

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN

PUBLIC COMMENT

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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:
 - Consent; or
 - Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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 refer to Aberdeenshire Council's Privacy Notice at the start of this form for details of your rights under the Data Protection Act.

Your Details

Date: **31/07/2020**

Name:	Halliday Fraser Munro
Telephone Number:	[REDACTED]
Email address:	[REDACTED]
Postal Address:	[REDACTED]
Postcode:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes

Are you responding on behalf of another person? Yes

If yes who are you representing? [REDACTED]

Would you like to subscribe to the Aberdeenshire LDP eNewsletter: Yes

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



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Your Comments (no more than 2000 words)

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 7C – Formartine Settlement Statements

Modification Sought: *Allocation of site FR088 for residential development up to 10 units.*

Appendix 6 - Housing Land Allocations

Modification Sought: *Increase the number of housing allocations.*

Reason for change:

PLEASE SEE SUPPORTING STATEMENT

Attached document:

PLDP response report



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**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN
RESPONSE TO PROPOSED LOCAL DEVELOPMENT PLAN
LAND AT PARCOCK QUARRY, OLD MELDRUM**

FR088

JULY 2020

On behalf of





HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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1. Introduction

1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Town Planning Consultants, on behalf of [REDACTED]. It is written in response to the Aberdeenshire Proposed Local Development Plan 2020 (PLDP).

1.2. At the 'Call for Sites' stage in March 2018 a development bid [PC1 Bid Document] was submitted for the land at Parcock Quarry, Oldmeldrum:

- FR088 – Residential allocation for circa ten homes

Council officers did not identify the site as a preferred site in the Main Issues Report (MIR) despite local support, including full support from the Meldrum Bourtie and Daviot Community Council.

1.3. This response objects to the failure to allocate site FR088 Parcock Quarry in Oldmeldrum.

Modification Sought: *Allocate site FR088 for residential development of up to ten houses.*

Reasons for Change: *Site FR088 is a brownfield site which could deliver up to ten bungalow style houses, it has the full support of the Community Council, would have minimal landscape impact and has no constraints. The site has an existing industrial standard access, pedestrian crossing and service ducts, it is therefore readily deliverable and could provide limited housing development to support the existing community at Oldmeldrum.*

2. Proposal Summary

2.1. Site FR088 is located on the north western edge of Oldmeldrum. It is a former quarry last worked as such in the 1980s.

2.2. The 1.4ha site lends itself to accommodating detached, single storey bungalow style houses as shown on the indicative site layout (Figure 1). Development here would have minimal landscape impact (Figure 2), making use of the rising landform to the north east as a backdrop. Housing on the site would benefit from a ridgeline parallel to the B9170 road and the backdrop of the former quarry walls and the rising landform to the north ensures the proposed housing does not break the skyline resulting in minimal landscape impact from any development. Housing here would benefit from views to the south and east and natural light.



Figure 2 – Indicative Layout with Contours Demonstrating Minimal Landscape Impact

- 2.3. Through the 2012 Local Development Plan preparation process the site was considered a suitable development allocation for small-scale housing development by the local community, area Councillors and Council Planning Officers but was ultimately not allocated in the LDP. The site was included at Proposed Plan stage but was ultimately not included as an allocated site. The site still has the support of the Meldrum, Bourtie and Daviot Community Council.
- 2.4. The site is surrounded on all sides by formal core paths linking the site to Oldmeldrum ensuring excellent pedestrian access to the town and a well-connected residential development (see Figure 3).

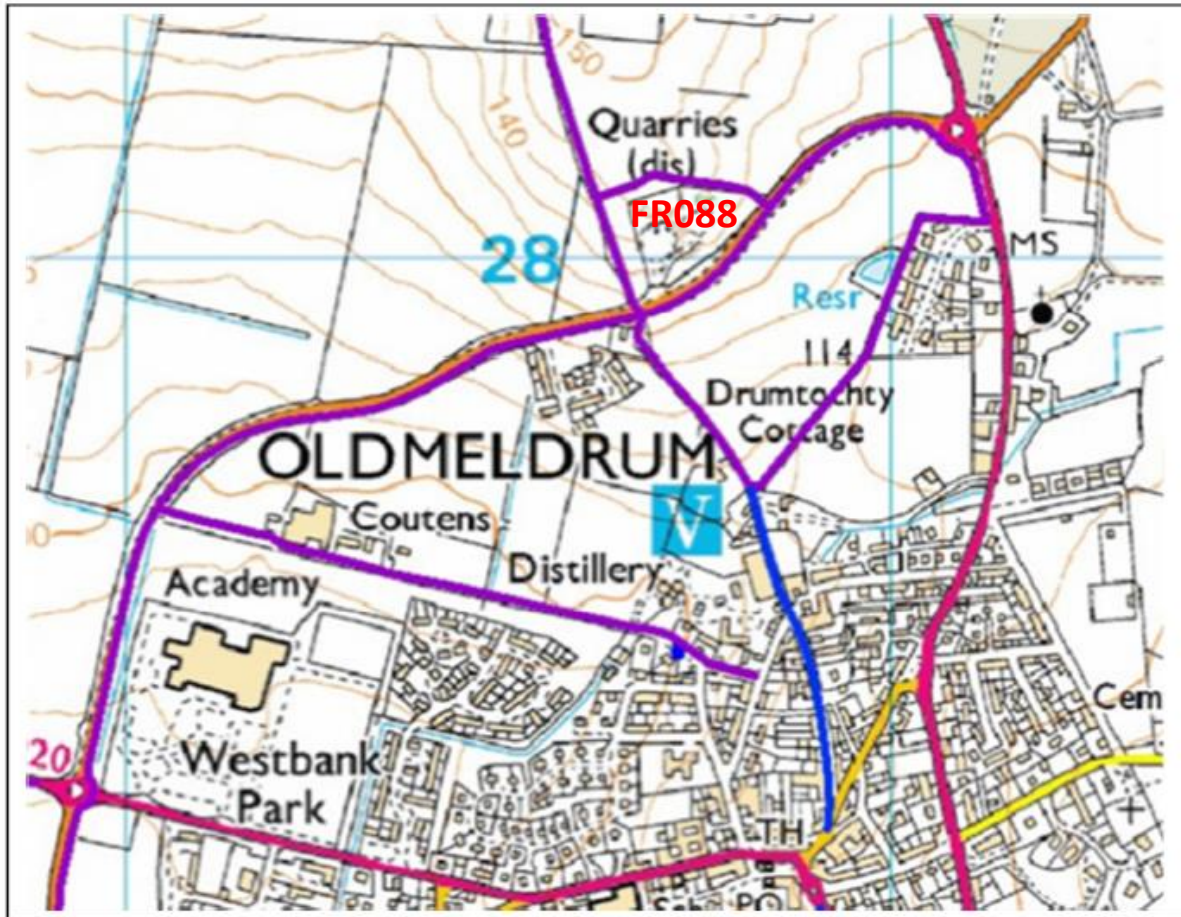


Figure 3 - Extract from Aberdeenshire Council Core Paths Plan – Core Path Shown in Purple

- 2.5. The desirable location of the site would result in a successful small-scale housing development within a well defined and contained site that is related to the town centre and services in Oldmeldrum.
- 2.6. The site benefits from existing service ducts under the B9170, an existing pedestrian crossing point and industrial standard vehicular access. Aberdeenshire Council Roads department has confirmed these are all of the required standard [PC2 Email Correspondence with Roads Department].
- 2.7. The Community Action Plan [PC3 Extract Community Council Community Action Plan] produced by the Community Council identified a demand and local need for bungalow style housing (p.11 & p.13) as proposed to be delivered at site FR088. The Community Action Plan was informed by the Community Councils Future Vision Survey which was intended to inform future developments and improvements in and around Oldmeldrum, however one of its findings – the demand for bungalow style housing – has not been addressed to its full potential in the PLDP. Allocating site FR088 would go some way in meeting the want and demand for bungalows in the town.



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- 2.8. The site is deliverable, unconstrained and has the support of the Community Council who want to see the site delivered as it will provide bungalow style houses which there is great demand for in Oldmeldrum as confirmed by the Community Action Plan. There is clear evidence to show that the community want to see more bungalows built in Oldmeldrum and FR088 is the only site that is proposing to deliver a development of 100% bungalows meeting the wants of the community. The site owner has attended a number of meetings of the local Community Council and as such the development proposals have been developed with their input, including the decision to provide a development of 100 per cent bungalows.
- 2.9. Scottish Planning Policy sets out that “*Planning should direct development to the right place*” with Paragraph 40 stating “*this requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area*”. This is guided by a set of principles one which refers to brownfield land “*considering the re-use or re-development of brownfield land before new development takes place on greenfield sites*” (p.13). As a redundant brownfield site FR088 is ideally placed to accommodate new development in line with the recommendations in Scottish Planning Policy.

3. MIR Site Assessment

- 3.1. Site FR088 was assessed by Officers in the Main Issues Report (MIR) as “*potentially contaminated due to its previous use as a quarry but **otherwise unconstrained***”. Officers considered “*the previous use of the site and its setting outwith the logical boundary of the village makes it an undesirable location*” but acknowledged that “*the site **benefits from existing access and transportation links***”, however despite that they claimed the site “*is inaccessible to the range and local services available in Oldmeldrum*”. The Officers assessment also suggested “*woodland on the site has biodiversity value*”. We do not consider this to be a wholly accurate assessment of the site, namely as there is no woodland on the site, the sites previous use does not result in contamination and the site is highly accessible to the range of facilities and services in Oldmeldrum, which is acknowledged by Officers when they report “*the site benefits from existing access and transportation links*”. Each of these are assessed in turn below.
- 3.2. The positive assessment of the site being unconstrained and benefiting from existing access and transportation was welcomed.
- 3.3. We do not consider the site being outwith the settlement boundary as adequate justification for not allocating it. This can be easily rectified by redrawing the settlement boundary to include site



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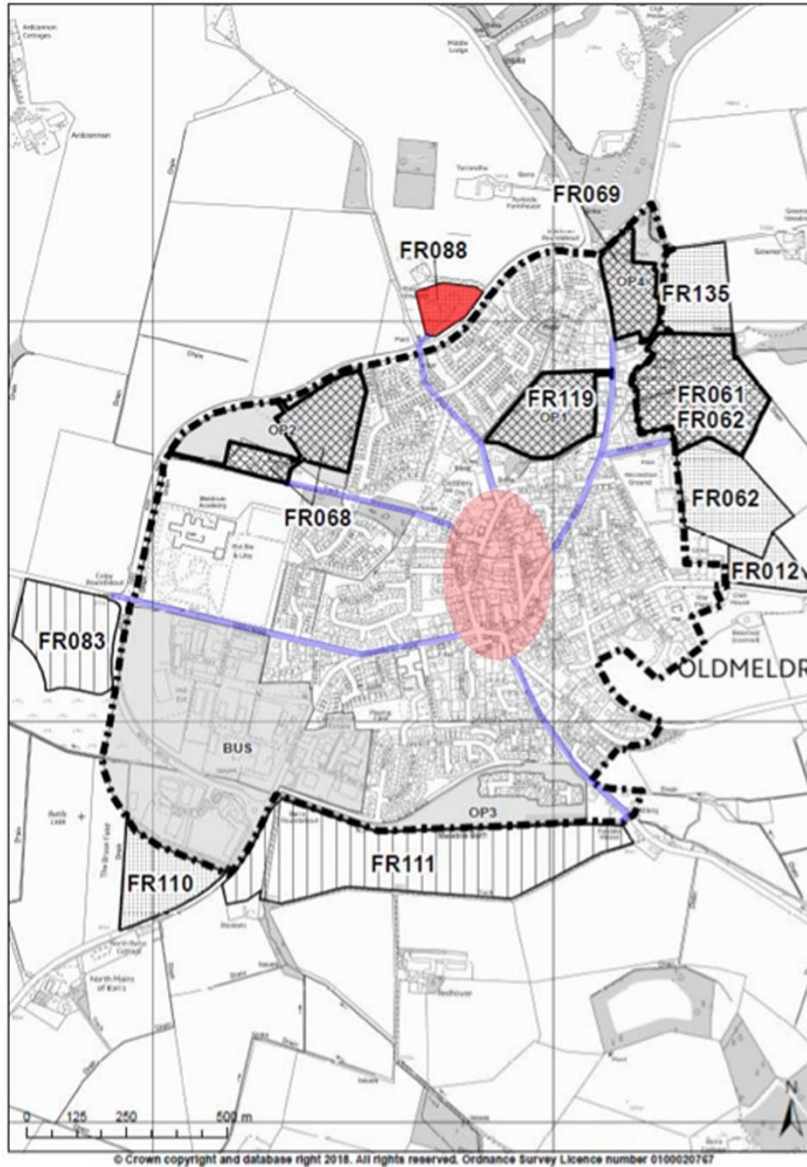
FR088, as per the approach at OP5 Newbarns, Oldmeldrum. Given the support from the Community Council we consider the site is in an acceptable and desirable location.

