of overhead electricity lines cross the site. These are capable of being placed underground and are not an impediment to development. Similarly, overhead and underground telephone lines are present on the site. These generally follow track or field boundaries and again are not a constraint on development. All can be rerouted or placed underground.</p> <p>Please see details at Q19 and refer to constraints plan accompanying the masterplan at Appendix 2.</p>	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m-1km
	Community facilities (e.g. school, public hall)	400m-1km
	Sports facilities (e.g. playing fields)	400m-1km
	Employment areas	400m
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	> 1km
	Other, e.g. dentist, pub (please specify)	400m-1km (Pub, Dentist, Doctor, Hospital, Bus Depot)

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: Meetings with the Community Council and public exhibition of development proposals.

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>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

A development appraisal has been carried out having regard to infrastructure requirements and potential developer obligations. This confirms that the development is viable and deliverable. A copy of this is attached and requires to be treated in confidence.

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 highlighted in Appendix 1. It is owned by housebuilders, Drumrossie Homes Ltd and Scotia Homes Ltd.

Drumrossie Homes Ltd and Scotia Homes Ltd have extensive experience of providing high quality residential developments in Inch. Both are local housebuilders who have carried out many successful development projects throughout Aberdeen City and Aberdeenshire. Their portfolio range from luxury city centre apartments to large, detached family homes. Between them they build over 150 homes per annum and employ over 250 people in the North East. Being local, their developments reflect the character of the areas in which they are built, thereby creating quality places.

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. A copy of the Masterplan is attached at Appendix 2.

Q4. Site Details

The land proposed for development lies to the north east of the village, immediately abutting the existing settlement boundary. Extending to approximately 29.78 hectares (73.59 acres) or thereby, it lies to the east of the B992, which connects Inch with the A96. The overall site is formed by two distinct, but connected, parts. The southern portion comprises the lands of Drumrossie lying to the south east of the road running from the B992, close to the centre of the village, to Whitehall Farm. The balance of the site comprises the land to the north originally pertaining to Denwell Farm, which sits to the north east of the site.

All of the land is currently in agricultural use, both for grazing and arable purposes. In topographic terms, the land rises very gradually from the B992 in the west to a broad ridgeline running south from Denwell Farm to Drumrossie, before falling away again gradually to the east. The only trees of note are on the periphery to the south of the site at Drumrossie and along the access driveways to Denwell Farm at the north, and Whitehall in the south. In general, the landscape is one of gently rolling countryside.

The southern portion of the site around Drumrossie Home Farm comprises a number of rectangular shaped fields contained by recent residential development at Whitehall Place to the west and Whitehall View to the north. The southern boundaries are formed by the mature woodland policies of Drumrossie House and Drumrossie Home Farm. The site is sub-divided by the track which runs south east to Drumrossie Home Farm. To the east beyond the road lies a further field with an open aspect to the east. Its northern boundary is formed by the access to Whitehall and the tree belt which runs along that road whilst the southern boundary is formed by hedgerows and planting around Drumrossie Home Farm.

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The larger northern portion of the site is bound along part of its southern and western boundaries by the recent residential developments at Denwell Drive and Greenhall Way, which extend the village north east from the town centre. The remainder of the western boundary is formed by the B992 beyond which lies Inch Business Park. The site extends northwards to the field boundary beyond Denwell Farm which coincides with the northern boundary of the settlement to the west of the B992. The eastern boundary of the site is formed by the field boundary which runs south from Greenhall Farm to Newton of Ardoyne. Denwell Farm and Denwell Cottage lie to the north east of the site with some mature trees around each of the properties and a conifer tree belt which lines the driveway from the B992 to Denwell Farm. A farm track runs south west then south from Denwell Farm to Denwell Cottage and southwards before terminating at the existing development to the south.

Field boundaries are mainly formed by post and wire fences with some intermittent drystone dykes. Gorse and minor scrub is evident along some of these boundaries, but habitat is limited given the intensive nature of agricultural use. The entire site is devoid of any notable water courses. A drainage ditch lies adjacent to the B992 with a further ditch running west to east along the northern boundary of the site.

Q5. Ownership/Market Interest

The entire site is owned by Drumrossie Homes Ltd and Scotia Homes Ltd.

Q6. Legal Issues

Drumrossie Homes Ltd and Scotia Homes Ltd confirm that there are no 'ransoms' which would restrict access from the B992. Furthermore, they control access through the existing developments to the south of the site. Both advise that there are no other legal impediments to the development of the land.

Q7. Planning History

The site, or parts of the site, were promoted through the 2012 and 2017 Local Development Plan processes. This followed the initial release of land through the 2006 Aberdeenshire Local Plan, which firmly established the future direction for the growth of Inch to the north east. An extract from the Plan is attached at Appendix 3.

Through the 2017 Local Development Plan process the sites at Drumrossie West and Drumrossie East were allocated the references Ga035 and Ga040 respectively. The land at Denwell Farm, which comprised the western portion of the site, was allocated reference Ga039.

The Main Issues Report (MIR), prepared in advance of the 2017 Local Development Plan, gave favourable consideration to the sites at Drumrossie West and Drumrossie East. The assessment of the sites acknowledged that Site Ga035 was well located and close to the town centre. Immediately abutting ongoing development the MIR considered that development in this location would be compatible with its surroundings. The Main Issues Report, therefore, identified it as a preferred site should further development be required. However, given that no shortfall had been identified in the Housing Land Supply, the site was not recommended for inclusion in the proposed Plan.

The assessment similarly concluded that Site Ga040 Drumrossie East was also well located and close to the town centre. However, it expressed concern about the scale of development proposed in terms of further altering the character of the settlement. In respect of Site Ga039, Denwell, the assessment concluded that the site was not as well located as other sites and that the scale and location of the proposal would have a potentially detrimental impact on the setting and character of the town.

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Notwithstanding the favourable consideration given to the bid sites, the Main Issues Report highlighted that the lack of primary school capacity meant that the allocation of further development land at Insch would not be appropriate through the 2017 Local Development Plan. It advised that there were significant issues in relation to primary school capacity within Insch and despite an extension having recently been constructed, which would increase the total capacity of the primary school, there remained concerns that the additional capacity would be taken up once existing consented developments were completed.

School capacity issues were also highlighted through the 2012 Local Development Plan. This resulted in a site being reserved for a new primary school and that reserved site was carried forward into the 2017 LDP. Notwithstanding the reservation of land for a primary school, it has yet to be included within the Council's Capital Plan.

At the Examination in Public into the 2017 Local Development Plan the Reporter accepted that there was a significant and continuing demand for new houses in Insch. In respect of Site Ga035, Drumrossie West, the Reporter saw no reason to disagree with the Main Issues Report assessment that the site was well located and close to the village centre and as such, development would be compatible with its surroundings. He considered that the only constraint to the development of the site was from lack of space in the primary school.

Similarly, in respect of Site Ga040, Drumrossie East, he again agreed with the Main Issues Report assessment that it is well located and close to the village centre. As regards the Council's concern about the scale of development in terms of altering the character of the settlement, the Reporter found that **"...development of 216 dwellings would continue an existing trend whereby Insch is becoming a very large village. I have no evidence to show that a continuation of past growth (the 2012 Local Development Plan allocated land for 165 dwellings) would have an adverse effect on the character of Insch. One advantage of a larger population is that it might support a wider range of facilities and services within the village"**. To minimise disturbance to residents, the Reporter considered that development on Ga035 should proceed, or be simultaneous with, development on Ga040.

However, the Reporter concluded that while there is limited justification for identifying additional housing land, in the present case any such justification is outweighed by the lack of space in the primary school. He went on to advise that **"...The Council has referred to the next Local Development Plan, and it may be that when the next Plan comes to be prepared a commitment can be made to construction of a new and enlarged school. The desirability of allocating development to site Ga040 could then be reviewed"**.

The Denwell Farm site, Ga039, was noted by the Reporter as being further from the village centre and the railway station than sites Ga035 and Ga040. However, he acknowledged that, on the other hand, it was close to Insch Business Park and reasonably close to site P3, which was safeguarded for a replacement primary school. As regards the Council's concerns raised in the Main Issues Report, that the site could have a potentially detrimental effect on the setting and character of the village, the Reporter noted that it occupied a gateway position beside the main approach to Insch, but considered that the impacts would very much depend on the design of the development. During his inspection the Reporter noted the good quality of design achieved in recent housing developments to the south and found that concerns about possible detrimental effects to be of limited weight and advised that, if necessary, might be reduced if development were confined to that part of the site to the south of the access to Denwell.

It is perfectly evident from the Main Issues Report and Examination in Public that both the Council and the Reporter considered there to be an ongoing unmet demand for new housing in Insch. The Reporter considered all three sites to be well located and capable of accommodating development without detriment to the character or setting of Insch. The only impediment to the development of further housing in Insch is the capacity of the existing primary school. A site has been reserved for a new primary school and the allocation of land at Drumrossie and Denwell Farm can help deliver that school. This issue is addressed more fully below.

