

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](https://twitter.com/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:	Michael
Surname:	Lorimer
Date:	20/07/20
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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

Are you responding on behalf of another person? Yes No

If yes who are you representing? **Cabardunn Development Co. Ltd and Dunecht Estates**

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 7d – Settlement Statement – Garioch (Echt pages 543 – 544) should be modified to include Bid Site GR093, Land at South East of Echt (South of B9119) as a 'Future' Housing Opportunity 'FOP' site for up to 42 homes. The Settlement Statement Map should be updated to identify the future allocation.

Proposed Plan Appendix 6 – Housing Land Allocations, should be modified to identify future housing allocations to be delivered subject to an interim review of the LDP. Associated Table 2: Housing Allocations in the Aberdeen Housing Market Area should be updated to include a future allocation of 42 Homes at Echt.

Reason for change:

On behalf of Cabardunn Development Company Limited and [REDACTED], [REDACTED] (Dunecht Estates) objection is taken to the failure of the Proposed Aberdeenshire Local Development Plan (LDP) to identify Site Reference GR093, South East of Echt, South of B9119, Echt as a residential allocation. This representation requires to be considered in the context of the Development Bid (Appendix 1) submitted at the pre-MIR stage and also the representation submitted to the MIR (Appendix 2). It should also be considered in conjunction with the Development Bid and representations submitted in respect of Site GR092, North of Forbes Park, Echt, which is allocated as OP1 for 25 homes within the Proposed LDP.

The Proposed Plan incorporates a slight deviation from what was identified as an 'Officers Preference' for the growth of the settlement at Main Issues Report (MIR) stage. In addition to Site: GR093 which lies to the south east of the village, a further site has been promoted by Cabardunn Development Company Limited and Dunecht Estates to the north east of Echt, Site Reference: GR092. The MIR highlighted that "**there is little to separate the merits of the bid proposals in Echt**", however Officers initially identified site GR093, the site subject of this representation, as their preference to be allocated for 42 homes within the next LDP. Site GR092 for 25 homes was not preferred at MIR stage, however was identified as a Future Opportunity 'FOP' Site.

The published Schedule 4 'Issues and Actions Papers' contain Officers' responses to the MIR public consultation and provide background and further justification for the adjustments made to the allocations at Echt. A number of representations were made to both sites, both in support and objection. Having considered comments from respondents, including Echt and Skene Community Council, it was recommended that Bid site GR092 be taken forward within the next Plan as opposed to GR093. The justification provided by Officers outlined that this approach would avoid overdevelopment and ensure an opportunity to consolidate recent growth. These recommendations were supported at Garioch Area Committee, Infrastructure Services Committee and subsequently approved at Full Council on 5th March 2020. A separate response to the Proposed Plan consultation has been prepared by Cabardunn Development Company and Dunecht Estates in support of Site: GR092 being identified as an Opportunity site.

Both GR092 and GR093 sites are owned by Dunecht Estates and are under option to Cabardunn Development Company Limited. Whilst they fully support the proposed allocation of GR092 to the north east, the development potential of GR093 for 42 homes to the south east of the village was clearly recognised at MIR stage through its identification as an Officers' Preference. Accordingly, it is the position of Cabardunn and Dunecht Estates that Site GR093 should be reserved for future development in the second period of the Plan, following its mid-term review.

Future Opportunity ('FOP') sites had been identified at MIR stage, clearly setting out where Officers determined to be the future growth direction of settlements. This was generally welcomed by the development industry, a position that was shared by Cabardunn and Dunecht Estates. A draft version of the Proposed Plan, published at MIR stage contained settlement maps which identified the future opportunity sites as 'FOP' sites. These were described within the Draft Glossary as, ***“Future opportunity site “FOP”: Land identified as a possible future development land allocation. Land subject to this designation are not available for immediate development and will be reassessed at such time as the Local Development Plan is reviewed”.***

In the intervening period between publishing the MIR and approval of the proposed Plan for consultation, Officers have chosen to remove the sites which had been identified for future growth/strategic reserve. Within the published MIR Issues and Actions Paper, under Issue 8 – Shaping Homes and Housing, Officers highlight that they envisaged strategic reserve housing sites would be afforded a 'protected' status, safeguarded for residential use, but with a clear distinction that they could not be brought forward before an interim review of the LDP. This would have generally accorded with Paragraph 4.15 of the Proposed Strategic Development Plan, which also allows for the identification of Strategic Reserve housing land. Officers however argue that this is not mandatory and there is a 'fear' that Strategic Reserve sites could be *“drawn down prematurely”*.