- 3.4. The site has good accessibility. It is connected to the core path network giving a direct walking route of 460 metres to the town centre providing excellent accessibility for active travel. Figure 4 demonstrates that site FR088 is closer to the town centre than other preferred sites. The core path route benefits from an existing pedestrian crossing in the B9170 which has excellent visibility. The already constructed industrial standard access onto the B9170 provides good vehicular accessibility to the site. B9170 is a ring road around the town and would give access to the site without vehicles having to travel through the town centre.



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Key:	Distances to town centre:
Town Centre	FR111 - 554m
Routes	FR069 - 610m
Proposed site	FR068 - 550m
	FR083 - 870m
	FR088 - 460m

Figure 4 – Distances to Town Centre

3.5. We understand there can be a general presumption that brownfield sites can potentially be contaminated and may require remediation prior to development however based on the condition of the site today, and the site owner's historic knowledge of the site, there is no evidence to suggest the site is contaminated. The quarry was used as a resource for small scale building stone



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extraction which would not have led to contamination. Therefore, potential contamination does not represent a reason to discount the sites allocation for housing. For avoidance of doubt, a contaminated land assessment could accompany any future planning application.

- 3.6. There is no woodland on the site. To demonstrate this an environmental survey and landscape proposals were submitted with our response to the MIR [PC4 MIR Response]. The environmental survey confirmed that the vegetation on the site comprises of scrub, gorse and grassland and is of little biodiversity value [PC5 Environmental Survey]. The proposed development would actually improve biodiversity on the site through introducing new planted areas within the site. A detailed landscaping plan could be a requirement of any allocation.
- 3.7. In summary, the issues raised in the Officers' overview of the FR088 bid site in the MIR did not represent constraints to development and we do not consider them justifiable reasons for not allocating site FR088. We consider the location, defined nature and connectivity that the site enjoys make it an ideal location for a measured housing development

4. Housing Land Audit

- 4.1. The PLDP housing strategy is not fully aligned with the new Strategic Development Plan's ambitions or requirements. The 939-unit increase required by the SDP examination outcomes should be adopted and additional land allocated to meet that specific requirement.
- 4.2. A review of housing trends across the last five HLAs in Aberdeenshire identified evidence of:
- Housing delivery on currently allocated sites is falling below HLA predictions;
 - Over-optimism on housing delivery that becomes less accurate the further in the future it predicts. If the actual delivery rates from the last 3 year's HLAs (2017-19) are applied to the anticipated future housing delivery (agreed 2019 HLA) then, by 2025, this part of the AHMA could be up to 1,700 homes short;
 - A need for a greater supply and range of housing allocations to supplement existing allocated sites and help deliver more housing over the life of the Plan.
- 4.3. Sites are under-delivering over a long period and there is an over-reliance on existing strategic sites as the main housing delivery mechanism. By not allocating enough "deliverable" land the PLDP does not fulfil national or local planning requirements.



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Aberdeenshire Part of AHMA	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Totals 2020 to 2024	
2020 HLA (draft)					623	419	731	918	1,061	905		
Units delivered/units estimated												
2019 HLA					496	665	847	1,044	958	795	4805	anticipated
Units delivered/units estimated	779	565	436	506								
2018 HLA					509	933	1,045	965	889	839	687	
Units estimated			459									
2017 HLA												
Units estimated												
2016 HLA												
Units estimated		598										
2015 HLA												
Units estimated	904											
Difference between predicted & actual housing delivery	-125	-33	-23	-3	127							
	-14%	-6%	-5%	-1%	26%							
5 year Average difference (-2%) applied 2019-2022						657	831	1,024	940	780	4,231	with average lower delivery
No. of Housing Units anticipated less than predicted						-8	-16	-20	-18	-15	-78	no of units theoretically missing

Figure 5 - Analysis of data from the Aberdeen City and Shire Housing Land Audit

- 4.4. Officers also had a different recommended strategy at the MIR stage. That involved a greater set of housing land allocations in relation to SDP requirements than presently the case. SDP requirements have increased but housing land supply has now decreased. That is not a valid approach and will lead to an under supply of housing land over time. When sites were removed during the MIR process the minimum required should be that these are replaced by more suitable sites and the headroom above housing requirements maintained.
- 4.5. Sites were removed during the MIR stages (min. 400), these should be replaced with new allocations. The Council should allocate additional housing sites to make up the expected shortfall or include strategic reserve housing land and a draw-down mechanism as a backstop in case of under-delivery. A combination of both may be the best means to help avoid that scenario.
- 4.6. The strategy to increase housing numbers in Oldmeldrum in the PLDP is to increase density on existing allocations. We do not consider that these sites can support the increased densities proposed as a result of access constraints at OP1 and we question the deliverability of site OP2 which has been allocated since 2013 however no planning application has been submitted. We consider that the correct strategy would be to allocate new sites including FR088 that is readily deliverable and free from constraints.
- 4.7. Not allocating enough deliverable land does not fulfil national or local planning requirements and will be a serious issue for a plan-based system. Allocating more and delivering more is a positive in many respects – meeting housing requirements, delivering more affordable homes, improving infrastructure and contributing to the economy and economic recovery. 4.10 of the 5th March PLDP Committee Report (**PC6**) supports that approach stating, “*The overprovision of housing land as proposed is considered to be acceptable as it builds in flexibility ... as well as continuing to promote Aberdeenshire as an area open for business*”.



5. Conclusion

- 5.1. The redevelopment of the former Parcock Quarry as a measured housing opportunity of up to ten houses represents a deliverable development that can assist in delivering the required housing in Oldmeldrum in the forthcoming LDP. We consider there to be no constraints to development and request that the Proposed Local Development Plan be modified to include site FR088 as an appropriate, effective residential allocation of up to 10 houses on an unconstrained brownfield site supported by the Community Council and aligning with their Community Action Plan.
- 5.2. In summary, the proposed development allocation on this site:
- Will deliver a small-scale residential development of up to 10 single storey houses meeting a measured established demand for housing in Oldmeldrum, particularly bungalows;
 - Will have minimal landscape impact being set low below the ridge of the land, using the rising landform to the north east as a backdrop and will not breach the skyline as shown in the indicative layout at Figure 1. Despite the discreet location, the site commands great light and views of the surrounding countryside, looking out from within the site itself;
 - Will improve landscaping and biodiversity on a redundant brownfield site;
 - Makes use of existing service ducts under the B9170, the pedestrian crossing point and industrial standard vehicular access complying with the Sustainability Policy Principles in Scottish Planning Policy (SPP, paragraph 29, p.9) *“making use of existing capacities of land [...] and infrastructure”*; and
 - Will be well connected to Oldmeldrum and its range of services and facilities through the adjacent established core path network.
- 5.3. We request that site FR088 Land at Parcock Quarry be included as a residential allocation for up to 10 houses in the Local Development Plan.



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Supporting Documents

PC1 – Bid Document

PC2 – Email Correspondence with Aberdeenshire Council Roads Department

PC3 – Community Council Action Plan

PC4 – Main Issues Report Response

PC5 – Environmental Survey

PC6 – Proposed Local Development Plan Committee Report 5th March

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	LAND AT PARCOCK QUARRY, OLDMELDROM
Site address	LAND AT PARCOCK QUARRY, OLDMELDROM, INVERURIE, AB51 0AE
OS grid reference (if available)	NJ807280
Site area/size	1.4HA
Current land use	DISUSED QUARRY
Brownfield/greenfield	BROWNFIELD
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 owner /part owner/option to purchase/no legal interest [REDACTED]
Is the site under option to a developer?	NO If yes, please give details
Is the site being marketed?	NO, SITE MAY BE MARKETED IF ALLOCATION IN LDP IS FORTHCOMING, OR SITE OWNER / PROPOSER MAY UNDERTAKE DEVELOPMENT If yes, please give details

6. Legal Issues

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

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	NO If yes, please give details PREVIOUS DISCUSSIONS WITH PLANNING AND ROADS. CONFIRMED PRINCIPLE OF DEVELOPMENT AS A BROWNFIELD SITE AND ROADS AGREED EXISTING INDUSTRIAL STANDARD JUNCTION FROM B9170 ROAD.
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: N/A
Previous 'Call for sites' history. See Main Issues Report 2013 at	Please provide Previous 'Call for sites'/'Bid' reference number: NO BID THROUGH 2013 MIR, BUT

www.aberdeenshire.gov.uk/ldp	PREVIOUS LDP BID THROUGH 2008 CALL FOR SITES / 2009 MIR. SITE REF F57. BID SUPPORTED AS A DEVELOPMENT OPTION AT MIR STAGE.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? NO, COUNTRYSIDE ADJACENT TO OLDMELDRUM SETTLEMENT BOUNDARY. If yes, do you wish to change the site description and or allocation? N/A

8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify):
Housing	Approx. no of units	CIRCA 10 HOUSES (see supporting plans)
	Proposed mix of house types	DETACHED SINGLE / 1.5 / TWO STOREY
	Tenure (Delete as appropriate)	Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify): Mixed Tenure
	Affordable housing proportion	25 % IN LINE WITH LDP POLICY REQUIREMENT
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?	Yes/No
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?		INDICATIVE LAYOUT PLAN ENCLOSED

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	Yes/No TO BE CONFIRMED FOLLOWING DEVELOPER DISCUSSIONS	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.)	
Are there any other risk or threats (other than finance) to you delivering your proposed development	Yes/No	
	If yes, please give details and indicate how you might overcome them:	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	NO
	Special Area of Conservation	NO
	Special Protection Area	NO
	Priority habitat (Annex I)	NO
	European Protected Species	NO
	Other protected species	NO
	Site of Special Scientific Interest	NO
	National Nature Reserve	NO
	Ancient Woodland	NO
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	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:	
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</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	✓

and http://www.nesbiodiversity.org.uk/ .	area	
	Other (please state):	
	Please provide details: THE DEVELOPMENT OF THE SITE FOR RESIDENTIAL USE PROVIDES OPPORTUNITIES FOR ENHANCED BIODIVERSITY FROM THE SCRUBLAND / DISUSED QUARRY THAT EXISTS AT PRESENT.	