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Q8. Proposed Use

The proposal is for a residential-led development with associated access, infrastructure, public open space and landscaping. Provision will also be made for neighbourhood shopping facilities to the north of the site utilising the ground floor of flatted properties. The accompanying indicative Masterplan considers the site capable of accommodating approximately 598 homes delivered over a number of phases as highlighted on the indicative masterplan at Appendix 2. The first phase of development, providing for 200 homes, in the period 2021 – 2023 would be at Drumrossie to the south. Development would then progress northwards over a further three phases. The final phase at Denwell of 132 houses would be delivered in the period 2029 – 2030. A build rate of 60 units per annum is anticipated. Of the overall number of houses proposed 25%, or such other proportion as required in accordance with Planning Policy at the time of development, will be provided as affordable housing.

The development will comprise a mix of detached, semi-detached and terraced properties ranging from 1-5 bedrooms. An indication of the mix of properties is provided above in response to Q8. However, 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

As intimated above, it is considered that the first phase of development could be delivered in the first 5 year period of the Local Development Plan with the development being built out in 2030, based on a rate of 60 completions per annum.

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. Few trees lie within the site and those present are of limited value.

The development provides an opportunity to create a linear park on the more elevated ground running north-south through the site. This broad swathe of woodland and amenity space would be interconnected with other areas of open space and sustainable urban drainage systems to create a green network of corridors through the development. This would introduce new habitats and provide wildlife corridors. The indicative Masterplan demonstrates the means by which this can be achieved.

An area of ancient woodland lies to the east of the site on the east bank of the Shevoch Burn. However, at over 400m from the easternmost part of the proposed site, the development would have no impact on the ancient woodland.

Q11. Historic Environment

There are no Listed buildings or Scheduled Monuments within the site. There are also no known archaeological interests on the site. A previous archaeological evaluation comprising a 7% trenching sample equating to 2,240 sq m was carried out in respect of the adjoining developments currently under construction. This found that that site was “archaeologically sterile” with only limited features, such as field drains being identified. It considered that no further works were necessary. A copy of that evaluation is attached at Appendix 4.

The only Listed buildings in proximity to the site are those of Drumrossie House, Coach House and Stables which lie to the south east of the site. Category B Listed, these buildings enjoy a mature landscape setting which will not be adversely impacted by the proposed development. That setting is further protected, as shown in the Masterplan, by a landscape belt along the southern boundary of the proposed development.

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Q12. Landscape Impact

The site is not located within any of the special landscape areas identified in the Local Development Plan nor does it lie within any area of landscape significance. Notwithstanding, it has been subject to detailed analysis through the Masterplan process to ensure that landscape and visual impacts are minimised.

This has been informed by a Landscape Appraisal prepared in May 2009. This was prepared in the context of the recent developments adjacent to the B992 and at Drumrossie, but the findings are relevant to the wider area which is the subject of this Development Bid. A copy of the Appraisal is attached at Appendix 5.

The proposed development has been designed to fully integrate with the existing developments to the south of the site adjacent to the B992 and at Drumrossie. A linear park is formed along the low ridgeline which runs south from Denwell Farm. As well as providing amenity space for the existing and proposed development, this provides a landscape backdrop to the development when viewed from the B992.

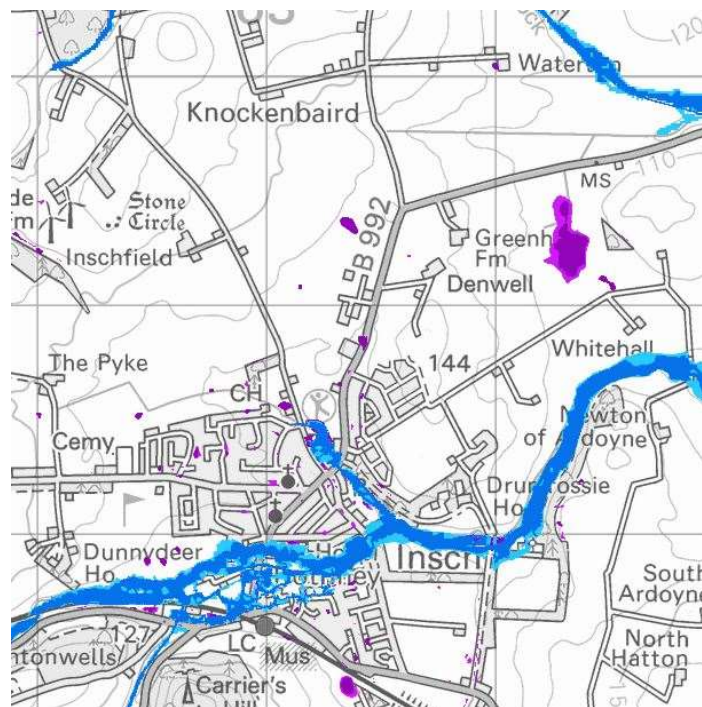
To the south of the site the setting of Drumrossie House, Coach House, and Stables has been protected, as highlighted above, whilst to the north cognisance has been taken of the concerns previously expressed by the Council regarding the impact of development at the gateway to the village. The northern boundary of the proposed development coincides with that of the existing settlement formed by the northern edge of Inch Business Park. An open ditch presently runs along that northern boundary and a buffer strip is provided to strengthen that defensible boundary and soften the impact of development when approaching from the north.

Q13. Flood Risk

Cameron and Ross Engineers have assessed the potential of flooding and confirm that the site is not at risk from flooding, nor will it result in increased flood risk elsewhere. SEPA's indicative Flood Map confirms that the site is located outwith areas identified as being susceptible to fluvial or surface water flooding.

Areas that may flood - All Likelihood

- River
 - High
 - Medium
 - Low
- Surface Water
 - High
 - Medium
 - Low
- Coastal
 - High
 - Medium
 - Low



Cont./

The Valentine Burn and the Shevoch Burn drain catchment areas of approximately 3km² and 28km² respectively. Situated south of the development, both flow in an easterly direction. Each of the above sources of flood risk have been individually assessed and the proposed development site is not considered to be at risk. There are no known incidences of flooding occurring within the site boundary and, therefore, the proposed development is not considered to be at risk, nor increase the flood risk to the existing properties upstream or downstream of the site.

Q14. Infrastructure

a. Water/Drainage

Cameron & Ross, on behalf of the promoters, submitted a Pre-Development Enquiry to Scottish Water in respect of both water and waste water capacity. Scottish Water have, therefore, assessed the development site and undertaken a Capacity Review. A copy of their response dated 5 February 2018 is attached at Appendix 6.

There is currently sufficient capacity in the Invercarnie Water Treatment Works to service the development. Further studies are required to determine if the existing water network can adequately service the demands of the development and identify any mitigation or enhancement works necessary. Scottish Water have advised that a study, including a Water Impact Assessment for Inch catchment, is expected to commence in 2021 and will identify the need for any mitigation or enhancement works necessary to the network. It is anticipated that a connection will be made to the existing public water network located in Drumrossie Street to the south of the development site.

Scottish Water also confirm that there is currently sufficient capacity in the Inch Waste Water Treatment Works to service the initial phase of development. Further studies are required to determine if the existing sewer network can adequately service the demands of the development and identify any mitigation or enhancement works necessary.

Scottish Water have recently initiated a study, including a Drainage Impact Assessment for the Inch catchment. This will be completed early in 2019 and will identify the need for any mitigation or enhancement works necessary to the network.

It is anticipated that due to the existing topography, foul water sewers from the site will drain, either by gravity or pumped flow and discharge into the existing public sewer located in Drumrossie Street to the south of the development site.

As regards surface water drainage, the intention is to develop an overall drainage solution at the outset, which fully integrates with the amenity space and surrounding landscape. The sustainable drainage system (SUDS) measures proposed will be designed to contain the run-off volumes generated by critical rainfall events. Surface water will be attenuated and discharged at a controlled rate, not exceeding the greenfield run-off rate. This will mimic the natural drainage of the catchment and mitigate many of the adverse effects of surface water run-off from urban development.

It is considered that the site characteristics and development layout encourage the use of gravel filter trenches/swales (source control), together with strategically located retention basins to provide the required level of treatment for a development of this nature. Consideration will also be given to the use of rain gardens, depending upon the layout and orientation of gardens, as well as ground conditions.

b. Education

Inch Primary School has a capacity range of between 334 and 368 pupils. The 2017 based school roll forecasts show it to be at 98% of capacity at 2022. Secondary education is provided at the Gordon Schools, Huntly and at Inverurie Academy.

Recognising the capacity issues, particularly in relation to the Primary School, the promoters of the Development Bid appointed TPS Planning to consider the implications and identify a way forward. A meeting was held with the Education Service and the Council's Delivery Team on 22 January 2018.