Cabardunn and Dunecht Estates object in principle to the removal of the Strategic Reserve / FOP sites and argue that this introduces a degree of ambiguity to the Proposed Plan, both for the development industry and local communities as to the future growth direction for settlements. Identification of the longer term growth strategy for settlements is deemed to be even more crucial as the next LDP will be adopted for a period of 10 years, as opposed to the previous 5 year period subject to the extant and former plans. Ensuring a 5 year land supply at all times could therefore prove more difficult within a 10 year cycle, particularly in the latter stages of the lifetime of the Plan. FOP sites would provide the local authority the flexibility to review the delivery of allocations and overall housing land supply position, with the option to draw down on strategic reserve sites following an interim review of the Plan, should there be an undersupply identified. Fears that sites could be drawn down early are overstated, when in reality, any application lodged prematurely would be contrary to the Plan. Accordingly, it is argued that this approach should be carried forward into the adopted LDP and site GR093 identified as a FOP site for the longer term growth of Echt, delivery of which would be subject to an interim review of the Plan.

Furthermore, Echt Primary School has capacity for up to 47 pupils and the most up-to-date 2019 based school roll forecasts (Appendix 3) highlight that the school will be operating above capacity from 2021 and beyond. The settlement statement identifies that developer obligations may be required to contribute towards education provision. The allocation of our client's site (GR092) to the north east of the village as OP1 will ensure those obligations can be secured to alleviate any capacity issues. In order to ensure that the maximum benefit from those obligations is secured, it is maintained that Site GR093 be identified as

a FOP allocation to ensure the long term future of the school through continued incremental growth.

Officers' assessment of the site at MIR stage acknowledged that it immediately abuts the settlement boundary and lies in close proximity to a broad range of services available within the village, including the primary school. The site is bound to the north by the B9119 and beyond this lies recent housing, allocated and built out through previous and extant LDP allocations, thereby demonstrating the evident popularity of the settlement for housing and continued demand for growth. As identified within the indicative Masterplan submitted in support of the Development Bid (Appendix 1), the boundaries of the site would not extend the settlement boundary any further eastwards than that defined by the built up area to the north of the B9119. Effectively, it would allow for the future consolidation of the settlement, further strengthened by the provision of appropriate strategic landscaping, that would act as a defensible boundary and restrict any further eastward expansion.

In summary, the site is deliverable, free from constraints and would ensure the longer term growth aspirations of the settlement, as well as the future sustainability of the broad range of existing services and amenities within the village, including a local shop and post office, primary school, church and restaurant. The site would form a natural south easterly expansion and consolidate the existing boundaries of the settlement. The development potential of the site for the delivery of 42 homes was recognised by Officers at MIR stage, albeit it has since been substituted in favour of GR092 (25 homes) to the north east of the village. Whilst, Cabardunn Development Company and Dunecht Estates welcome the inclusion of site GR092 (subject of separate representation), it is requested that the identification of strategic reserve sites for future growth are reintroduced into the next LDP and site GR093 be identified as a Future Opportunity 'FOP' site, capable of delivering up to 42 homes following an interim review of the LDP.