11. Historic environment

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

12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p>	<p>NO</p> <p>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:</p>
<p>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.</p> <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/ 	<p>If your site is not within an SLA, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</p> <p>THE AREA IS CHARACTERISED BY OPEN FARMLAND AROUND OLDMELDRUM RISING UP TO THE NORTH EAST TOWARD THE MELDRUM HOUSE ESTATE AND GOLF COURSE.</p> <p>THE BID SITE IS EXTREMELY WELL CONTAINED WITHIN THE FORMER QUARRY AREA, BELOW THE QUARRY EDGE.</p> <p>NO ADVERSE IMPACTS ON THE LANDSCAPE ARE ANTICIPATED, DUE TO THE</p>

review/037.pdf <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 	DEVELOPMENT BEING SITED WITHIN THE FORMER QUARRY AREA.
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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:
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:
Could development of the site help alleviate any existing flooding problems in the area?	NO If yes, please provide details:

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
	CAPACITY AVAILABLE	
	Waste water	YES IN FUTURE
	SCOPE TO CONNECT INTO MAINS DRAINAGE SYSTEM – GROWTH PROJECT INITIATED	
Has contact been made with Scottish Water?	No	
Will your SUDS scheme include rain gardens? http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens	Yes Please specify:	
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? CAPACITY FORECAST IN MELDRUM PRIMARY, ADDITIONAL CAPACITY MAY BE REQUIRED IN MELDRUM ACADEMY	
Has contact been made with the Local Authority's Education Department?	NO	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been	NO	

made with Transport Scotland?	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	NO
Public transport	EXISTING BUS STOPS ON B9170 AND A947, ALL WITHIN WALKABLE DISTANCE FROM THE SITE. REGULAR SERVICES TO ABERDEEN / INVERURIE / BANFF / TURRIFF / INVERNESS
Active travel (i.e. internal connectivity and links externally)	CORE PATH NETWORK SURROUNDS THE SITE ON THREE SIDES. THIS PROVIDES EXCELLENT LINKAGES TO OLDMELDRUM AND THE SURROUNDING COUNTRYSIDE
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers? NO ISSUES ENVISAGED, GIVEN EDGE OF SETTLEMENT LOCATION. EXISTING SERVICE DUCTS HAVE BEEN INSTALLED UNDER THE B9170, BETWEEN THE SITE AND EXISTING SERVICES IN OLDMELDRUM.	Gas: Yes/No If yes, please give details of outcome(s):
	Electricity: Yes/No If yes, please give details of outcome(s):
	Heat: Yes/No If yes, please give details of outcome(s):
	Broadband: Yes/No If yes, please give details of outcome(s):
Have any feasibility studies been undertaken to understand and inform capacity issues?	Yes/No Please specify: To follow at more advanced stage
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes/No Please specify:
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)	Yes/No/Don't know potentially 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)): POTENTIALLY – TO BE CONFIRMED AT MORE ADVANCED STAGE
e. Public open space	
Will the site provide the opportunity to	NO

<p>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>THE SITE IS NOT CLOSE TO ANY DESIGNATED GREEN NETWORKS, HOWEVER THE 'PARCOCK CIRCULAR ROUTE' ON THE CORE PATH NETWORK IS ADJACENT TO THE SITE.</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</p> <p>THE SITE WILL INCLUDE APPROPRIATE GREEN SPACE IN LINE WITH THE POLICY REQUIREMENT.</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/No/Not applicable Please specify:</p> <p>NOT DIRECTLY, HOWEVER THE DEVELOPMENT WILL DELIVER NEW OPEN SPACE PROVISION.</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>NO</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</p>

15. Other potential constraints

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

<p>Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</p>	<p>NO</p>
<p>Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</p>	<p>NO</p>
<p>Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</p>	<p>NO</p>
<p>Contaminated land</p>	<p>NO</p>
<p>Ground instability</p>	<p>NO</p>
<p>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 and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)</p>	<p>NO</p>
<p>Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</p>	<p>NO</p>
<p>Overhead lines or underground cables</p>	<p>NO</p>

Physical access into the site due to topography or geography	NO
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	NO
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	NO
Rights of way/core paths/recreation uses	NO
Topography (e.g. steep slopes)	NO
Other	NO
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:	

16. Proximity to facilities

How close is the site to a range of facilities? *Delete as appropriate	Local shops	400M
	Community facilities (e.g. school, public hall)	400M
	Sports facilities (e.g. playing fields)	400M
	Employment areas	400M
	Residential areas	200M
	Bus stop or bus route	200M
	Train station	> 1KM
	Other, e.g. dentist, pub (please specify)	400M FROM OLDMELDRUM TOWN CENTRE AND ASSOCIATED SERVICES AND FACILITIES

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	UNDERTAKEN AT TIME OF PREVIOUS BID, POSITIVE COMMENTS RECEIVED FROM THE PUBLIC AND COMMUNITY COUNCIL
	If yes, please specify the way it was carried out and how it influenced your proposals: PUBLIC EXHIBITION AND COMMUNITY COUNCIL MEETING. POSITIVE COMMENTS REGARDING RE-USE OF QUARRY FOR HOUSING
	If not yet, please detail how you will do so in the future:

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.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
---	--

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

THE PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT ON THE FORMER ROCK QUARRY AT PARCOCK QUARRY TO THE NORTH OF OLDMELDRUM TO DELIVER SMALL SCALE HOUSING ON THE EDGE OF THIS EXISTING SETTLEMENT. THE EXISTING SITE COVERS AN AREA OF 1.4 HECTARES AND INCLUDES THE FORMER PARCOCK QUARRY AND SOME SURROUNDING SCRUBLAND. PARCOCK QUARRY SUPPLIED BUILDING STONE LOCALLY, MOST NOTABLY USED IN THE CONSTRUCTION OF MELDRUM HOUSE. ACTIVE QUARRYING OPERATIONS CEASED AROUND 30 YEARS AGO, HOWEVER THE QUARRY HAS NEVER BEEN REINSTATED AND REMAINS A BROWNFIELD SITE.

OLDMELDRUM IS A KEY VILLAGE WITHIN THE FORMARTINE AREA OF ABERDEENSHIRE. THE PRIMARY ROAD THROUGH THE SETTLEMENT IS THE A947 ABERDEEN—BANFF ROAD, WHICH RUNS FROM NORTH TO SOUTH AND CONNECTS WITH THE B9170 BYPASS, WHICH RUNS TO THE WEST OF THE VILLAGE AND ONWARDS TO INVERURIE AND METHLICK.

THE SITE IS BOUNDED TO THE SOUTH BY THE B9170 RELIEF ROAD, AND IS DIRECTLY OPPOSITE THE RECENTLY COMPLETED RESIDENTIAL DEVELOPMENT BEYOND THIS BYPASS. TO THE NORTH OF THE SITE IS A COVERED RESERVOIR AND ACCESS ROAD AND THE LAND RISES NORTHWARDS TO PARKSIDE FARM. AN EXISTING INDUSTRIAL STANDARD ACCESS SERVES THE SITE. AGRICULTURAL FIELDS SURROUND THE NORTH, EAST AND WEST OF THE SITE.

THE MAIN ACCESS TRACK TO THE SITE IS TAKEN FROM THE EXISTING JUNCTION OFF THE B9170. THIS ACCESS POINT IS FULLY DESIGNED AND CONSTRUCTED TO AN INDUSTRIAL SPECIFICATION. THE DEVELOPMENT PROPOSED WILL BE UP TO SIX, SINGLE STOREY UNITS POSITIONED FROM SOUTH WEST TO NORTH EAST ACROSS THE SITE, FACING ONTO THE RELIEF ROAD. THIS LAYOUT WILL MAKE THE MOST OF THE DAYLIGHT AND PROVIDE ATTRACTIVE VIEWS ACROSS THE SETTLEMENT TO THE SOUTH. THE LOW ELEVATION OF THE UNITS AND THE EXISTING AND PROPOSED LANDSCAPING WILL REDUCE THE VISIBILITY OF THE HOUSES FROM THE MAIN ROAD. THE EXISTING RISING LANDFORM TO THE NORTH PROVIDES A STRONG BACKDROP FOR ANY DEVELOPMENT.

THE SITE WAS PREVIOUSLY PROMOTED AS AN LDP BID FOR INCLUSION IN THE 2012 LDP. IT WAS IDENTIFIED AS BEING TECHNICALLY FEASIBLE, BUT NOT PREFERRED IN THE MAIN ISSUES REPORT (MAY 2009). ALTHOUGH COUNCIL OFFICERS DID NOT RECOMMEND ALLOCATION OF THIS SITE, AT THE SPECIAL MEETING OF THE FORMARTINE AREA COMMITTEE IN MARCH 2010 TO CONSIDER THE SITES IDENTIFIED IN THE MIR, THE COMMITTEE AGREED TO INCLUDE THIS SITE AS AN ALLOCATION IN THE PROPOSED LDP FOR RESIDENTIAL DEVELOPMENT. THE COUNCILLORS SUPPORTED THE ALLOCATION OF THIS SITE DUE TO COMMUNITY SUPPORT OF THE SITE AND ON THE BASIS THAT IT WOULD LEAD TO THE SUSTAINABLE REDEVELOPMENT OF A FORMER QUARRY.

THE PLDP THEREFORE ALLOCATED PARCOCK QUARRY AS SITE H2 FOR THE DEVELOPMENT OF UP TO 10 HOUSES. HOWEVER, DURING THE EXAMINATION OF THE PLDP BY SCOTTISH GOVERNMENT REPORTERS, THEY CONCLUDED TO REMOVE THIS ALLOCATION. THERE ARE A NUMBER OF POINTS, HOWEVER THAT SHOULD BE CLARIFIED FROM THE REPORTER'S CONCLUSIONS.

THE REPORTER STATED THAT THIS SITE LIES ON A "PRONOUNCED HILLOCK" AND IS COVERED IN VEGETATION THAT GIVES IS A NATURAL APPEARANCE. HOWEVER, THE DEVELOPMENT PROPOSED WOULD SIT WELL BELOW THE SKYLINE AND DEVELOPMENT IS NOT PROPOSED IN THE AREA OF VEGETATION.

FURTHERMORE, THE REPORTER STATES THAT A NEW ACCESS WOULD BE REQUIRED OFF THE BYPASS AND A NEW CROSSING WOULD BE REQUIRED ACROSS THE B9170. THERE IS AN EXISTING INDUSTRIAL STANDARD ACCESS FROM THE B9170, DESIGNED IN CONSULTATION WITH THE COUNCIL'S ROADS DEPARTMENT. THE ROADS DEPARTMENT THEMSELVES HAVE CONFIRMED THAT THE ACCESS IS SUITABLE FOR

WELL IN EXCESS OF 10 UNITS. FURTHERMORE, THEY STATE THAT THE EXISTING TRAFFIC ISLAND ON THE B9170 IS SUFFICIENT FOR THIS LEVEL OF DEVELOPMENT.