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It was evident from the meeting that there was limited scope to reconfigure or further extend the existing primary school to provide additional capacity. The preference of the Education Service was to provide a new primary school in Inch with a capacity for not less than 200 pupils. The Education Service are currently seeking additional accommodation for nursery pupils which, if provided in the current primary school, would result in the loss of two primary classrooms capable of accommodating 50 pupils. Consequently, those 50 pupils would require to be placed in the new primary school.

The Education Services also noted development pressures on a number of schools in the corridor between Inverurie and Huntly. The provision of a new school would enable a review of catchment areas and potentially free up capacity in other areas for development.

As the Council have already reserved land for a new primary school in Inch its provision could be facilitated by the proposed development at Drumrossie and Denwell Farm. Having regard to the Council's own requirement for 50 places a development of 500 houses would generate a requirement for a further 150 places, thereby satisfying the minimum school size preferred by the Council. The indicative Masterplan demonstrates that the site could accommodate around 598 houses, thereby providing some flexibility, depending upon the Council's own review of catchment areas.

The provision of the new primary school would be addressed by developer contributions in accordance with the Council's Supplementary Guidance on Developer Obligations. These requirements have been factored into the Development Appraisal, which demonstrates the viability of the overall development.

Secondary education is considered less of an issue. Currently, 60% of Inch pupils attend the Gordon Schools in Huntly with 40% attending Inverurie Academy. Both schools have capacity to accommodate the scale of development proposed and again, any mitigation, would be addressed by developer contributions.

c. Transport

Cameron & Ross Engineers have also considered the transport implications of the proposed development. Access to the development is considered good and will be provided via three new priority junctions on to the B992 located on the western boundary. The site will benefit from an internal road network to maximise permeability and provide access to the wider road network, including established connections to the south linking in with the recently constructed road network consented as part of the previous development.

The proposals have been subject to discussion with Aberdeenshire Council's Transportation Team and it is envisaged that the urban expansion along the B992 corridor will enhance the existing road creating a safe and easily accessible development whilst facilitating the extension to the existing 30mph speed limit beyond its present location, together with roadside footpaths.

The internal road design will adopt the "Designing Streets" philosophy set out within the Scottish Government Policy documentation introduced in 2010. This involves forming shared surface carriageways introducing "courtyard" areas and using hard and soft landscaping to visually soften the development. The proposed street design will adopt features such as landscaping, on street parking for visitors, shared (communal) courts, reduced lengths of road, differing surface materials, blocks and squares, and minimise junction radii. These enhanced streets will encourage pedestrian accessibility providing a visual and physical cue encouraging lower vehicle speeds.

The development is located such that there are numerous connections provided within the development for pedestrians and cyclists to navigate the site and gain access to the wider network and local community of Inch. These include the train station, which is a short 20 minute walk away, as well as local shops and amenities within the centre of Inch only a 10 minute walk. A maximum threshold of 1,600m for walking is broadly in line with observed travel behaviour. Please refer to Appendix 2 for an indication of travel distances from the site to key services and facilities.

Cont./

Existing footways are available on the eastern side of the B992, Drumrossie Street adjacent to the site. These footways link into the pedestrian network running alongside the surrounding local roads. Walking catchment analysis shows services located within the centre of Inch frequently used throughout the day (i.e. the Primary School, Local shops and other amenities) lie within an 800m catchment, approximately a 10-minute walk.

The site is also well located to encourage travel by bicycle. The 2,500m cycle catchment which equates to an approximate journey time of 10 minutes, which is generally assumed to be the average maximum distance cyclists will consider as a local trip, covers the entirety of Inch.

The site is within a short walking distance of existing bus services operating along High Street. The existing bus stops both northbound and southbound have bus stop flags and up-to-date timetable information. The main bus operator in the region is Stagecoach who operate a number of services and have a depot on Inch Business Park to the north west of the site. This will enable the provision of bus stops on the B992 bringing much of the site within 400m of a bus service.

A Transportation Assessment will be prepared as part of any future planning application. This will highlight the need for any local road improvements. Initial discussions with the Council's Transportation Team has indicated that the existing infrastructure will be sufficient to accommodate the needs of development. However, it is likely junction upgrades will be required in the village centre at the junction between Market Street/High Street. It is anticipated that this development can facilitate a strategy which delivers suitable upgrades. Car parking within the development will be provided to the appropriate standards.

Notwithstanding the fact that the site does not take direct access from the A96 trunk Road, Cameron & Ross have engaged with Transport Scotland's Consultants regarding the upgrade of the A96. They note that potential "corridors" currently being considered under the Stage 2 evaluation process pass close to the site. At this point in the process no route corridor options have been developed; however, a number of public consultation events will be held and attended by Cameron & Ross to engage and support the process of further design development and assessment, which in turn, will be used to inform a preferred route option. The A96 dualling will significantly improve accessibility to Inch for future development and connectivity.

d. Gas/Electricity/Heat/Broadband

No mains gas services are available within Inch. Similarly, there are no existing heat networks within the village.

Contact has been made with Scottish & Southern Energy to establish the availability of power supplies to the village. A formal response is awaited, but it is not anticipated that this will be an impediment to development. BT have been contacted and they confirm that a broadband connection is available. The existing broadband network serves the adjoining Scotia and Drumrossie developments to the west and BT Broadband have confirmed that connection to this is available.

Whilst it is not the intention to install site-wide renewable energy, air source heat pumps will be installed on individual properties. This is a technology used successfully by Scotia on the adjoining development.

e. Public Open Space

The open space standards set by Aberdeenshire Council will be met by the proposed development. This will comprise a linear park running from north to south through the development providing pedestrian linkages to green networks running through each of the residential areas which, in turn, connect with localised play area provision.

The Open Space Audit undertaken by the Council found very few notable deficiencies in the provision of open space. It acknowledged some interest from local residents for walks, particularly in the area around the meadows. It highlighted that in the event of applications for minor developments in the village, it may be appropriate to consider contributions towards path upgrading and creation in this area, rather than the formation of new recreation sites and additional equipment.

Cont./

An existing core path runs from the centre of the village along the track to Whitehall before turning south through the proposed site to Drumrossie Home Farm and then continuing southwards towards the B9002 and the land reserved to the south east of the village for a town park. The development of the site enhances the setting of the core path and enables its continuation northwards through the linear park to connect with the Business Park to the north of the village.

f. Resource Use

Existing top soil and sub-soils will be reused within the site thereby ensuring no materials require to be deposited off-site and imported materials are kept to a minimum.

The development of the site will have minimal impact on the water environment. There are no notable water courses crossing the site which would require to be bridged. A drainage ditch runs parallel to the road at Whitehall, connecting to the Shevoch Burn, but it will not be affected by the development. Similarly, a drainage ditch forms the northern boundary to the site. A buffer strip adjacent to that will ensure that it is not adversely impacted by the proposed development.

Q15. Other Potential Constraints

The site, like much of the land around Inch, falls within Land Capability for Agriculture Class 3.1. Whilst classified as prime land, its development is considered acceptable in terms of Scottish Planning Policy where that development is an essential component of the settlement strategy. This was acknowledged by the Reporter at the Examination in Public into the 2017 Local Development Plan.

A number of overhead electricity lines cross the site. These are highlighted on the constraints plan attaching to the Masterplan. These lines are capable of being rerouted or placed underground, as has already occurred where they cross existing developments to the north east of Inch.

Similarly, a number of telephone lines, both overhead and underground, cross the site. These tend to follow existing tracks and field boundaries and consequently, are less of an issue. Nevertheless, each will be considered for re-routing where necessary or alternatively, placed underground.

Q16. Proximity to Facilities

Inch is very much a self-contained community with a broad range of services and facilities. It is well served by public transport being on the Aberdeen to Inverness rail line with regular services in either direction. It also benefits from regular bus services to Huntly, Inverurie and Aberdeen.

Land is reserved for a new primary school in close proximity to the proposed site and neighbourhood shopping facilities are proposed for inclusion within the site. Employment opportunities are present on Inch Business Park within walking distance of much of the site.

Q17. Community Engagement

To date, there has been no community engagement held in relation to this Bid. Both Drumrossie Homes Limited and Scotia Homes 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, The promoters would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation Event. This would be held in a local venue 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.