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:

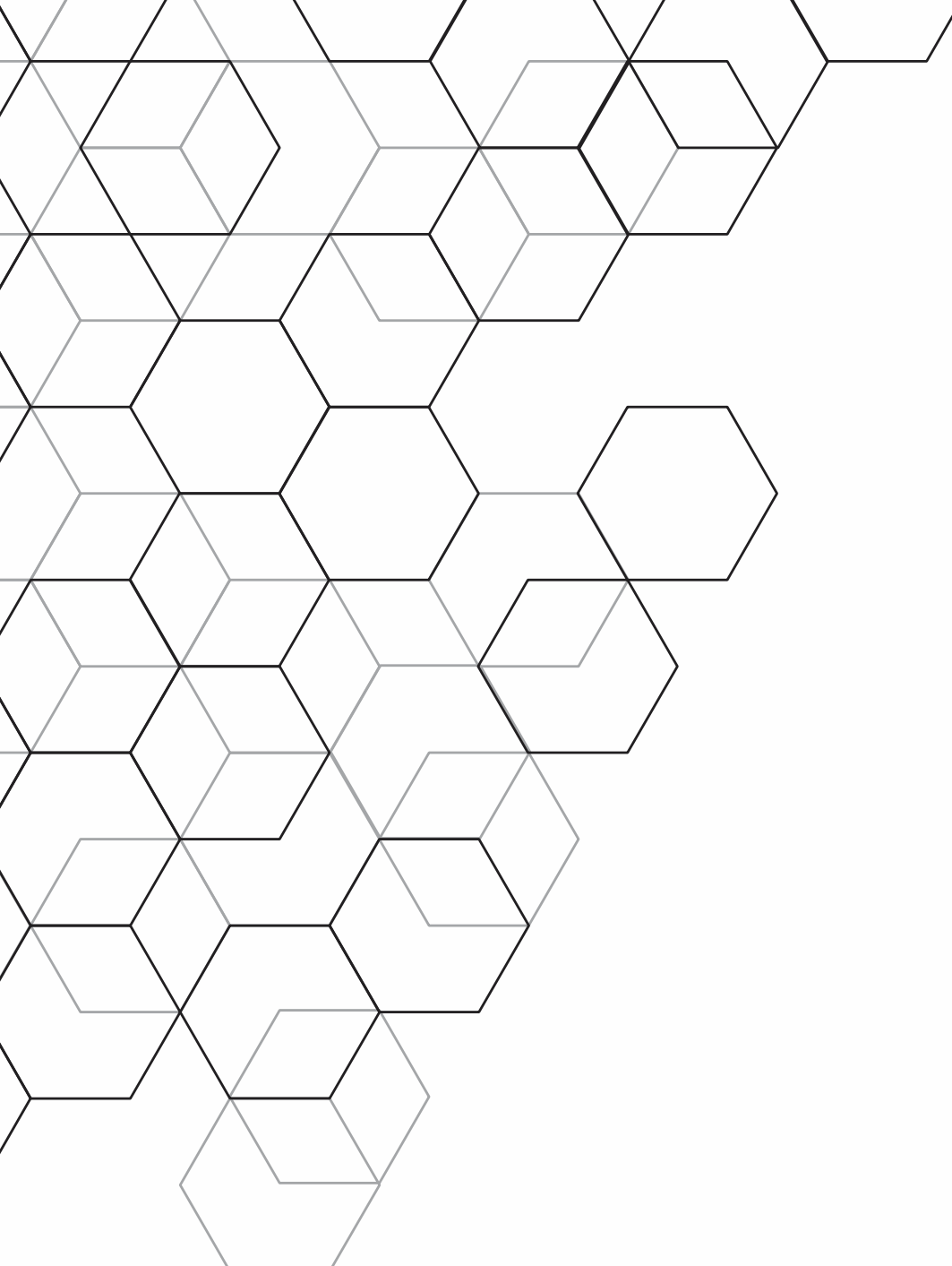
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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

Local Development Plan 2021

Call for Sites Response Form



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

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

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

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

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

All forms must be submitted by 31 March 2018.

1. Your Details

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

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

Name	[REDACTED]
Organisation (if applicable)	Cabardunn Development Company Limited
Address	c/o Dunecht Estates, [REDACTED], [REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

3. Other Owners

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

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

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	South East Echt, Echt.
Site address	Land to the south east of Echt, adjacent to the B9119.
OS grid reference (if available)	NJ 742 057
Site area/size	1.76 hectares
Current land use	Agricultural
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	[REDACTED] (Dunecht Estates).
Is the site under option to a developer?	Yes The land is under option to Cabardunn Dev Company Ltd.
Is the site being marketed?	No It is already under option.