FINALLY, THE REPORTER STATES THAT THE MAIN REASON TO REMOVE THE ALLOCATION WAS THAT THE SITE SAT ON THE NORTHERN SIDE OF THE DEFENSIBLE BOUNDARY CREATED BY THE B9170. HOWEVER, PARCOCK QUARRY IS THE ONLY BROWNFIELD SITE IN THE AREA, THEREFORE FEARS OF SETTING A PRECEDENT ARE UNFOUNDED. THIS SITE IS WELL CONNECTED WITH BOTH THE TOWN CENTRE AND THE ACADEMY, THEREFORE IS NOT DISJOINTED FROM THE SETTLEMENT DESPITE ITS POSITION NORTH OF THE RELIEF ROAD. THIS BROWNFIELD SITE DOES LITTLE TO CONTRIBUTE TO THE LANDSCAPE CHARACTER OF THE AREA. IT PROVIDES AN OPPORTUNITY FOR SMALL-SCALE RESIDENTIAL DEVELOPMENT WHICH WILL ENHANCE AND WORK WITH ITS LANDSCAPE.

THE RE-USE OF A BROWNFIELD SITE HAS SIGNIFICANT BENEFITS IN TERMS OF SUSTAINABILITY AND THE UNUSUAL NATURE OF THE SITE PROVIDES AN OPPORTUNITY FOR INDIVIDUAL HIGH QUALITY HOMES. THE DETAILED DESIGN OF THE HOUSING PROPOSED WILL BE DEALT WITH THROUGH FURTHER PLANNING APPLICATIONS, HOWEVER THE SITE LENDS ITSELF TO DETACHED SINGLE STOREY HOUSES WHICH WILL NESTLE IN THE SURROUNDING LANDSCAPE. THE LAYOUT AND DENSITY OF THE PROPOSED UNITS WILL COMPLIMENT THE SURROUNDING LANDSCAPE AS THEY WILL FIT WELL WITH THE UNDULATING TOPOGRAPHY OF THE QUARRY AND THE SURROUNDING OPEN SPACE.

AN INDICATIVE LAYOUT PLAN FORM PART OF THIS BID SUBMISSION, ILLUSTRATING HOW THE SITE COULD BE DEVELOPED, ENSURING THAT THE UNITS WILL NOT BE VISUALLY DOMINANT ON THE SKYLINE. THEY ARE SET BACK AT AN APPROPRIATE DISTANCE FROM THE MAIN ROAD AND POSITIONED ON THE LOWEST LEVEL OF THE QUARRY TO INTEGRATE THE DEVELOPMENT WITH THE LANDSCAPE. THE PROPOSED POSITION OF THE DEVELOPMENT ON THE QUARRY SITE WILL LEAD TO THE MINIMAL LOSS OF TREES AND WILL SET THE DEVELOPMENT AGAINST A BACKDROP OF THE STRONG LANDSCAPE FEATURE OF THE QUARRY ROCK FACE.

THE APPLICANT SEEKS TO INCORPORATE THE KEY PRINCIPLES OF SUSTAINABILITY INTO THE HOUSE LAYOUTS AND DESIGN. THE TOPOGRAPHY OF THE SITE LENDS ITSELF TO INCORPORATING WIND AND SOLAR ENERGY. THE UNITS ARE PROPOSED TO BE SOUTH FACING, ALLOWING OPPORTUNITY FOR SOLAR GAIN AND FURTHER ASSESSMENT OF THIS POTENTIAL WILL BE UNDERTAKEN AS PART OF THE DETAILED DESIGN. IN ADDITION TO INCORPORATING SUSTAINABLE TECHNOLOGY, WHERE APPROPRIATE, HOUSES WILL BE DESIGNED TO MINIMISE HEAT LOSS AND MAXIMISE HEAT GAIN AS WELL AS PROVIDING SIMPLE MEASURES SUCH AS RAINWATER HARVESTING.

THE LOCATION OF THE SITE ADJACENT TO THE B9170 PROVIDES GOOD ACCESS TO THE LOCAL ROAD NETWORK AND THE NATURE OF THE SITE AND LEVELS CHANGES PROVIDE AN OPPORTUNITY TO WORK WITH THE LANDSCAPE AND ENSURE THE DEVELOPMENT IS WELL SCREENED. THE PROPOSED SINGLE STOREY UNITS WILL BE SET BACK FROM THE ACCESS TRACK WITH THE UNDULATING LAND AND INCREASED SCREENING ENSURING THAT THE VISUAL IMPACT OF THE DEVELOPMENT IS SIGNIFICANTLY REDUCED. THE DENSITY OF DEVELOPMENT IS APPROPRIATE TO THE SITE RETAINING LARGE AREAS OF LANDSCAPED OPEN SPACE.

THE KEY VIEWS FROM THE SITE ARE ACROSS THE EXISTING RESIDENTIAL DEVELOPMENT TO THE SOUTH AND THE PREVAILING WINDS ARE FROM THE SOUTH WEST. THE LEVELS ACROSS THE NORTH OF THE SITE WILL PROTECT THE PROPOSED DEVELOPMENTS FROM COLD NORTHERLY WINDS AND LIMIT ANY VISUAL IMPACT. THIS PROPOSAL HAS THE OPPORTUNITY TO DELIVER A NUMBER OF KEY BENEFITS:

THE SITE HAS NO CONSTRAINTS TO ITS DELIVERABILITY AND REPRESENTS BROWNFIELD DEVELOPMENT ON THE EDGE OF AN EXISTING SETTLEMENT. DUE TO THE PRESENCE OF AN EXISTING ACCESS JUNCTION AND SERVICE DUCTS, THERE IS VERY LITTLE INFRASTRUCTURE INVESTMENT REQUIRED TO DELIVER DEVELOPMENT ON THE SITE.

DISCUSSIONS HAVE ALREADY TAKEN PLACE WITH THE COUNCIL ROAD'S DEPARTMENT WHO CONFIRM THAT THE EXISTING INDUSTRIAL STANDARD ACCESS IS SUFFICIENT FOR RESIDENTIAL DEVELOPMENT AND THAT THE EXISTING TRAFFIC ISLAND IS SUFFICIENT. THERE IS ALSO SCOPE TO PROVIDE A LAYOUT THAT MEETS THE REQUIREMENTS OF DESIGNING STREETS. THE LAYOUT OF THE SITE AND PROPOSED DESIGN OF THE UNITS HAS BEEN CAREFULLY CONSIDERED TO ENSURE THAT THE EXISTING VEGETATION AND TREE COVER IS RETAINED AS FAR AS POSSIBLE AND THE DWELLINGHOUSES ARE NOT VISUALLY DOMINANT FROM THE B9170 BYPASS AND INTEGRATE SUCCESSFULLY WITH THE SURROUNDING LANDSCAPE. DEVELOPMENT ON THE SITE WILL NOT RESULT IN A PRECEDENT BEING SET FOR DEVELOPMENT BEYOND THE B9170 BYPASS AS THE SITE IS A STANDALONE, PREVIOUSLY USED BROWNFIELD SITE IN THE AREA. PREVIOUS DISCUSSIONS WITH THE MELDRUM AND BOURTIE AND DAVIOT COMMUNITY COUNCIL AND PUBLIC CONSULTATION, THERE IS PUBLIC SUPPORT IN RESPECT OF DEVELOPMENT ON THE PARCOCK QUARRY SITE.

IN SUMMARY WE ASK THAT THE BID SITE IS INCLUDED AS A SUITABLE ALLOCATION IN THE FORTHCOMING ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 AS:

PARCOCK QUARRY, OLDMELDRUM – SUITABLE FOR CIRCA 10 HOUSES

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.)
INDICATIVE LAYOUT PLAN ENCLOSED.

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.



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS • PLANNING CONSULTANTS

ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW

**PROPOSED RESIDENTIAL DEVELOPMENT
PARCOCK QUARRY OLD MELDRUM
scale 1 : 500 @ A3**

[Redacted]

From: [Redacted]
Sent: 28 July 2020 17:54
To: [Redacted]
Subject: FW: Proposed Parcock Quarry Development, Oldmeldrum

[Redacted]

[Redacted]

[Redacted]

[Redacted]



[Redacted] message is private and confidential. If you have received this message in error, please notify us and remove it from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Registered office: 8 Victoria Street, Aberdeen, AB10 1XB

From: [Redacted]
Subject: RE: Proposed Parcock Quarry Development, Oldmeldrum
Date: 9 July 2020 at 09:19:55 BST
To: [Redacted]

Morning [Redacted]

Having read through the information below, I would confirm that in terms of the roads related issues highlighted it is an accurate interpretation of our discussion.

Please do not hesitate to contact me should you wish to discuss the matter further.

Regards

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

From: [Redacted]
Sent: 08 July 2020 15:13
To: [Redacted]
Subject: Proposed Parcock Quarry Development, Oldmeldrum

Hello [Redacted],

**Reference:- Proposed Parcock Quarry Development, Oldmeldrum.
Local Development Plan(LDP) - Site FR088**

Further to our recent telephone conversation which I again thank you for, I have now had the opportunity to inspect and measure the crossing Island near to the Parcock Quarry access. The crossing Island measures 2m x 4 m and is surfaced with tactile paving.(please see attached photograph) Visibility at the existing crossing point and the Parcock Quarry access is excellent, as we discussed and agreed.

Summarising our telephone discussions:-

I have put forward for consideration to the current LDP, a proposal for up to 10 houses. Following discussions with the local Oldmeldrum Community Council we have decided to make our development, all of bungalow type properties. The Community Council are 100% supportive of the Parcock Quarry Development and there have been no objections to our proposed development. You confirmed that:-

- Roads would be generally supportive and see no major issue with our proposals.

-The existing Quarry access is a big wide area of access , built to Industrial standard and that there are no visibility issues and that the 2.4m x 120m visibility splay is already there.

The current and existing access would indeed support a greater amount of houses than the ten proposed.

-The existing crossing island would be entirely suitable for use by the future Parcock Quarry residents. That the crossing Island would probably require to be 2m wide c/w tactile paving to allow people to stop on the island if required.

That the existing crossing island already connects and works well and safely with the existing footpath (Core Path) network.

(As mentioned at the start of this email, I have measured the existing crossing island and it is 2m x 4m wide and has the tactile paving in place.)

-Due to the limited housing footfall, Zebra/Pelican crossing or calming measures will not be required.

-Current junction spacing on this 40mph road is good and that the Quarry Access is far enough away from the roundabout at the entrance to Meldrum House.

-When going to planning, roads construction consent will be required for internal roads layout, which needs to be built to standard and adopted.

The internal footway should extend to the north most point of the turning head and that there should be a 2 metre grass verge running up the east side of the internal road.

I would appreciate if you can please confirm that I have given a true and accurate account of our conversation.

I again thank you for your advice and comment to date.