Cont./

Q18. Residual Value and Deliverability

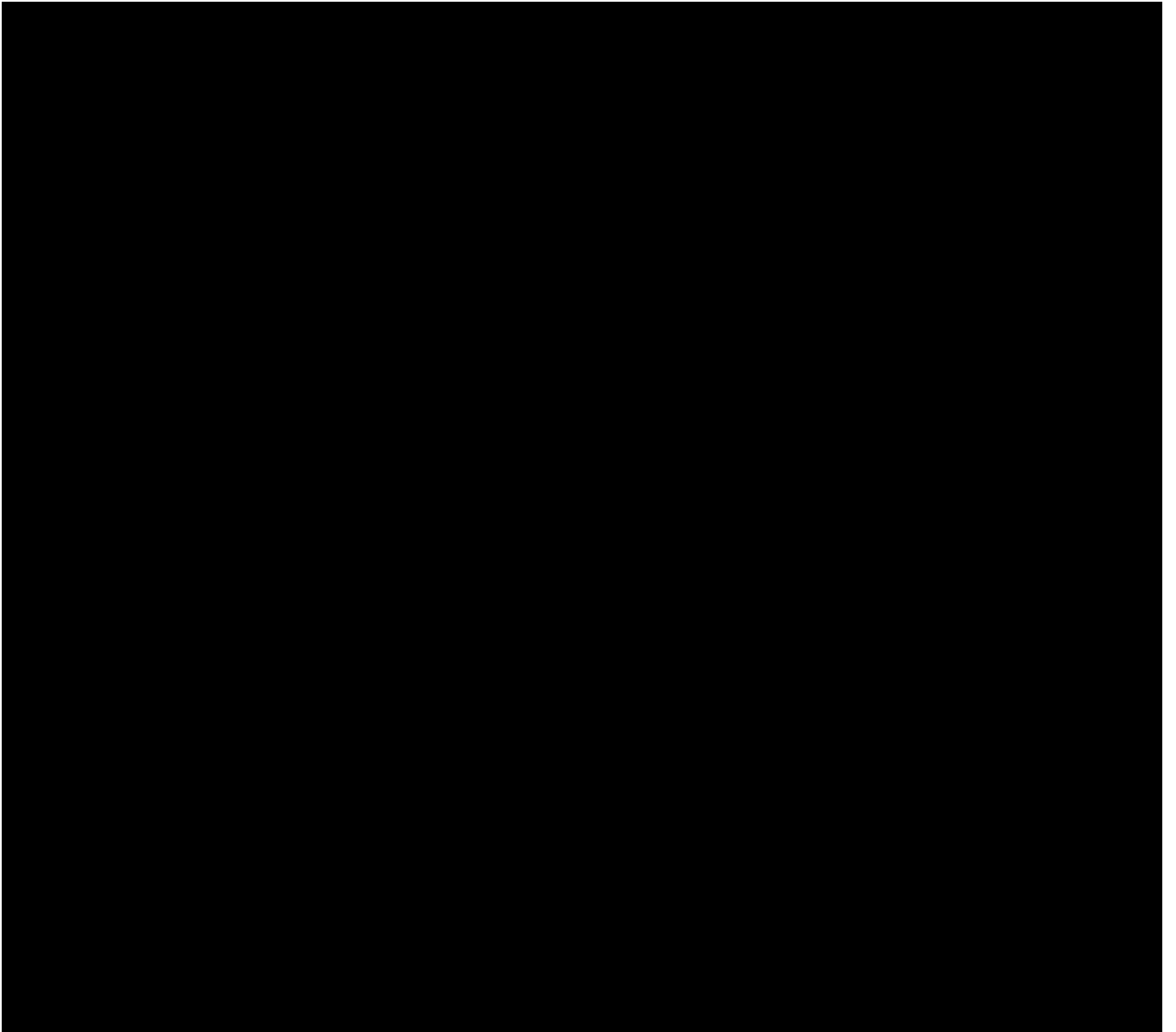
Drumrossie Homes Limited and Scotia Homes Limited have undertaken a viability appraisal of the proposed development and confirm that it is deliverable. A copy of their Development Appraisal is attached at Appendix 7. It is requested that this be treated in strictest confidence.

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



APPENDIX 3

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)	Scotia Homes Limited and Drumrossie Homes Limited
Address	██████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████

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

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

Fair processing notice

Please tick to confirm your agreement to the following statements:

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

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

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

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

Your Data, Your Rights

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

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

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

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

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

Your comments

Representations to the Main Issues Report and Draft Proposed Local Development Plan on behalf of Scotia Homes Limited and Drumrossie Homes Limited in relation to Site GR029, Land at Drumrossie West, Drumrossie, and Denwell Farm, Inch.

This representation, relative to the above, is submitted on behalf of Scotia Homes Limited and Drumrossie Homes Limited. The representation welcomes the fact that parts of the site (GR029a and GR029c) have been preferred by Officers as potential future development sites with the intention of them being reserved in the Proposed Local Development Plan (LDP) 2021 for release following a mid-term review of the Plan. However, Scotia Homes Limited and Drumrossie Homes Limited, for the reasons set out below, contend that either Site GR029a or GR029c should be allocated for development in the first Plan period with the balance of Site GR029 reserved for future development following the mid-term review of the Plan.

This representation requires to be considered in the context of the comprehensive Development Bid and supporting appendices submitted at the pre-MIR stage. Regard should also be had to the submissions made in respect of the LDP 2017 and, in particular, the Reporter's findings following the Examination in Public into that Plan. Relevant references are provided below.

The MIR Settlement Statement acknowledges that Inch lies within the Huntly to Pitcaple Strategic Growth Area, as identified by the Strategic Development Plan and identifies one of the key planning objectives for the town as meeting the housing need in the wider strategic growth area. The Statement acknowledges the good housing mix within the town as a result of recent developments, but highlights the perceived lack of affordable housing and housing provision for the elderly as issues of concern for the community. Unfortunately, neither the MIR nor the Draft Proposed LDP 2021 make provision for additional land allocations apparently, **"...to allow the village to consolidate and react to the level of growth and assess the local infrastructure to ensure it could continue to support any further growth in the village"**.

The failure to allocate additional land in the first five-year period of the proposed Plan is entirely unacceptable, especially as a key objective is to meet housing need in the wider strategic growth area. This takes on added significance when one considers the continued failure to deliver the housing allocations in Huntly, which were carried forward from LDP 2012 and are now to be carried forward from LDP 2017, albeit now as reserved sites. Indeed, the Draft Housing Land Audit (2019) published in March highlights a constrained land supply of 671 units in Huntly and anticipates the completion of only 5 units between now and 2030. This raises further issues regarding the delivery of the strategic housing requirement. Clearly, given the acknowledgement that Huntly is incapable of delivering the required housing numbers, additional land should be allocated in Inch to address that failure and ensure that sufficient housing is delivered within the Strategic Growth Area. Inch has proved an attractive location for house buyers with access to the rail network and public transport, as well as its relative proximity to Inverurie and Aberdeen.

The need for additional housing in Inch, in the first Plan period, is reinforced by the inability of Inverurie to accommodate additional development. The MIR identifies only a single Officer's preference for development in Inverurie through the Proposed LDP 2021. That relates to a site for 50 homes providing

specialist supported accommodation rather than additional mainstream housing. The constraints arise due to traffic congestion and uncertainty regarding the Scottish Government's proposals to dual the A96 Aberdeen to Inverness trunk road. This is said to restrict options for future expansion and the reliance is placed on LDP 2017 sites coming forward to satisfy demand.

However, given the failure of Huntly to delivery previously allocated sites, and the embargo placed on further development in Inverurie, it is imperative that land is identified elsewhere in the corridor to meet strategic growth requirements. The Development Bid submitted by Scotia Homes Limited and Drumrossie Homes Limited for Site GR029 demonstrates the capacity of Inch, and that site in particular, to accommodate the planned growth of the town and satisfy strategic housing requirements.

At the Examination in Public into the 2017 Local Development Plan the Reporter accepted that there was a significant and continuing demand for new houses in Inch. There is, therefore, little justification for the assertion in both the MIR, and in the draft proposed LDP, that there should be no additional development in Inch to allow the village to consolidate and react to the level of growth whilst assessing local infrastructure requirements.

The allocations that emerged through the 2006 Aberdeenshire Local Plan firmly established the future direction for the growth of Inch to the North East. This was consolidated by a further allocation through the 2012 Local Development Plan and whilst these sites were carried forward into the 2017 Plan, there was no further substantial release of housing land. As such, it is contended that the village has already had a period of time to consolidate and other than primary education constraints there is no infrastructure issues which would restrict the release of further land for development. The Reporter specifically noted following the Examination in Public into the 2017 LDP that **"...I have no evidence to show that a continuation of past growth would have an adverse effect on the character of Inch. One advantage of a larger population is that it might support a wider range of facilities services within the village"**.

It is accepted that the Reporter concluded that while there was limited justification for identifying additional housing land, any such justification was outweighed by the lack of space in the primary school. However, he went on to advise that **"...the Council has referred to the next Local Development Plan, and it may that when the next Plan comes to be prepared a commitment can be made to the construction of a new and enlarged school. The desirability of allocating development to Site GA040 (now Site GR029c) could then be reviewed"**.