6. Legal Issues

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

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	The site has not been the subject of any pre-application discussions. The intention is to promote it through the appropriate Local Development Plan process.
Previous planning applications	There have been no previous planning applications on the site. However, it was promoted through the 2012 Local Development Plan along with land to the north.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	2012 LDP Bid Reference No. G53. Please see details at Q19.
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		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	28
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: • Semi-detached: Details at Q19 • Flats: • Terrace: • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: Details at Q19 • 3 bedroom homes: • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private and Affordable Housing
Affordable housing proportion	25% or such other proportion as agreed in accordance with Planning Policy requirements at the time of development.	
Employment	Business and offices	N/A
	General industrial	N/A
	Storage and distribution	N/A
	Do you have a specific occupier for the site?	N/A
Other	Proposed use (please specify) and floor space	N/A
	Do you have a specific occupier for the site?	N/A
Is the area of each proposed use noted in the OS site plan?		N/A

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Funding is available to allow development of the site following allocation and grant of the necessary consents.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	If yes, please give details and indicate how you might overcome them: N/A	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	No
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
Local Nature Reserve	No	
If yes, please give details of how you plan to mitigate the impact of the proposed development: N/A		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	✓
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	✓
	Native tree planting	✓
	Drystone wall	✓
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	✓
	Wildflowers in verges	✓
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	
If yes, please provide details: Please see details at Q19.		

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	Yes	
	If yes, please give details: Development of this site will 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	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development: N/A.	

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 SNH (1998) South and Central Aberdeenshire landscape character assessment 	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.

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

13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at 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?	No If yes, please give details of outcome: N/A	
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/	Capacity will be available at 2022. Please see details at Q19.	
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome: N/A	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	N/A	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No If yes, please give details of outcome: N/A	
Public transport	Please provide details of how the site is or could be served by public transport: Available on B9119. Please see details at Q19.	

Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Development would connect with existing paths and open space. Please see details at Q19.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: The village is not served by mains gas. If yes, please give details of outcome(s): N/A.
	Electricity: No If yes, please give details of outcome(s): Network connection available.
	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: No If yes, please give details of outcome(s): Network connection available.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: Utilities are available adjacent to the site and there is no constraint to development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes Please specify: Landscaped open space will be provided and will link with play areas and public open space within the existing village and in particular the adjacent public park. Please see further details at Q19.
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	Yes Please specify: Open space provision, and the nature of that provision, will be in accordance with the standards set by Aberdeenshire Council. Please see further details at Q19.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities	Not applicable Please specify: The development will increase the range of open space available within the village. The Audit notes that there are no

-and-events/parks-and-open-spaces/open-space-strategy-audit/	obvious deficiencies within the village. Please see further details at Q19.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Yes If yes, please specify: Existing top soil and sub soils will be re-used as appropriate within the site.
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No If yes, please provide details: NA

15. Other potential constraints

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

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
‘Protected’ open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No.
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development: N/A	

16. Proximity to facilities

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

17. Community engagement

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

18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
---	---

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

Cabardunn Development Company Limited, having taken an option on the land, and the landowners are confident that there is residual value following development of the site and the provision of the necessary infrastructure.

19. Other information

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

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

Introduction

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

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

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

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

Q4. Site Details

The land proposed for development lies to the south east of Echt adjacent to the recreation ground. Extending to approximately 1.76 hectares or thereby, it comprises a field parcel currently used for grazing purposes.

The site immediately abuts the settlement boundary of Echt and is bound to the north by the B9119 and beyond this a recent housing development allocated through the 2006 Aberdeenshire Local Plan. To the south and east it is bound by agricultural land and to the west by the recreation ground, which includes play areas and a football pitch. North Kirkton Cottage, a residential property lies to the north east corner of the site. Beyond this is the detention basin associated with the sustainable urban drainage system for the recent developments north of the B9119.

A drainage ditch lies along the eastern and southern boundaries of the site. In topographic terms the site is relatively flat, but the land rises beyond the site to the south west. Access to the site would be from the B9119.