Kind regards,

██████████

Fig. 3.4. MELDRUM FUTURE VISION SURVEY: Analysis of the 2675 comments. (cont)

Health	168	101 highlighted the <i>wait for health appointments</i>
		However, there were positive comments about <i>how good the staff are</i>
		<i>More support for the elderly, mums (midwives)</i>
		Pharmacy not possible for elderly after last appointment
Work and local economy	159	Available childcare (50) had most comments out of 159. Creation of more jobs would be welcome. Industrial rents were an issue
Feeling Safe	152	Anti-social behaviour was the most topical with 46 comments. Some had only heard about it and others felt it had improved lately.
		Other local issues included: Youths in cars / vandalism, empty derelict buildings,
		However, a third of respondents stated they felt safe
Housing & Community	149	A large majority of comments highlighted the need for affordable housing – flats, 1- & 2- bedroom houses, bungalows for rent/sale
		22 comments on need for smaller homes for retirees wanting to downsize
		18 respondents suggested the need for more Social Housing
Social Interaction	138	Would like to see a <i>community space or centre/facility</i> for people to use
		A greater choice of activities, for <i>older people, middle age, new mums and young people</i>
		More community events but also improve communication of what activities are available
		There were 39 respondents were either aware and some happy with what is already available
Influence & Sense of Control	109	Improvements in listening to the community
		Better communication –social media or a bulletin board
		There is an awareness of local groups/activities, some complementary but few cited enough time to get involved. Although some said they would consider it in the future.
If you had one wish for your area?	234	Supermarket (56) but 34 stated not to want a supermarket that takes business out of the town
		More shops (33) Swimming Pool (21) Get more involved in town things/ integrate new people
		Infrastructure improvements (18)
		More facilities & amenities eg sports centre (16)
		More walking/cycling routes (14) and green spaces
		Whilst some respondents would like it to stay the same (18)

Fig 3.5. MELDRUM FUTURE VISION: PRIORITIES MEETING 27th MAY 2017:
RESULTS RANK ORDER WITHIN THEME

THEME	PRIORITY	Supt	Neu t	Op p
Moving Around	Walk/Cycle Path connecting to Inverurie	57	3	0
Moving Around	Cycle paths/ways around town	52	5	1
Moving Around	Walking/Cycle Paths connecting with other communities	51	3	0
Traffic & Parking	Improve traffic flow through the Square	53	12	1
Traffic & Parking	Increase/improve pedestrian crossings in the town	48	9	1
Traffic & Parking	Reduce parking congestion in the town centre	44	11	1
Public Transport	Transport connection	48	2	0
Public Transport	Improve waiting facilities	28	12	0
Public Transport	Inverurie to Oldmeldrum	25	6	0
Feeling Safe	I feel safe	46	8	1
Feeling Safe	Improve neglected, empty or derelict buildings	44	4	0
Feeling Safe	Reduce anti-social behaviour	38	5	0
Feeling Safe	Reduce vandalism	34	9	1
Influence & Sense of Control	Community website; information sources to promote community services; local activities and opportunities	46	0	0
Influence & Sense of Control	Encourage wider participation and inclusive decision making locally	43	3	0
Housing/Community	More affordable housing – flats, 1 & 2 bedroom houses, bungalows for rent/sale	45	5	1
Housing/Community	More smaller homes for retirees to downsize	45	6	1
Housing/Community	Low cost housing for people on low incomes; 1 st homes	38	6	1
Work/Local Economy	More businesses including start ups	42	1	1
Work/Local Economy	Affordable industrial rents	30	5	6
Work/Local Economy	Available and affordable child care	20	24	0
Health and Wellbeing	Happy with local health care and facilities	41	8	5
Health and Wellbeing	Access locally to health and fitness activities that help you look after/ improve your own health and wellbeing.	40	7	10
Health and Wellbeing	Support for the elderly and new mums	16	21	1
Health and Wellbeing	Increase availability of health appointments	13	12	38
Social Interaction	Use of a community space or centre/facility	36	2	0
Social Interaction	A greater choice of activities for all ages: elderly, middle age, new mums and young people & promote activities	29	5	3
Social Interaction	Happy with existing range of activities	11	11	14
Facilities & Amenities	Greater Choice of Shops	30	4	1
Facilities & Amenities	More Businesses	22	0	0
Facilities & Amenities	Better Parking	25	8	0
Facilities & Amenities	Retail Services	15	4	0
Facilities & Amenities	I am happy with the town now	9	8	2

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN
RESPONSE TO MAIN ISSUES REPORT
PARCOCK QUARRY
OLDMELDRUM
FR088**

APRIL 2019

On behalf of





HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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- 1. Introduction**
- 2. Bid and MIR Summary**
- 3. Main Issues Report Comments on FR088**
- 4. Housing Strategy**
- 5. Conclusion**



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

1. Introduction

- 1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Town Planning Consultants, on behalf of [REDACTED]. It is written in response to the Aberdeenshire Local Development Plan Main Issues Report 2019 (MIR).
- 1.2. At the 'Call for Sites' stage in March 2018, a development bid was lodged for the land at Parcock Quarry, Oldmeldrum. Bid site FR088 is considered suitable for the delivery of up to ten houses.
- 1.3. The site is brownfield, being a former quarry. We believe the 1.4ha area of land is suitable for a residential development of up to ten houses. The nature of the site lends itself to accommodating detached, single storey, bungalow houses. The former stone quarry has been in the ownership of the local [REDACTED] family for a number of generations but has not been worked as a quarry since the 1980s. The site is therefore 'brownfield' and represents a sustainable development opportunity.
- 1.4. The Parcock Quarry site will have minimal landscape impact, making use of the rising landform to the north east as a backdrop. Housing on the site will benefit from a ridgeline parallel to the B9170 road and the backdrop of both the former quarry walls and the rising landform to the north. This arrangement ensures a minimal landscape impact from any development. Housing in this location will however also enjoy views to the south and east and natural light.
- 1.5. The site has existing service ducts under the B9170, an existing pedestrian crossing point and industrial standard vehicular access.
- 1.6. Through the 2012 Local Development Plan preparation process, the site was considered a suitable development allocation for a small-scale housing development by the local community, area Councillors and Council Planning Officers, but was ultimately not allocated in the Local Development Plan by the Scottish Government Reporter. We understand that the development of the site for housing is still supported by the Meldrum Community Council.
- 1.7. We understand from the community that there is a great demand for single storey housing in Oldmeldrum, something that the Parcock Quarry site is ideally placed to accommodate and the site owners are keen to deliver.
- 1.8. We believe the site should be allocated in the Proposed Local Development Plan for up to ten houses and will detail the reasons below.

2. Bid and MIR Summary

- 2.1. Bid **FR088**, Parcock Quarry set out proposals for the redevelopment of a brownfield former quarry on the north western edge of Oldmeldrum as a suitable housing allocation in the forthcoming Local Development Plan 2021.



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- 2.2. Bid FR088 is not currently a 'preferred' development option. The Main Issues Report (officer's summary and assessment of bid) states:

'10 homes.

*The proposed site is a former quarry that is **adjacent to two core paths**. The site is potentially contaminated due to its previous use as a quarry but is **otherwise unconstrained**. However, the previous use of the site and its setting outwith the logical boundary of the village makes it an undesirable location. The woodland on the site has biodiversity value. The site **benefits from existing access and transportation links** but is inaccessible to the range and local services available in Oldmeldrum.'*

- 2.3. The Officers' view and associated issues will be examined in more detail below, however it is worthy of note that the site is described in positive terms as being unconstrained and benefiting from existing access and transportation links. We fully support these assertions. The site's location has been defined by its previous use, and it just happens to be on the outer side of the B9170 road, which in this case is, we consider, wrongly being described as the western boundary of the Oldmeldrum settlement. The current settlement boundary can be amended through this process of preparing a new Local Development Plan to include new development allocations. This is what is proposed through the 'preferred' 'reserved' site options in Oldmeldrum at FR111 and FR083 set out in the MIR.
- 2.4. In the 2017 Local Development Plan, Oldmeldrum benefits from land allocated for 50 houses and community facilities (OP1), 50 houses and employment land (OP2), 40 houses (OP3) and 35 houses and transport interchange (OP4). Many of these sites have been built out or benefit from planning permissions. Given Oldmeldrum's status as an important service centre for this part of Formartine, requiring to meet an identified local housing need as set out in the MIR, we believe that the Proposed LDP should set out an appropriate level of deliverable housing allocations.
- 2.5. We do not believe that the approach outlined in the MIR will achieve this. We note the preferred option of increasing the level of development on OP1 from 50 houses to 99, but question the deliverability of this, given that previous studies demonstrated a feasible density of around 60 houses along with the allocated community facilities.
- 2.6. The increased density of preferred sites FR061 and FR068 is also questionable, given that the bids are supported by plans prepared by reputable architects acknowledging developer and market aspirations that indicate much lower housing numbers.
- 2.7. We note that many of the officers' preferences in Oldmeldrum are subject to a number of fixed constraints, such as the Battle of Barra site, Prime Agricultural Land and impacts on open landscape. These sites do not benefit from the natural light that would be available to housing on the Parcock Quarry site. We understand there are also land drainage issues on land south of the town. FR088 is not subject to any of these constrains, and therefore offers a deliverable alternative / additional housing allocation.



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2.8. In summary we do not believe that the options outlined in the MIR will deliver the scale of housing required in Oldmeldrum, and the allocation proposed at Parcock Quarry (FR088), a brownfield site, should be considered.

3. Main Issues Report Comments on FR088

3.1. In this section we will review and comment on the detailed points in the Officer's views on bid sites FR088.

3.2. ***'The proposed site is a former quarry that is adjacent to two core paths ... its setting outwith the logical boundary of the village makes it an undesirable location ... the site benefits from existing access and transportation links but is inaccessible to the range and local services available in Oldmeldrum.'***

3.3. In terms of connectivity and transportation, the site is not outwith the 'logical boundary' of the village, we think the point being made is that it happens to be on the other side of the B9170. The site is well defined by its physical features and the surrounding core path network and the access track to the reservoir (also a core path), and rising landform to the north it is not remote or physically separate from the town.

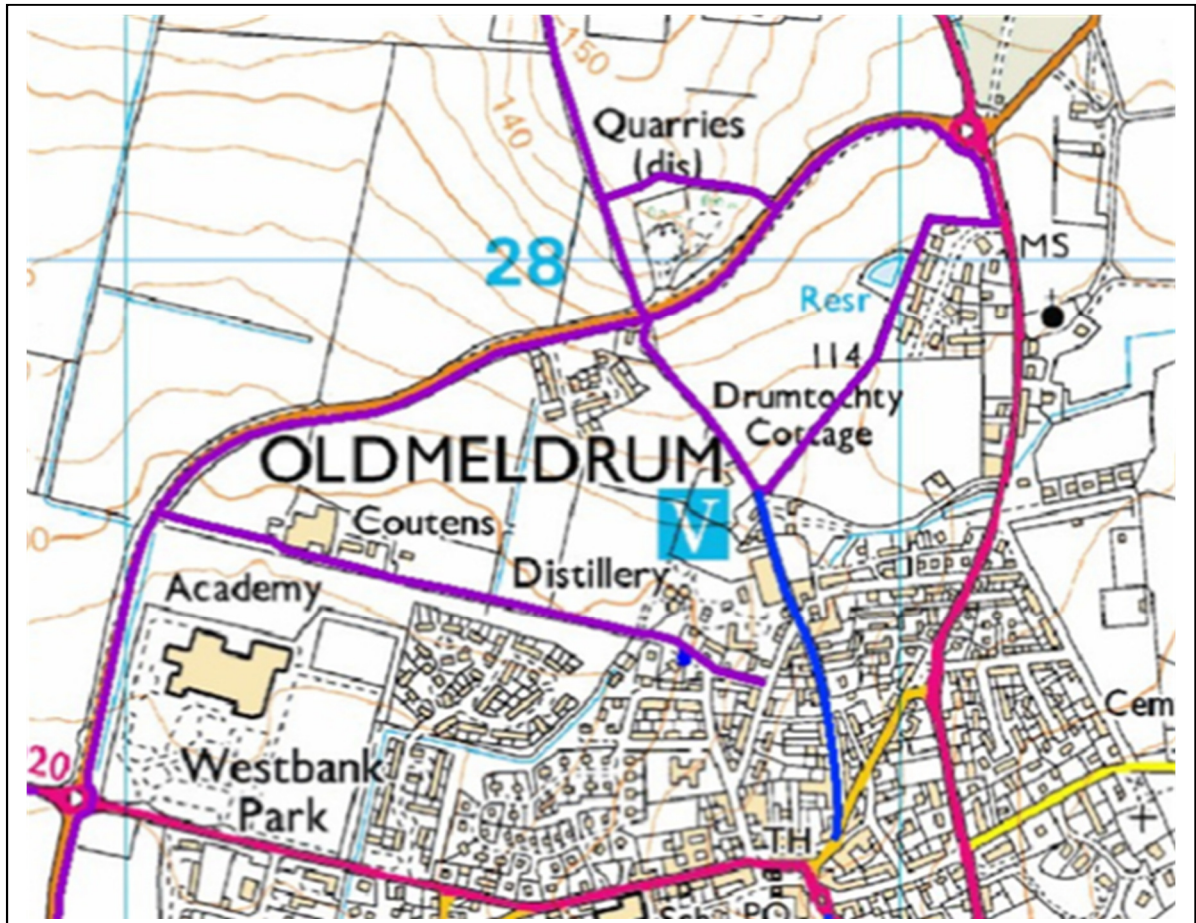
3.4. Preferred bid sites FR111, FR083 and the allocated sites at Newbarns can all be described as being outwith the B9170 or A947. The Parcock Quarry site does however benefit from having an existing pedestrian crossing point on the B9170.