In preparing the Development Bid particular focus was placed on primary education provision with Scotia Homes and Drumrossie Homes appointing consultants to assess the primary education requirements. Discussions were also held with Aberdeenshire Council's Education Service and Delivery Team in January 2018. The preference of the Education Service was to provide a new primary school in Inch with a capacity for not less than 200 pupils. At the time, the Education Service had proposals to accommodate nursery pupils in the current primary school resulting in the loss of two primary classrooms capable of accommodating 50 pupils. Those 50 pupils would require to be placed in a new primary school and the provision of that new school would enable a review of catchment areas and potentially free up capacity in other areas for development. Given the fact that a site had already been reserved in Inch for a new primary school the Development Bid indicated that its provision could be facilitated by the proposed development at Drumrossie and Denwell Farm.

Having regard to the Council's own requirement for 50 places a development of 500 houses would generate a requirement for a further 150 places, thereby satisfying the minimum school size preferred by the Council. The indicative Masterplan indicated that the site could accommodate around 598 houses, thereby providing some flexibility, depending upon the Council's own review of catchment areas. The delivery of that new primary school would be assisted by developer contributions in accordance with the Council's Supplementary Guidance on developer obligations. The Development Bid advised that such contributions had been factored into the Development Appraisal, which demonstrates the viability of the overall development.

On the basis of all of the above, it is evident that Insch has already had an opportunity to consolidate and that the infrastructure requirements are known and can be addressed at this time. There is an unmet demand for housing in Insch and that is likely to continue given the constraints elsewhere in the Strategic Growth corridor. The phased development of Site GR029 would help deliver the new primary school whilst providing support to other services and facilities in Insch.

The MIR Site Assessment considers that the site in its entirety is not of a scale considered appropriate in relation to the size of the existing settlement at this time. The rate of delivery is also questioned by the assessment. In the first instance, the scale of development is necessary to help deliver the primary school. It could, however, be phased over a number of Plan periods and the MIR appears to allude to this given its proposed reservation of land for future development. It is, however, contended that to plan for the longer-term growth of the settlement and provide education to satisfy an existing need, land should be allocated in the first Plan period to accommodate 200 homes with the balance of Site GR029 reserved for future development following a mid-term review of the LDP.

The rate of delivery derives from Scotia Homes and Drumrossie Homes' experience of the North East housing market and of Insch in particular. Insch has proved an attractive area for house buyers and, with continuing constraints restricting development in Huntly and further land releases in Inverurie, delivery rates in Insch are likely to increase as a consequence.

Notwithstanding the MIR comments regarding the overall site, the Site Assessment considers that there may be merit in pursuing part of the proposed site and identifies two areas for further consideration with a view to reserving the land for future development consisting of 200 houses. It goes on to highlight the merits of each of the sites and Scotia Homes and Drumrossie Homes concur entirely with those merits. It is noted that the draft proposed LDP identifies the northern portion of the site (GR029a) to be reserved for future development. The representees consider that both sites are capable of development and contend that one or the other should be allocated for development in the first period of LDP 2021 for 200 homes. The remainder of Site GR029 could then be reserved for future development and phased respectively.

It is also contended that no further consideration is necessary prior to the allocation of the sites for development. The submitted Development Bid assessed the infrastructure requirements for the scale of development proposed and it demonstrated the viability of the proposal. The indicative Masterplan which accompanied the Development Bid demonstrated the quality of development proposed reflecting the aspirations of the housebuilders and continuing the high standard of development already delivered by them in Insch. Indeed, at the Examination in Public into the 2017 LDP the Reporter noted the good quality of design achieved in recent housing developments and found that concerns about possible detrimental effects to be of limited weight.

The MIR assessment advises that the development options are reserved at this stage to allow for further consideration of the site options and for relevant detail to be submitted. It is contended, however, that the appropriate approach would be to allocate the sites for development as indicated above through the proposed LDP 2021 and for that information to be provided through the preparation of a Development Framework and Masterplan, followed by planning applications for the phased development of the site. This is the approach that was adopted through the 2012 LDP and has been successfully delivered in Insch and elsewhere. Such an approach would also allow for the landscape and visual impacts to be assessed and mitigated. That said, the Development Bid has already given consideration to these matters and the outcomes reflected in the indicative Masterplan prepared for the site.

Whilst the MIR considers Sites GR029a and GR029c capable of development, it is noted that Site GR029b is not preferred for development. However, other than a comment on prime agricultural land, the Site Assessment provides no reasons for this. That part of the site lies to the east of a low ridge, which runs from North to South and its development would have minimal impact on the setting of Insch. As highlighted in the indicative Masterplan, the low ridge provides an opportunity to create a linear park

through the proposed development area connecting all three areas proposed for development. It forms a natural and attractive feature, which helps to assimilate the overall development into the landscape. The eastern boundaries of the site are clearly defined and would form long term defensible boundaries whilst the linear park running through part of the development provides a cohesive feature and interrupts the scale and massing of the overall development.

The loss of prime agricultural land is an issue whichever sites are preferred for development in Insh. Development on prime agricultural land is, however, considered acceptable in terms of Scottish Planning Policy where that development is an essential component of the settlement strategy. This was acknowledged by the Reporter at the Examination in Public into the 2017 Local Development Plan. Given the justification for development in Insh, and the direction of growth previously selected, it should be considered essential.

In summary, Scotia Homes Limited and Drumrossie Homes Limited welcome the recognition of the development potential of Sites GR029a and GR029c. Whilst they further welcome the proposal to reserve Site GR029a for the development of 200 homes following a mid-term review of the LDP 2021, they object to the timing of this and the failure to allocate the balance of Site GR029 for future development.

For the reasons set out above it is contended that either Site GR029a or Site GR029c should be allocated for the development of 200 homes in the first period of LDP 2021 with the balance of the land, comprising Site GR029 reserved for future development pending a mid-term review of the proposed LDP.

APPENDIX 4



Insch Business Park

MURRYHEAD GSE ROAD

Denwell Station

Denwell Cottage

1km to from train station

127.4m

128.3m

BM 129.54m

122.2m

121.6m

Valentine Burn

Church (remains of)
Grave Yard

The Shevock

1km to edge of site town centre

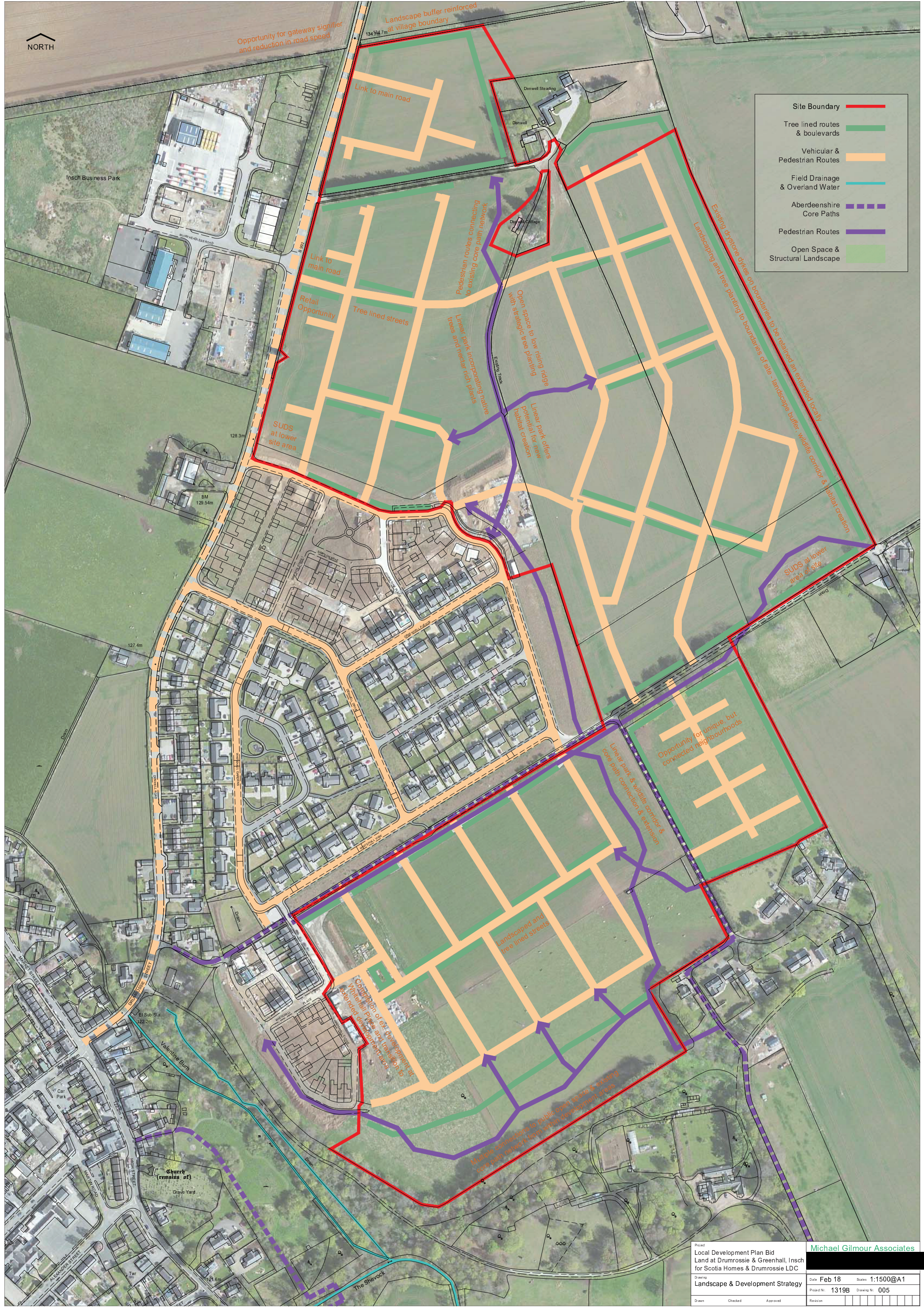
1.8km to edge of site from train station