The full extent of the site is highlighted on the Ordnance Survey map attached at Appendix 1. An indicative layout, attached at Appendix 2, provides further detail.

Q5. Ownership/Market Interest

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

Cont./

Q6. Legal Issues

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

Q7. Planning History

The Aberdeenshire Local Plan 2006 identified the land immediately to the north of the B9119, for the development of 25 houses in the period 2006-2010. That Plan also identified further land to the north of the B9119 as having potential for future housing development. Part of that land was subsequently allocated for the development of a further 25 houses through the 2012 Local Development Plan. A Bid has been submitted in response to the current call for sites for the balance of that land to be developed through the 2021 Local Development Plan.

A Development Bid was submitted for this site, as well as the land to the north, through the 2012 LDP process. The Bid sought the allocation of the site for around 35 houses. The Main Issues Report (MIR) allocated the site Reference G53 and considered it technically feasible for development. However, Officers preference was to allocate the land to the north of the B9119 which, at the time, they considered a more cohesive development.

As the land to the north was also being promoted by Cabardunn Development Company Limited and Dunecht Estates, no representations were submitted in respect of this site at either the MIR or proposed Plan stages. Instead, the promoters focused on securing the land to the north of the B9119 for residential development.

Q8. Proposed Use

The site is proposed for residential development comprising mainstream and affordable housing. The accompanying indicative layout highlights the site capable of accommodating around 28 houses with associated public open space and landscaping. It is anticipated that 25% will be provided as affordable housing in accordance with Planning Policy.

The development will comprise a mix of detached, semi-detached and terraced properties ranging from 2 to 4 bedrooms and will reflect the character of the residential developments to the north of the B9119. 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

Given the availability of infrastructure and experience of recent developments in Echt, it is anticipated that development could commence in the first 5 year period of the LDP and be built out in that first 5 year period. Recognising that a Bid has been submitted for the land to the north, abutting the recent residential developments, should that site be preferred for development in the short term this site could be allocated for development in the second 5 year Plan period.

Q10. Natural Heritage

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

The site is presently in agricultural use having most recently been used for grazing purposes. Other than along the field boundaries to the east and south there is little to encourage habitat bio-diversity. The proposed development creates an opportunity to redress this and to improve the habitats and link them to the detention basin to the north east of the site which deals with surface water run-off from the developments to the north.

Cont./

Landscaping along the eastern and southern boundaries would further enhance bio-diversity and also provide a clear boundary to the settlement and act as a visual screen to traffic approaching from the east. Being immediately adjacent to the recreation park the site benefits from significant areas of open space immediately adjacent whilst adding to that through open space provision as part of the development proposals. The indicative layout demonstrates the means by which this can be achieved.

Q11. Historic Environment

There are no Listed buildings or Scheduled Monuments within the site.

A number of buildings within the historical village core are Listed. However, intervening development, ensures that the development of the proposal site will have no adverse impact on the setting of those buildings.

Q12. Landscape Impact

The site is relatively flat in topographic terms and its development would only have localised impacts. These would be mitigated by landscape planting along the eastern and southern boundaries, which would contain the development. Development would not extend beyond the defined settlement boundary to the north of the B9119 and would effectively round off the settlement at that location.

There are extensive areas of public open space adjoining the site and the landscaping provided as part of the proposed development will link with that to provide additional open space for the benefit of existing residents of the village and future residents of the proposed development. Sustainable urban drainage facilities provided to the south east of the site to deal with surface water arising from the development will further add to the open space provision and further enhance the bio-diversity of the area.

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

Q13. Flood Risk

SEPA's indicative River and Coastal Flood Map indicates that the site is free of any flood risk.

Q14. Infrastructure

Adequate water supplies are available to serve the proposed development. The existing waste water treatment plant to the south east of the village has been upgraded to accommodate the recent residential developments to the north of the B9119 and is understood to have sufficient capacity to accommodate the scale of development proposed.

The development will make provision for sustainable urban drainage systems. Consideration will also be given to the use of rain gardens depending upon the layout and orientation of gardens, as well as ground conditions.