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- 3.5. The 'Parcock Tree' walk has been established by the local community, leading up the western side of the FR088 site. The historic context of the Parcock Tree is that legend suggests an ash tree grew on the spot where St Nathalan, founder of Meldrum parish died in 7th Century after praying that the plague would be averted from Meldrum parish.



- 3.6. The above extract from Aberdeenshire Council's Core Paths plan illustrates the FR088 site being surrounded on all sides by formal core paths. Development on this site therefore presents an excellent opportunity for well-connected housing.
- 3.7. Development on the site will be well connected to Oldmeldrum and its range of services and facilities through the adjacent established core path network (it is a safe and accessible 400m walk from the site to Glengarioch Distillery and onwards into the town centre – for comparison purposes, the 'preferred' site at Coutens FR068 is 550m from the Distillery). Other 'preferred' sites in Oldmeldrum are also further from the town centre and various services than the FR088 site. This is clearly illustrated in the attached plan as Appendix 1.
- 3.8. The location is desirable, we consider that it would result in a successful small-scale housing development with a well-defined existing site that is related to the town centre and services.



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The site is potentially contaminated due to its previous use as a quarry but is otherwise unconstrained.

3.9. We understand there can be a general presumption that previously used brownfield sites can be contaminated and may require appropriate remediation prior to development for new use such as housing. Although the Parcock Quarry site can be described as brownfield, it has not been a working quarry since the 1980s. The quarry was used as a resource for stone removal at a relatively small scale and involved the blasting of rock. Based on the condition of the site today, and the site owner's historic knowledge of the site, there is no evidence to suggest the site is contaminated. This does not therefore represent a reason to discount the site's allocation for housing.

3.10. If the site was to be allocated, any planning application could be accompanied by a phase 1 site investigation survey if considered necessary.

3.11. ***The woodland on the site has biodiversity value.***

3.12. We can confirm there is **no woodland** on the site, it comprises scrub / gorse / grassland and the former quarry floor and is of little biodiversity value. This is confirmed by the enclosed ecology survey and landscaping proposals provided by [REDACTED]. Biodiversity would actually be created within new planting areas within the proposed development. We are agreeable to a detailed landscaping plan being a requirement of any allocation.

3.13. In summary, the issues raised in the Officers' overview of the FR088 bid site in the MIR do not represent a constraint to development. We believe the location, defined nature and connectivity that the site enjoys make it an ideal location for a measured housing development. We agree with the Officers' assertions in the MIR that the site is ***'otherwise unconstrained' and 'benefits from existing access and transportation links'***.

4. Housing Strategy

4.1. The housing strategy contained within the Main Issues Report relies heavily on existing allocated sites, a generic densification across sites within the AHMA, particularly in Oldmeldrum and some limited small-scale allocations across the area to meet Strategic Development Plan (SDP) housing requirement. This approach raises serious concerns on the range and scale of housing that can be delivered on the back of that do-minimum strategy, the practicality of delivering significantly increased density on certain sites, and the relationship between that strategy, the SDP in its final form when approved later in 2019 and national policy on delivering more housing and a range of housing more effectively.

4.2. Additional allocations, in appropriate locations are required to deliver the SDP's housing requirement. Bid site FR088 at Parcock Quarry presents such an opportunity.



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5. Conclusion

5.1 As set out in the preceding sections, the redevelopment of the former Parcock Quarry as a measured housing opportunity of up to ten houses represents a deliverable development that can assist in delivering the required housing in Oldmeldrum in the forthcoming LDP. We believe there are no constraints to development, and the land should be considered an appropriate, effective opportunity in the 2021 Local Development Plan.

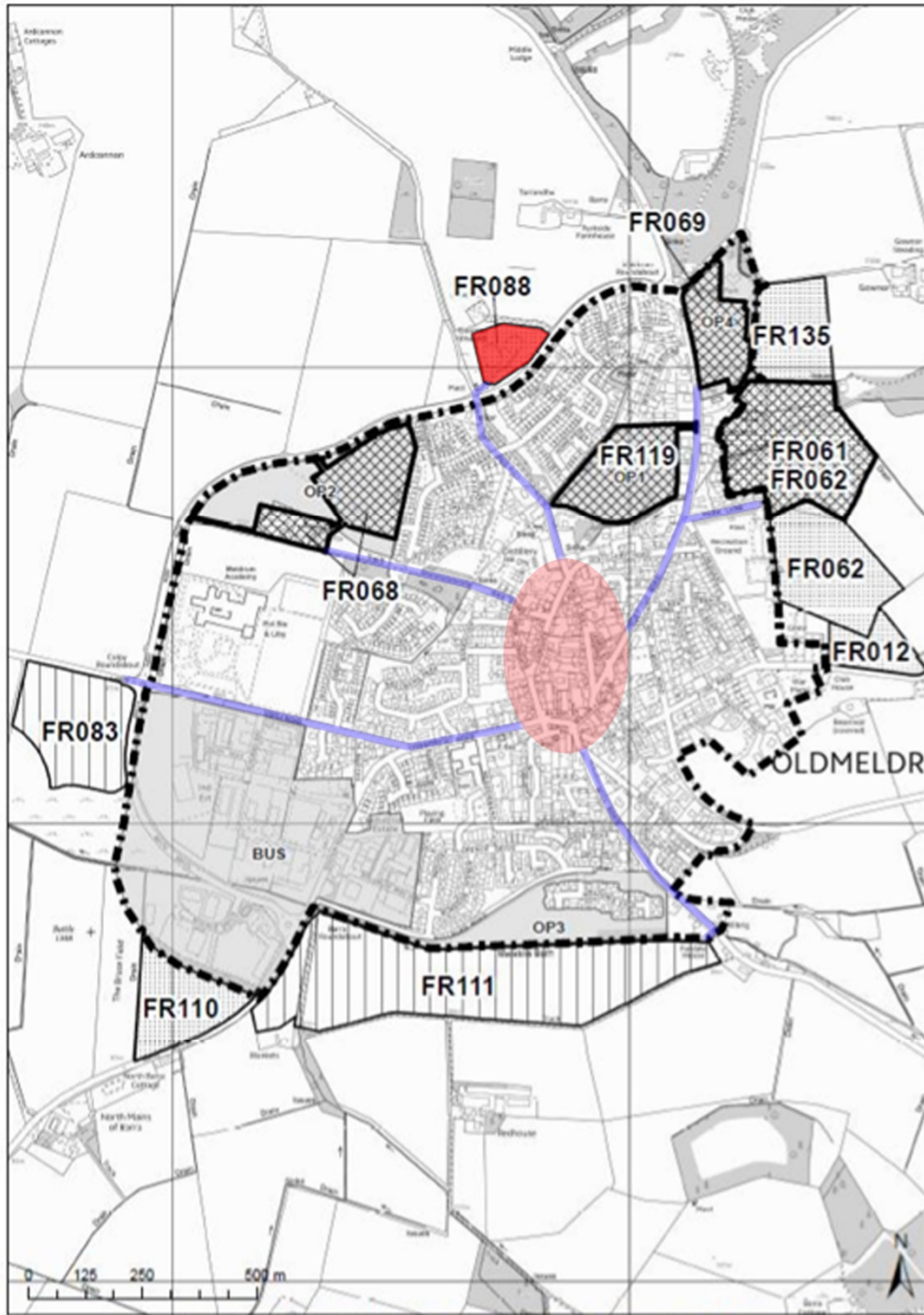
In summary, the proposed development allocation on this site:

- Will deliver a small-scale residential development of up to ten single storey houses, meeting a measured established demand for housing in Oldmeldrum;
- Will have minimal landscape impact, being set below the ridge of the land, using the rising landform to the north east as a backdrop;
- Makes use of existing service ducts under the B9170, the pedestrian crossing point and industrial standard vehicular access;
- Will be well connected to Oldmeldrum and its range of services and facilities through the adjacent established core path network.

APPENDIX 1 - DISTANCES FROM TOWN CENTRE TO BID SITES



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Key:

-  Town Centre
-  Routes
-  Proposed site

Distances to town centre:

- FR111 - 554m
- FR069 - 610m
- FR068 - 550m
- FR083 - 870m
- FR088 - 460m

Parcock Quarry, Oldmeldrum



Environmental Survey

8th April 2019
Ref: PQO-1904-EIS



Environmental Survey

Parcock Quarry, Oldmeldrum

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Environmental Survey

Parcock Quarry, Oldmeldrum

1. Introduction

Background

██████████ have been instructed by to carry out an environmental walkover survey of the site.

This report has been commissioned to support the current bid in the Local Development Plan for new houses within the disused quarry and demonstrating that the implications of the proposed development on the ecological and landscape aspects on the site have been fully considered.

Survey Objectives

The objectives of this ecological survey were to characterise the habitats present on site and to assess the study area to identify whether there were any features on site that would indicate the presence of protected species and species or habitats of nature conservation importance or the presence of non-native invasive species that could represent a significant ecological constraint.

2. Conclusion and Recommendations

Habitats

The habitats present on site do not in themselves represent an important ecological resource; however some of the elements on site will support protected species at certain times of the year (see details below).

Protected Species

Protected species with implications for progress to works on site include the following species: nesting birds.

The areas of scrub and some of the open areas are suitable for nesting birds. Site works should not proceed in bird nesting season (March-August). Should this be unavoidable a breeding birds survey should be conducted a maximum of one week prior to the commencement of works to advise on the presence of any active nests.

No other protected species were found on site or have the potential to be impacted by the proposals.