Site Boundary	
Overhead Electricity Cable Routes	
BT Routes (Overhead Lines)	
Field Drainage & Overland Water	
Aberdeenshire Core Paths	
Contours (0.5m)	

Project		Local Development Plan Bid Land at Drumrossie & Greenhall, Insch for Scotia Homes & Drumrossie LDC		Michael Gilmour Associates	
Drawing		Site Analysis & Constraints		Date	Feb 18
Scales		1:1500@A1		Project No.	1319B
Drawing No.		002		Revision	
Drawn	Checked	Approved			



- Site Boundary —
- Tree lined routes & boulevards —
- Vehicular & Pedestrian Routes —
- Field Drainage & Overland Water —
- Aberdeenshire Core Paths - - -
- Pedestrian Routes —
- Open Space & Structural Landscape —



Opportunity for gateway signifier and reduction in road speed

Link to main road

Link to main road

Retail Opportunity

Tree lined streets

SUDS at lower site area

Linear park including rich plants trees and meadow rich parks

Open space to low rising building with strategic tree planting potential for new habitat creation

Linear park offers potential for new habitat creation

Existing dyke stone dikes on boundaries to be retained an extended locally landscaped and tree planting to boundaries of site - landscape buffer, wildlife corridor & habitat creation

SUDS at lower area of site

Opportunity for unique, but connected neighbourhoods

Linear park & wildlife corridor & core path connection & extension

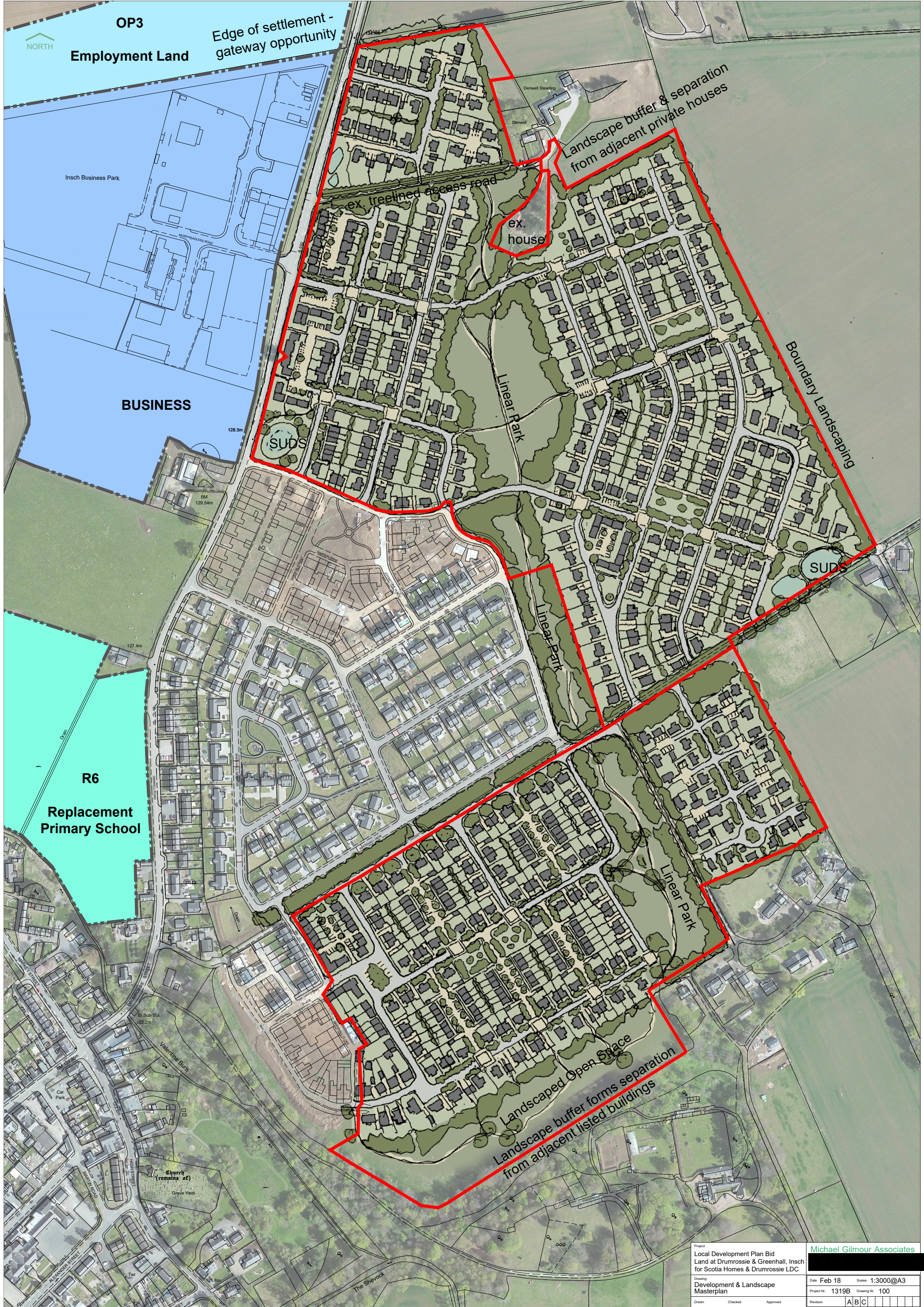
Landscaped and tree lined streets

Completion of ex development at Whitehall Place and transition to site adjacent development areas

Multiple connections to public open space & existing core path network to help with development areas

Project: Local Development Plan Bid
 Land at Drumrossie & Greenhall, Insh for Scotia Homes & Drumrossie LDC
 Drawing: Landscape & Development Strategy

Michael Gilmour Associates
 Date: Feb 18
 Project No: 1319B
 Drawing No: 005
 Scales: 1:1500@A1
 Drawing No: 005



OP3

Employment Land

Edge of settlement - gateway opportunity

Insch Business Park

BUSINESS

128.3m

SUDS

Linear Park

ex. treelined access road

ex. house

Landscape buffer & separation from adjacent private houses

Boundary Landscaping

SUDS

Linear Park

Linear Park

Landscape Open Space
Landscape buffer forms separation from adjacent listed buildings