Echt Primary School has capacity for up to 47 pupils. The 2017 school roll forecasts indicates it has a present roll of 31 pupils. The forecasts show this to increase gradually to 42 pupils by 2022. This increase is likely to be as a consequence of the recent residential developments to the north. As pupils from those developments progress through the school the roll is likely to fall, thereby ensuring there is sufficient capacity to accommodate the development post-2022. Secondary education is provided at Alford Academy, which is shown to be slightly over capacity at 2022. Any constraints in primary or secondary education can be addressed by developer contributions.

Cont./

Vehicular access to the site can be taken from the B9119 adjacent to the parking area for the Recreation Ground. This would enable the rationalisation of access points on the B9119 frontage with a dedicated access provided to the existing cottage to the west and the access to the Recreation Ground car park taken from the access to the proposed development. This would be a significant improvement on the current arrangement which can see vehicles reversing from the existing road frontage parking area directly onto the B9119.

The junction to the proposed development would be positioned such to allow sufficient spacing between it and the junction serving the residential developments to the north of the B9119. Dunecht Estates control the entire site frontage and also the land to the east of Kirkton Cottage should alternative arrangements be required.

Public transport is available on the B9119 providing linkages to Aberdeen and the surrounding area. The nearest bus stop is approximately 100m from the boundary of the site.

No mains gas services are available within the village. Electricity and broadband connections are available and it is understood that adequate capacity is available to provide connections. Whilst it is not the intention to install site-wide renewable energy, appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation to individual properties.

Aberdeenshire Council's Open Space Audit notes that there are no obvious deficiencies within the village. Echt Recreation Park immediately abuts the site to the west, thereby ensuring future residents have easy access to open space provision as well as that provided within the site itself.

Q15. Other Potential Constraints

There are no other potential constraints to the development of the site. The adjoining recreation park is used to accommodate the Echt Show, held annually. The proposal site is used for car parking. However, Dunecht Estates own all of the immediately adjoining land and are able to provide replacement parking facilities.

Q16. Proximity to Facilities

Echt enjoys a range of facilities and services as acknowledged previously by Aberdeenshire Council. It currently benefits from a primary school, shop, village hall, church, restaurant, and public house. It is also well served by regular public transport services to Aberdeen and Alford along the B9119.

The village is also well served by open space provision and a footpath network. Development of the site will enable the provision of additional areas of public open space and connectivity to the circular core path network serving the village.

Q17. Community Engagement

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

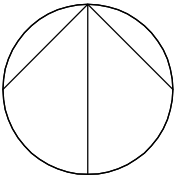
Should the site be preferred for development through the Main Issues Report, Cabardunn would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation Event. This would be held in the village hall and take the form of an exhibition of the indicative proposals.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

Please tick to confirm your agreement to the following statement:

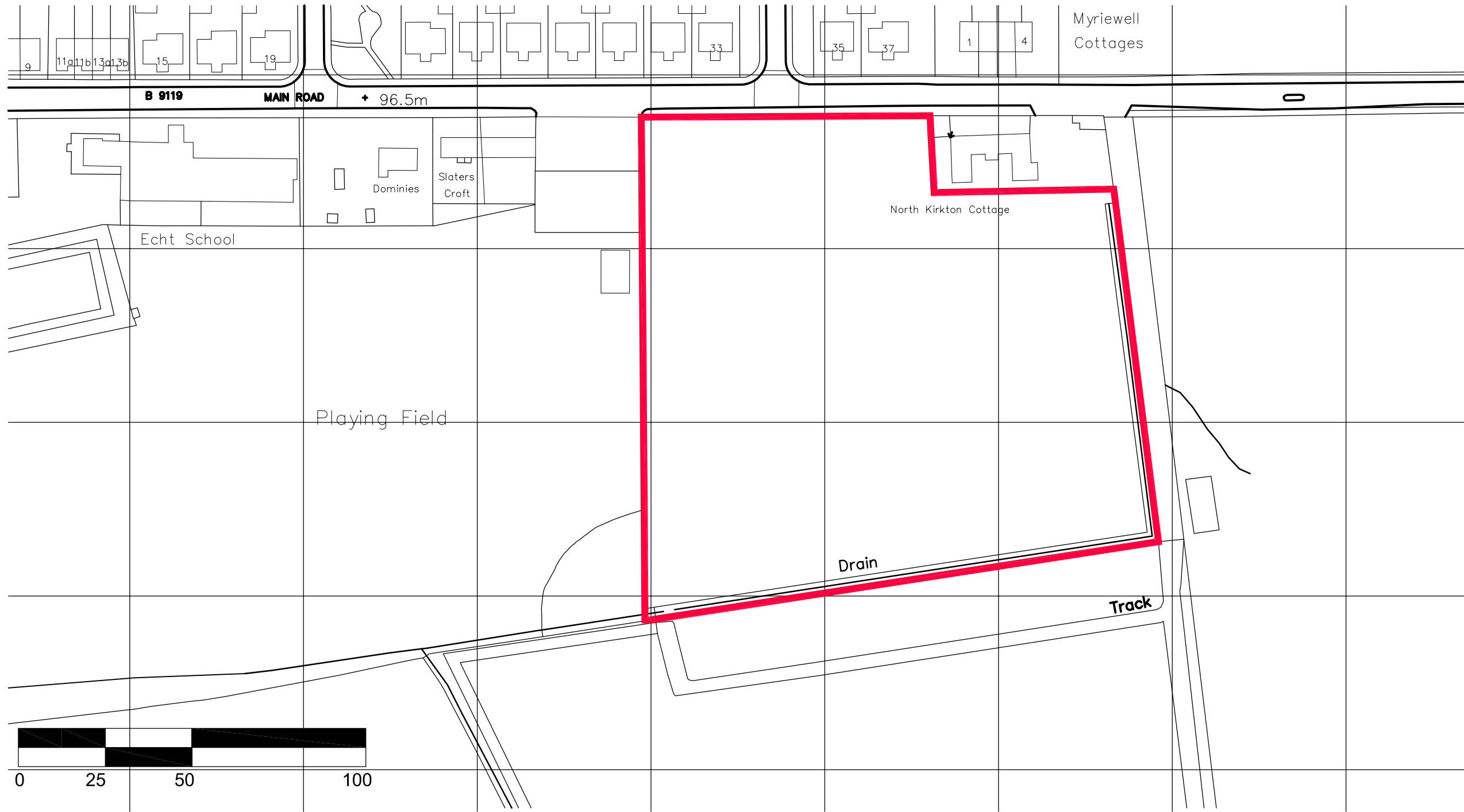


By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed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

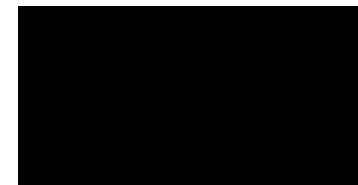
Appendix 1



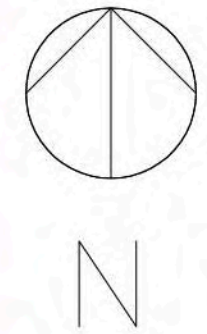
N



EXISTING SITE LAYOUT - ECHT

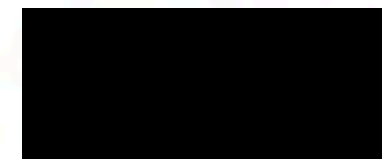


Appendix 2



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

INDICATIVE SITE LAYOUT - ECHT



APPENDIX 2

MIR Representation

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019

Main Issues Report Response Form

Important Information: Please Read

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

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

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

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

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

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

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 on behalf of Cabardunn Development Company Limited and Dunecht Estates in relation to Site Ref; GR093, South East of Echt, South of B9119, Echt.

This representation, relative to the above, is submitted on behalf of Cabardunn Development Company Limited in conjunction with the owners of the site, [REDACTED] (Dunecht Estates). It welcomes the fact that the site has been preferred by Officers for development in the first Plan period. The promoters further welcome the fact that the capacity of the site has been increased from 28 to 42 homes and undertake to work with the Council to deliver a development in keeping with the character of the existing village.