3. Site Location

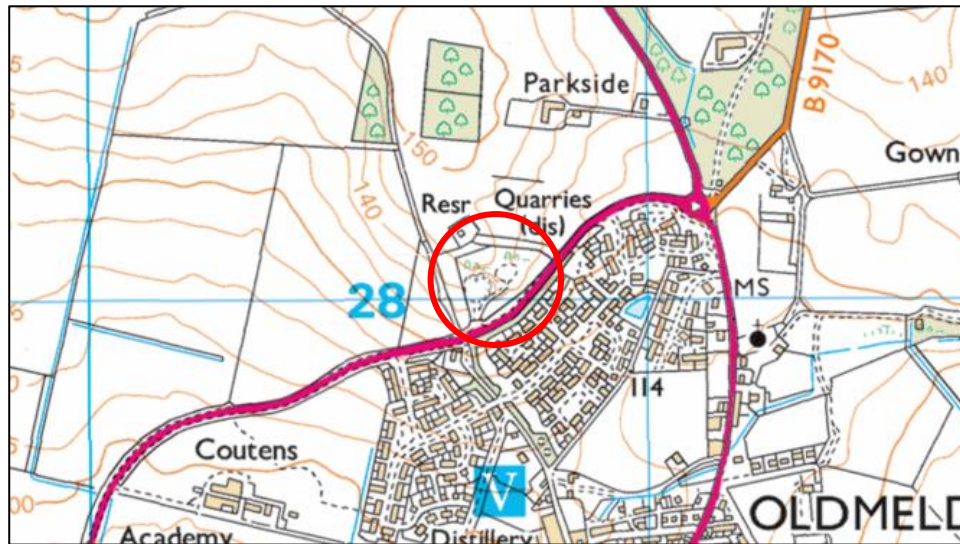


Figure 1: Location of Parcock Quarry, Old Meldrum. Grid reference: NJ807280.

4. Site Description

Parcock Quarry is a disused quarry north of Oldmeldrum. The site largely consists of a mix of ephemeral and ruderal species with areas of gorse and semi-improved neutral grassland. To the south is the main road (B9170) around the town, and a residential area. On the north, east and west sides are arable fields.



Approximate site outline in red.



5. Methodology

Ecological Walkover

A site visit was undertaken on 2nd April 2019 by [REDACTED]. Habitats were classified as closely as possible in accordance with standard methodology outlined by the Joint Nature Conservation Committee (JNCC) within the 'Handbook for phase 1 habitat survey' (2010).

The survey was conducted at approximately 10am; in patchy rain at 12°C the sky was overcast.

Protected Species

An appraisal of the habitats present on site was undertaken during the survey to identify whether there were any suitable habitats for, or any signs to suggest the presence of populations of protected species including bats, badgers, and red squirrels.

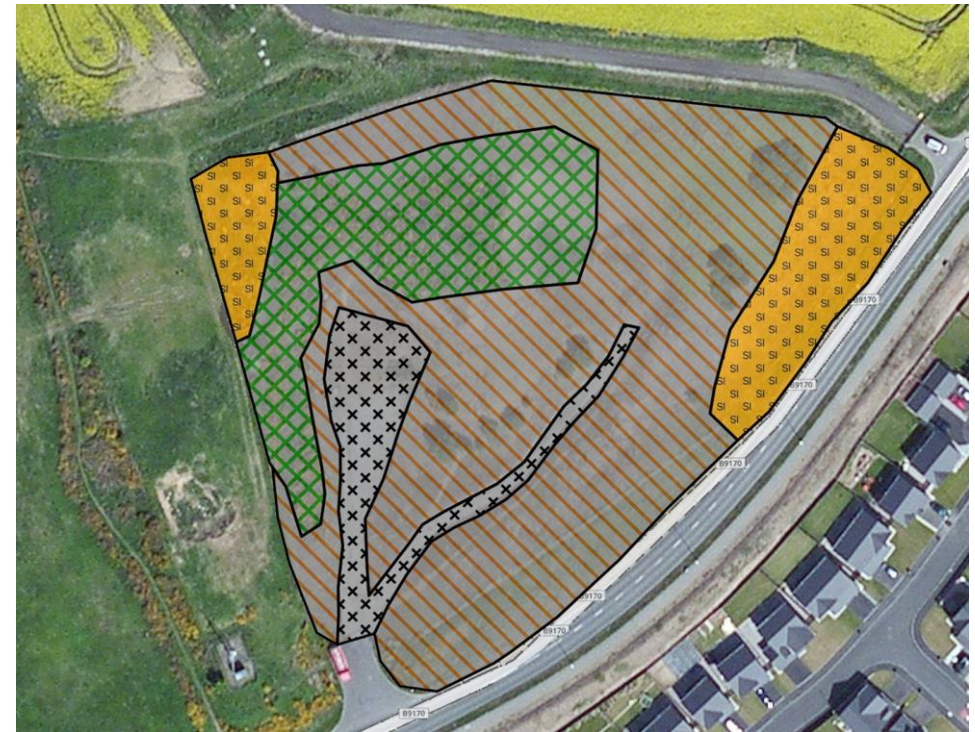
Trees on Site





Several over-mature elders are located on this site. These large shrubs are significant, due to their age. Eight of the elder on site have been numbered and surveyed for height, number of stems, stem diameter, branch spread (to N, S, E and W), condition, tree category and suitability for retention. Refer to Appendix C for a plan showing the location of each of these trees and their arboricultural tree category.

Data collected regarding individual trees and groups of trees are detailed in the Tree Schedule, Appendix D.

It should be noted that this survey is not a tree safety inspection. It is carried out in order to inform the local bid process

6. Survey Results - Habitats



	A2.1	Scrub - dense/ continuous		C3.1	Other tall herb and fern - ruderal
	B2.2	Neutral grassland - semi-improved		J1.3	Cultivated/disturbed land - ephemeral/short perennial

A2.1 – Scrub – Dense/Continuous

The areas of high elevation and steep gradient are dominated by gorse with a mixed understory of lesser celandine and ground elder. Brambles, cock's foot and thistles can be found frequently, with areas of broom and several elder towards the east of this area.



B2.1 – Neutral Grassland – unimproved

The two areas which have not been dominated by tall herbs can be found in the northwest and the eastern corner. Yorkshire fog dominates the grass species here. Several herbaceous species can be found throughout these areas, such as creeping thistle, rosebay willowherb, and cleavers.

C3.1 – Tall Ruderal Vegetation

Much of the east of the site has been sprayed with herbicide. Nonetheless much of this area is dominated by rosebay willowherb, creeping thistle, and cock's foot, with areas of bramble and raspberry. Under the tall herbs and scrub vegetation are species such as lesser celandine, cleavers, and ground elder.

J1.3 –Ephemeral/Short Perennial

The gravel access roads and the base of the lower quarry area have sparse, short herbaceous vegetation. Common mouse-ear is abundant in this area, as is thale cress. There are some species which dominate in neighbouring areas (such as gorse and rosebay willowherb), however these plants have not come to dominate in this area, possibly due to shallow soils.

7. Controlled Invasive Species

The site was also assessed for the presence of invasive and injurious species including Japanese knotweed *Fallopia japonica* and giant hogweed *Heracleum mantegazzianum* which are listed under Schedule 9 part ii of the Wildlife and Countryside Act 1981 (as amended). Under section 14 of the Act it is an offence to cause the spread or relocation of either species.

No invasive or injurious species were found on or around the proposed development site.

8. Designated Sites

Only one designated site is present within 2.5km, the Hill of Barra SSSI, 2.2km south past Oldmeldrum. The proposed development site is not part of the greenspace network, nor is it listed on the Ancient Woodland or National Forest Inventory. The proposed development will have no impact on statutory protected sites in the local area.

9. Datasearch

A datasearch for protected species was conducted with the National Biological Network's (NBN) 'Atlas' database which lists all confirmed records of species within an established radius of a site.

Mammals

Records of 8 protected species of mammal are listed below in order of abundance:

Species	Number of records	Closest to site
Red Squirrel	22	350m north
Badger	5	400m north
Common Pipistrelle	5	800m southwest
Brown Hare	3	1.1km southeast
Water Vole	1	1.9km east
Otter	1	300m south
Soprano pipistrelle	1	300m south
Brown Long-Eared Bat	1	2km east

Plants

No records of protected plant species were recovered from the datasearch within 2km of the proposed development site.



Birds

Accounts of one amber listed and four red listed species of bird with over ten records were recovered from the NBN Atlas database. They are listed below in order of abundance:

House Sparrow	21	Yellowhammer	20	Starling	19
Duncock	12	Lapwing	12		

All of the above species have the capacity to breed on the site. Only lapwing does not have the capacity to breed on site within the areas of gorse and continuous scrub. The areas of semi-improved neutral grassland would be suitable for lapwing breeding. The areas of gorse and scrub will be unaffected by the proposals, and over 90% of the semi-improved neutral grassland is to be retained.

10. Breeding Birds

Birds and Legislation

In the UK all wild birds, their nests and eggs, are protected by law. This is the Wildlife and Countryside Act 1981. This has been amended in Scotland by the Nature Conservation (Scotland) Act 2004.

Under these acts it is an offence to:

- Intentionally kill, injure or take any wild bird.
- Intentionally take damage or destroy the nest of any wild bird which is in use or being built.
- Intentionally take or destroy the egg of any wild bird.
- Intentionally or recklessly disturb a wild bird listed on schedule 1 whilst it is nest building or at a nest containing eggs or young, or disturb the young of such a bird.

Further: The Nature Conservation (Scotland) Act 2004 implies a wide-ranging duty on the Scottish public sector to conserve biodiversity and protect the nation's precious natural heritage.

The Phase 1 Habitat survey, walkover survey is carried out to ascertain the species of birds present in the area and whether any are protected species. All bird's nests are protected; different birds have different levels of protection depending on their numbers, either locally or on a national basis

Incorporation of a building development into the countryside can reduce biodiversity and hence the number of species of birds in an area. Sensitive design of open spaces and use of indigenous trees, shrubs and herbaceous perennials can ensure that biodiversity is maintained



Photo 1: Male chaffinch exhibiting breeding behaviour



Photo 2: Male yellowhammer calling within territory.



Photo 3: Male linnet singing within territory.



Breeding Bird Survey

The following bird species were seen within the area (White denotes species not declining; amber denotes species in decline; red/pink denotes species in severe decline):

<i>Blackbird</i>	<i>Chaffinch</i>	<i>Carrion crow</i>
<i>Goldfinch</i>	<i>Great tit</i>	<i>Greenfinch</i>
<i>Herring Gull</i>	<i>Robin</i>	<i>Skylark</i>
<i>Woodpigeon</i>	<i>Wren</i>	<i>Yellowhammer</i>
<i>Buzzard</i>	<i>Linnet</i>	

There is suitable nesting habitat for all of these species with the exception of herring gull, carrion crow, great tit and woodpigeon. Species such as blackbird, chaffinch, goldfinch, greenfinch, robin, wren and yellowhammer could all potentially breed in the continuous scrub vegetation. Skylark could potentially breed in the semi-improved neutral grassland. 90% of the semi-improved neutral grassland and all of the continuous scrub is to be retained.

Male yellowhammer, linnet and chaffinch were observed exhibiting territorial behaviour around the gorse, suggesting they have or are building nests.

It is recommended that site clearance should be conducted outside of the breeding birds season (March-August). Should this be unavoidable a breeding birds survey should be conducted a maximum of one week prior to this operation to advise on the presence of any active nests.

Should a nest be found a 10m no-works zone will be erected where access is limited to the ecological consultant and no construction, felling or storage of materials will occur until the completion of the nest's usage. The ecological consultant would check this nest weekly during this period.