R6

Replacement Primary School

127.4m

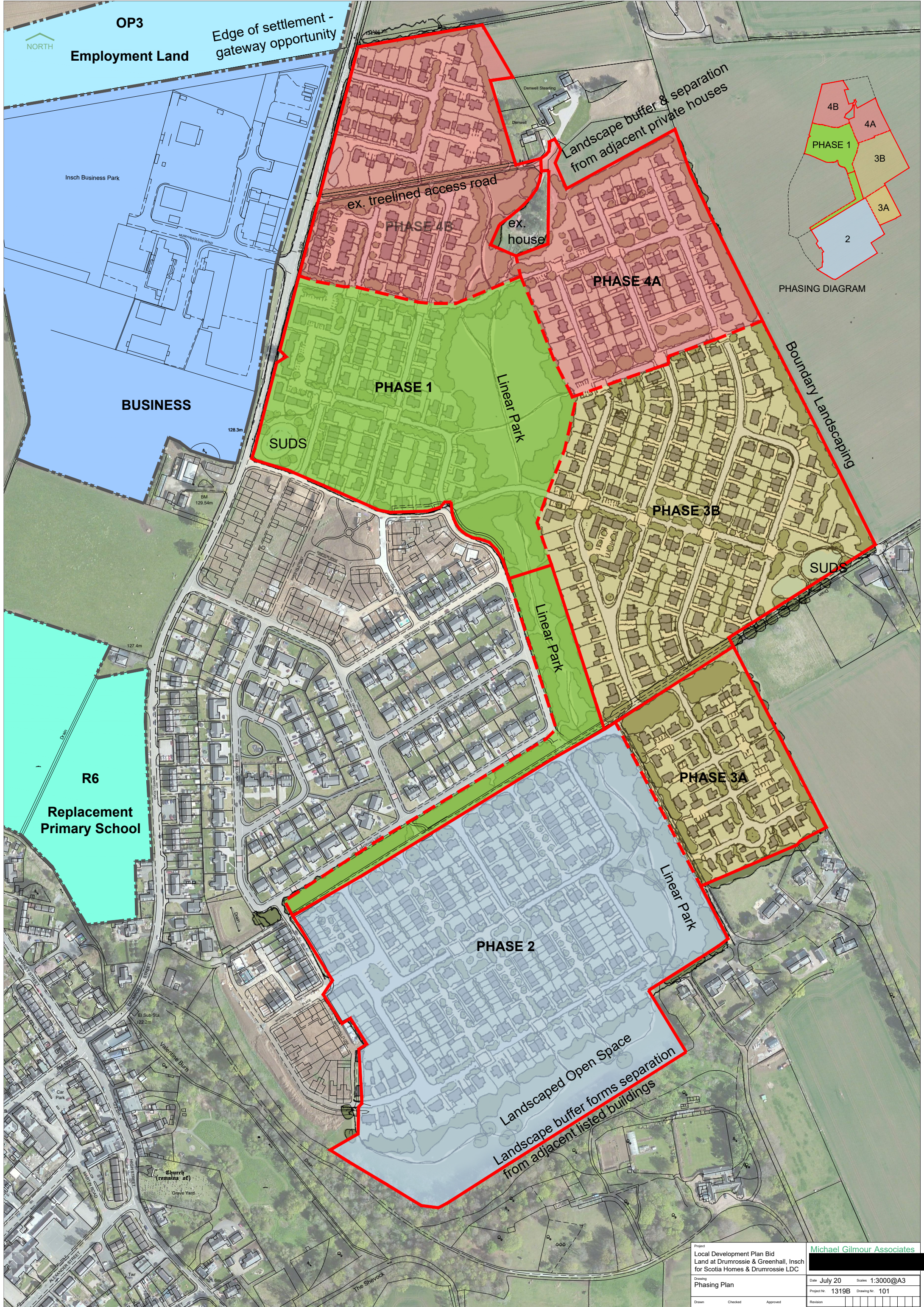
Valentine Burn

Church (remains of)

Grave Yard

The Shevock

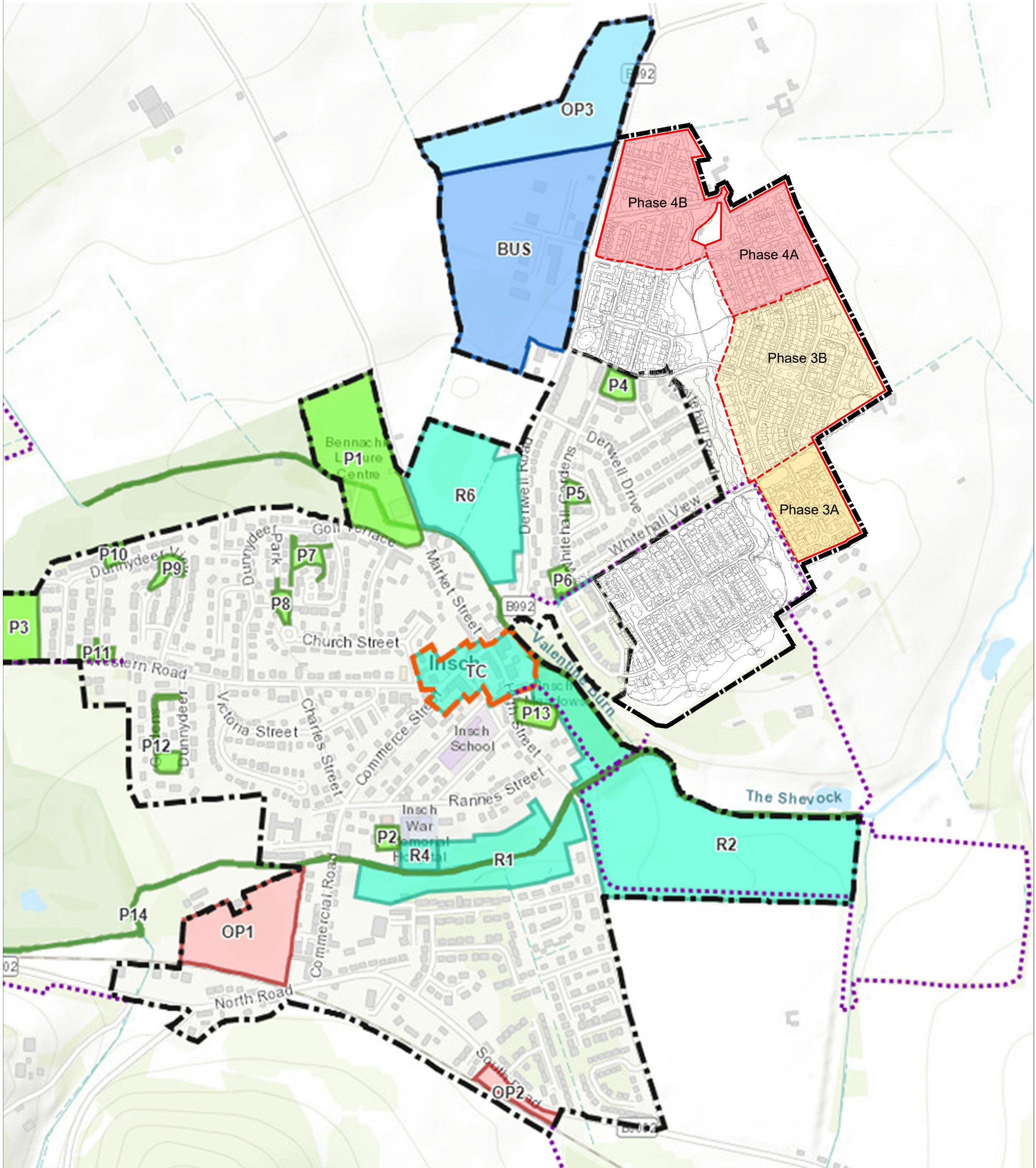
Project Local Development Plan Bid Land at Drumrossie & Greenhall, Insch for Scotia Homes & Drumrossie LDC		Michael Gilmour Associates	
Drawing Development & Landscape Masterplan	Date Feb 18	Scale 1:3000@A3	
Drawn	Checked	Approved	Revision
			A B C



Project Local Development Plan Bid Land at Drumrossie & Greenhall, Inch for Scotia Homes & Drumrossie LDC		Michael Gilmour Associates	
Drawing Phasing Plan		Date July 20	Scale 1:3000@A3
Drawn Checked Approved		Project No. 1319B	Drawing No. 101
Revision		Revision	