Echt has proved a popular and attractive location for residential development as a consequence of its primary school and the wide range of services and facilities it offers, including a shop, village hall, church, restaurant/pub and extensive recreation grounds. It 'punches above its weight' in this regard and the village also enjoys a pleasant rural environment yet is within commuting distance of Westhill, Aberdeen, and Banchory, and benefits from public transport between those centres. Its attractiveness is confirmed by the fact that the sites identified through the 2006 Aberdeenshire Local Plan and the 2012 Aberdeenshire Local Development Plan have been fully built out. As such, there is a compelling case for the continued growth of the village.

Echt Primary School has capacity for up to 47 pupils and the most recent (2018 based) school roll forecasts indicate that this will be exceeded post 2020 and will continue to grow through to 2023. It will begin to fall once pupils from the recent developments progress through the school thereby enabling the early allocation of this site with construction work commencing as the school roll falls.

Should it be necessary the school could be extended, through developer contributions, to accommodate additional pupils. Whilst the school grounds are limited in size, the school backs onto Echt Recreation Ground. This would enable the extension of the school within the existing grounds and the use of part of the recreation ground as a play area for the school. This approach has been utilised successfully elsewhere in Aberdeenshire.

The MIR assessment of the site notes that it is situated adjacent to the settlement boundary and sits in close proximity to a range of services available within the village, including the primary school. Not only does the site immediately abut the settlement boundary of Echt, it is bound to the north by the B9119 and beyond this the housing allocated through the 2006 Aberdeenshire Local Plan and, importantly, does not extend the settlement boundary any further eastwards than that defined by the built up area to the north of the B9119. In effect, it would 'round off' the settlement and, with appropriate strategic landscaping, would provide a defensible boundary restricting any further eastward expansion.

The issue of car parking, or lack of it, in the centre of the village is highlighted in the Settlement Statement as a concern to the local community. This arises as a consequence of indiscriminate parking around the crossroads in proximity to the range of facilities and services in the centre of the village. The MIR assessment of the site suggests that it may be capable of delivering a car park to meet the communities'

aspiration. Whilst Cabardunn Development Company Limited and Dunecht Estates are prepared to work with the Council towards identifying a solution to this issue, accommodating car parking on the site to serve the centre of the village is unlikely to resolve the problem.

As intimated in the Development Bid, there is already car parking associated with the recreation ground. Unfortunately, given its perceived distance from the village centre it is not favoured by those using the facilities and services in the centre of the village. This is unlikely to change with the provision of a more formal car park associated with the proposed development and there will remain pressure on the village centre. It would be preferable to identify a site closer to the village centre in an effort to address this issue.

Notwithstanding, the Development Bid and indicative Masterplan recognised the scope for the rationalisation of access points in the vicinity of the site on the B9119 frontage with a dedicated access provided to the existing cottage to the west and access to the recreation ground car park taken from the access to the proposed development. This would allow for the provision of some additional parking and would be a significant improvement on the current arrangement, which can see vehicles reversing from the existing road frontage parking area directly on to the B9119.

As highlighted in the Development Bid, there is also the issue of temporary car parking associated with the Echt Show. This is an important event for the village and the wider community. The show utilises the recreation ground with car parking provided on the bid site. Dunecht Estates own all of the immediately adjoining land and are able to provide replacement parking facilities to compensate for any loss as a consequence of this site being developed.

In summary, Cabardunn Development Company Limited and Dunecht Estates very much welcome the fact that the development potential of the site has been recognised and also the fact it is preferred for development in the first Plan period. This would continue to support the wide range of services and facilities, including the primary school, that the village currently benefits from. The boundaries of the settlement would remain tightly defined and landscaping associated with the development, particularly along its eastern boundary, would soften the impact of development on the approach to Echt and form a defensible boundary restricting any further eastward expansion.

On the basis of all of the above it is respectfully requested that the site be allocated through the proposed LDP 2021 for the development of 42 homes in the first Plan period.

APPENDIX 3
2019 School Roll Forecasts Extract

Appendix 1 - 2019 Based School Roll Forecast

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