APPENDIX 5

APPENDIX 6

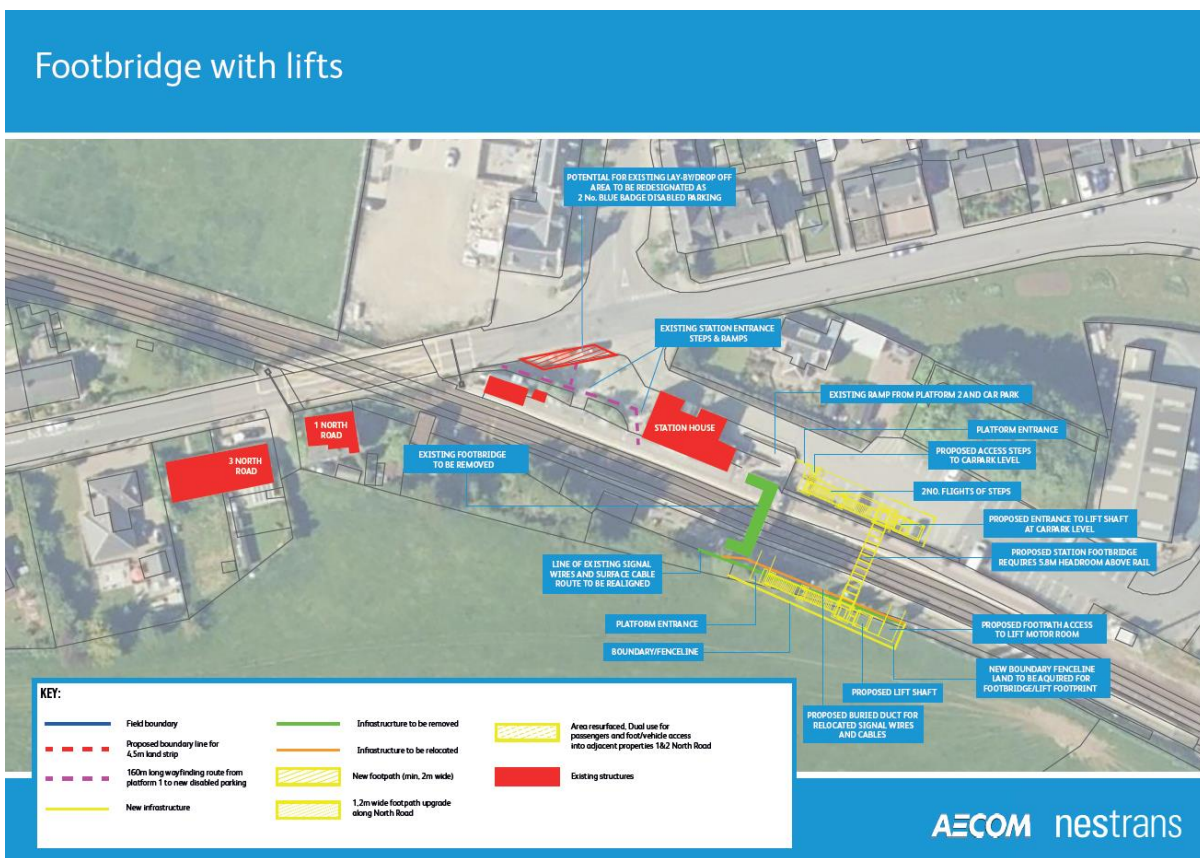


APPENDIX 7

1. Artists impression of proposed Inch Railway Station DDA-compliant Access project



2. Proposed Inch Railway Station DDA-compliant Access project scheme



3. Aberdeen – Inverness Improvement Project Map – Insch platform extension

By 2019, passengers will benefit from the following service improvements:

- Introduction of hourly service between Inverness – Elgin providing 1,300 additional seats each day.
- Extended platforms at Insch to accommodate longer High Speed Trains.
- Majority of Aberdeen to Inverness services formed of High Speed Trains providing 1,400 additional seats each day.
- Introduction of half hourly all day service between Aberdeen – Inverurie, providing 3,000 additional seats each day.
- Additional Elgin – Aberdeen early morning and late evening services.
- New through services between Inverurie – Montrose reducing the need to interchange at Aberdeen.



APPENDIX 8

PRE-APPLICATION ENQUIRY DEVELOPER OBLIGATIONS

Land at Drumrossie, Inch

Pre Application Enquiry for 50 Dwellinghouses

21 August 2019

WITHOUT PREJUDICE

This pre-application Developer Obligations assessment provides an initial overview of the obligations for the proposals as outlined above. NB. These figures are subject to change as no detailed discussions with Services have yet taken place. Given there are no detailed plans, this assessment will provide an overview based on:

50 x 3 beds

Therefore equating to 50 Standard House Unit Equivalent (SHUE)

Affordable Housing Summary

25% Requirement = 12.5 Units.

Further discussion is encouraged with the Housing Service ([REDACTED])

Developer Contributions Summary

Infrastructure	Level of Contribution
Primary Education	Nil
Secondary Education	£35,821.00
Community Facilities	Nil
Sports and Recreation	Nil
Healthcare	£67,000.00
Waste	£5,450.00
Transportation	TBC

Primary Education

Pupils from this development are zoned to Insch Primary School.

The 2018 School Roll Forecasts show that the school is currently operating within capacity and should not exceed capacity as result of this proposal. This will naturally be assessed again at the time when an application is submitted.

Secondary Education

Pupils from this development are currently zoned to Inverurie Academy and The Gordon Schools (dual zoned). As the school is dual zoned, it is only fair to seek contributions based on the anticipated number of pupils expected to attend the Academy. The education service has confirmed that 38% of pupils from Insch Primary are anticipated to attend Inverurie Academy. Therefore, only 38% of the contribution is required.

The 2018 School Roll Forecasts show that Inverurie Academy is operating in excess of capacity. A replacement Inverurie Academy is currently being progressed to include additional capacity and therefore the contribution will be directed towards these works.

The calculation is based on the proportionate number of pupils generated over a period of 5 years as per the supplementary guidance, this equates to 1.507 pupils over capacity when averaged out over the 5 year calculation period. Therefore:

$$1.507 \times \text{£}23,770.00 \text{ (mitigation rate)} = \text{£}35,821.00$$

Community Halls and Sport and Recreation

Existing provision which serves the settlement of Insch is currently considered adequate to serve the additional requirements of the anticipated residents as a result of this development with no known plans for expansion or enhancement, therefore, in this instance, no contribution is considered likely.

Healthcare

Infrastructure requirements have been calculated with NHS Grampian on the basis of national health standards and by estimating the likely number of new patients generated by each proposed development. Contributions are calculated using nationally recognised space standards and build costs, based upon the population requirements for GP & CMS facilities. All development in the settlement will require to contribute to the extension of Insch Medical Practice.

Based on a current figure of £1,340.00 per standard house unit equivalent, this would equate to a contribution of £67,000.00.

Waste and Recycling

The Local Development Plan identifies all development will be required to contribute towards a Household Waste and Recycling Centre in the Insch area.

Contributions are calculated on the basis of £109.00 per standard house unit, therefore;

$$\text{Contribution} = 50 \times \text{£}109.00 = \text{£}5,450.00$$

Transportation Measures

Transportation will advise on any transport issues.

APPENDIX 9

ABERDEENSHIRE DESIGN AWARDS 2014



Aberdeenshire Council

DESIGN AWARDS 2014

Thursday 4 September 2014

The Library

Haddo House

Methlick

ABERDEENSHIRE DESIGN AWARDS 2014



I am delighted, as Provost of Aberdeenshire Council, to thank you all for attending our ninth Design Awards ceremony. I hope that you will have seen the principles of good design to which the Council is committed, whether in new buildings, landscape projects or in the conservation of our built heritage and that they continue to be applied rigorously but sensitively, respecting historical settings and local aspirations.

This Awards Scheme is intended to encourage the application of those design principles that are currently enshrined in the policies of the Council. In recognising and honouring the buildings and projects that you have seen tonight, we celebrate the work of a wide range of professionals and craftsmen, from architects to woodcarvers, landscape designers to metalsmiths, and engineers to joiners.

Thank you for your support.

Provost

The Judging Panel consisted of four judges:

- Councillor _____, Chair of Infrastructure Services Committee
- Councillor _____, Vice Chair of Infrastructure Services Committee
- _____, Director of Infrastructure Services
- _____, the Aberdeen Society of Architects

and four specialist advisors:

- _____, Scott Sutherland School of Architecture
- _____, Scottish Natural Heritage
- _____, Historic Scotland
- _____, Gray's School of Art

Introduction



The Aberdeenshire Design Awards are a bi-annual event that assesses projects, chiefly architectural, located within Aberdeenshire. A project must be of a high standard to be considered for a design award. It must show exceptional merit and be of a quality that justifies more than local attention.

There are three tiers of design award: commended; highly commended; and the top award of distinction. The schemes proposed for an award have been judged on their relationship with the landscape and the setting of neighbouring developments. Disabled access is considered an integral design issue and the contribution that a project makes to the sense of place is applied to all.

The awards are given under the following categories:

Landscape Design – This category is given to landscape or biodiversity enhancement, habitat network, regeneration and green infrastructure projects which demonstrate high standards of aesthetic value and environmental quality.

Business – This category includes new build, extension or conversion of buildings for retail, industrial, office or other non-residential use.

Public Art – Includes artworks within the fabric of a building, including lighting features, floorscapes or boundary features, free-standing sculptures and temporary installations. Emphasis is placed on the quality of material and the impact on the surrounding environment.

Sustainability – Includes contemporary designs which demonstrate energy conservation within their design and construction, with minimal impact on the environment.

Craftsmanship – This category focuses on the standard of craftsmanship in the execution of development.

Conservation – This includes alteration, extension or conversion of old or vernacular buildings, as well as new buildings which have been designed to fit into a Conservation Area or to be closely associated with an important listed building.

Housing – This category includes single houses, house extensions, house conversions or innovative methods of layout of new housing development.



Housing

Drumrossie, Inch

A well planned and executed development with references to the north east vernacular in design, layout and treatment.

This project has been awarded a **Commended**

Client: Scotia Homes Limited

Architect: Michael Gilmour Associates, [REDACTED]



ABERDEENSHIRE DESIGN AWARDS 2014



The Planning Policy and Environment staff would like to take this opportunity to thank all those involved with the 2014 Aberdeenshire Design Awards, including all those who submitted applications, the judging panel, and all staff and contractors involved in the organisation of the judging process and the awards ceremony.

We would like to remind all interested parties that the next round of the Aberdeenshire Design Awards will take place in 2016 as follows:

- Nomination forms available – 12 October 2015
- Closing date for nominations – 19 February 2016
- First phase of the judging process – 22 April 2016
- Site visits – 14 & 15 July 2016
- Awards ceremony – 1 September 2016

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