11. Birds of Prey (including Owls)

Overview

Birds of prey occupy many habitats depending on species, and choice of food, which also varies from species to species. Small mammals and birds are taken by owls, sparrowhawk and buzzards, whilst kestrel will also forage for small rodents and insects. Birds of prey will cover large distances during the day or night, and will often use favorite feeding areas. They are larger birds than songbirds, have fewer eggs per clutch and slower breeding rates. If birds of prey are shot or poisoned, their slow breeding rate can result in rapid population decline.

Legal Protection of Birds of Prey

All birds of prey have full protection in the UK. The UK government has recognized its responsibility for the conservation of birds of prey by implementing global legislation: The Biodiversity Convention and European Union Legislation (Wild Birds Directive). These are implemented in the UK through the Wildlife and Countryside Act (Schedule 5) 1981, as amended by the Nature Conservation (Scotland) Act 2004.

All birds of prey, except the most common (buzzard, kestrel, and sparrowhawk) are listed on Schedule 1 on the two UK laws, against intentional or reckless disturbance during nesting.

Raptor Survey

Buzzards were seen flying overhead during the environmental walkover survey. There are no large trees or cliff edges that would be suitable for the nesting of birds of prey. No nests or signs of breeding raptors were found in or around the proposed development site.

The proposed development will have no impact on the local bird of prey population.



12. Red Squirrels

Overview

The red squirrel is an arboreal mammal and spends most of its foraging time in the woodland canopy. They prefer woodland where there is easy access from tree to tree, without the necessity of frequently descending to ground level. The red squirrel's main diet consists of pine cones, beech mast, wild berries and fungus. Although typically arboreal, they will also forage on the ground, particularly in spring, when searching for fallen cones.

The autumn and winter seed harvest is extremely important, both for survival through the winter months, and to ensure breeding success the following spring. Chewed and stripped cones, and broken nut shells can often be found scattered below a favourite feeding branch, or on tree stumps.

The squirrel builds nests or dreys in many trees, not just as a nursery for the safety of the young, but for other purposes. Some may be crow or magpie nests converted by the squirrels, but usually they are the squirrels' own work, a hollow ball composed of twigs, strips of bark, moss and leaves. Nursery dreys are much larger than resting dreys, with a more complex structure of interwoven leaves, grass, moss and sometimes paper, within the woven ball of twigs. Resting dreys are smaller and can be a loose ball of twigs, a domed structure, or a simple platform. The red squirrel drey is smaller and more compact than that of the grey squirrel, and it is easy to differentiate between the two.

The Red Squirrel is diurnal with peaks of activity in the early morning and just before dark. It does not hibernate, although in the winter it may sleep more than in the summer. Squirrels will still be active though, even in cold weather.

Legislation Affecting Red Squirrels

The red squirrel population has declined in Britain in the last 50 years. This decline has been caused by competition and displacement by the introduced grey squirrel.

Red squirrels are a priority species within the UK Biodiversity Action Plan. In 2006 a Scottish strategy for red squirrel conservation was published (SNH 2004) which aims to conserve viable populations of red squirrel across the current range.

Red squirrels have been protected against intentional acts of damage and disturbance since the 1981 UK Wildlife and Countryside Act (WACA) Schedule 5. This was amended to offer greater protection for red squirrels in the Nature Conservation (Scotland) Act 2004, by including both intentional and reckless acts.

It is now an offence to 'intentionally or recklessly:

- kill, injure or take (capture) a red squirrel;
- damage, destroy or obstruct access to any structure or place which a red squirrel uses for shelter or protection; or to
- disturb a red squirrel while it is occupying a structure or place which it uses for that purpose.'

Squirrel Survey

The few small trees on this site are not suitable for squirrels. The nearest area of woodland is 320m to the northeast of the site. However, there is no woodland connectivity between that location and the site.

No evidence of squirrels was found on site. No squirrel dreys, eaten cones, feed tables nor any evidence of red squirrel were found. The proposed development will have no impact on the local red squirrel population.



13. Badgers

Badger Characteristics

The badger, *Meles meles*, is a nocturnal animal that spends the day underground in setts. These family setts can have anything from 5 – 50 badgers living in them. However it is more usual to find around 15 individuals living in them at any one time. Badgers have a defined territory within which the sett will be located. Badgers will tend to walk their territory during the night, marking these areas which they travel, on well-worn paths.

A set can be identified by means of the multiple openings, considerably larger than rabbit holes. Piles of earth and old bedding are found outside the entry/exit holes. Scratching posts and latrines are identifiable in the immediate proximity to the sett. Badgers do not hibernate, but will sleep longer and deeper in winter and will spend considerable periods underground during inclement weather.

The presence of badgers in an area is usually obvious as they leave many indicators which can be used to identify their presence:

- Setts, main setts, annex setts and outlying setts
- Badger tracks
- Large entrance tunnels to the setts
- Soil heaps and old bedding
- Muzzle holes, rooted up patches of grassland
- Scratching posts/trees (often Elder)
- Latrine pits
- Hair on barbed wire fence

Badgers are resilient animals, good at foraging and due to their nocturnal habits, can live in an area for many years without being noticed.

However, badgers do have difficulty in coping with major excavations, or the use of heavy machinery coming over their tunnels, as this can cause the collapse of large areas of the sett.

Badgers and Legislation

Badgers are given protection under the Protection of Badgers Act 1992, as amended by the Nature Conservation (Scotland) Act 2004.

Badger Survey

The survey looked for evidence of hairs caught on fences, snuffle holes in the grassland and site edges, badger latrines and sets. None were found. No evidence of badgers was found. The topsoil on this site appeared to be shallow across the entire site and would therefore be unsuitable for setts.

The exclusion zone for badgers recommended by SNH is 30m away from a sett. There are no badger setts within 30m or close by the development site.

The proposed development site will not impact on the badger population of the area.



14. Bats

Legal Protection of Bats

Bats are given protection under Annex IIa and IVa of the EC Habitats Directive (92/43/EC) and applied in Scotland by the Conservation (Natural Habitats etc.) Regulations 1994 as amended by the Conservation (Natural Habitats) (amendment) Regulations of 2004 and 2007.

Bats are a European protected species and as well as a prohibition on killing or capturing them, legislation also relates to the protection of their breeding and roosting and resting (day roost) sites. Any activity that may impair their ability to survive, reproduce or rear their young is legislated against. It is also an offence to disturb bats which may affect the local distribution or abundance of the species to which it belongs.

Bat Characteristics

Bats use different roosts during different times of year, and for different purposes. A bat colony will generally return to the same roosts year after year.

Bats hibernate over winter in a communal roost and generally remain inside from autumn to spring. Winter roosts are typically caves, mines, buildings and hollow trees which have constant low temperatures and high humidity. In spring, the bats may use alternative roost sites which are used during the day. By summer the female bats will be found at a maternity roost where they will give birth and suckle young. Preferred sites for a maternity roost are hollow trees, buildings, and bridges.

Signs of Bat Habitation

The following features of trees which can be used as a bat roost were looked for, as on page 64, box 8.1 of the BCT Bat Survey Guidelines (2016):

- Natural/man made holes
- Woodpecker holes
- Cracks / splits in major limbs
- Loose bark behind dense thick ivy
- Hollows and cavities
- Roosts within dense epicormic growth
- Bird and bat boxes

Bat Survey

There are no trees or crevices in the rock face that would provide suitable habitat for bat roosting. Bats may use the area to forage, and the woodland to the north would provide habitat for bat roosting.

The local bat population will not be affected by the proposed development.



15. Tree Survey

The survey found eight large elder, three small elder, and one rowan on site, as detailed below in the tree schedule. The elder are veteran, long-established bushes.

The large elder on site are large shrubs. Elder responds to transplanting and these mature shrubs will be moved outwith the proposed development area and into areas that are to be used for landscaping.

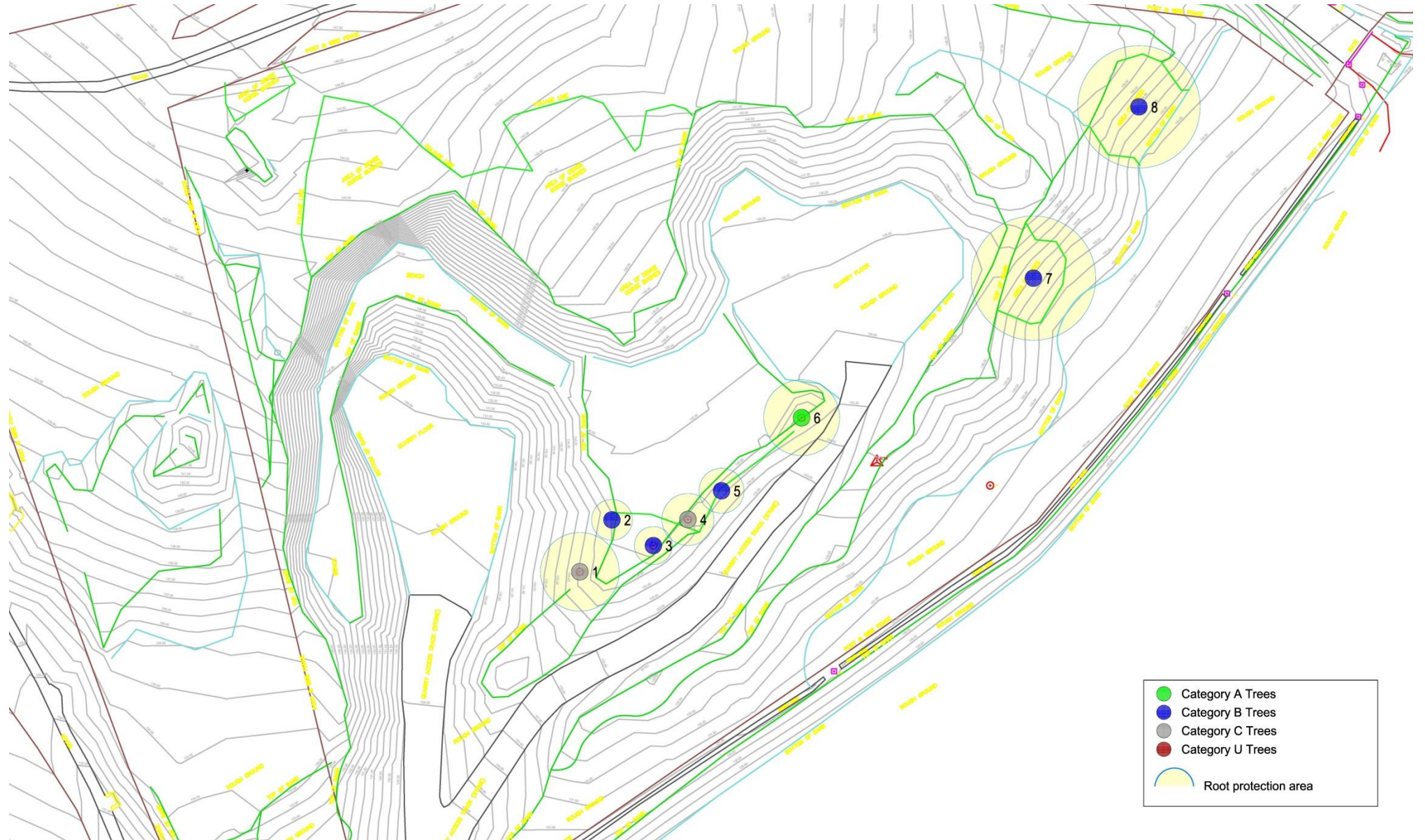
Refer to Appendices C and D for details of tree categories and tree life stages.

Tree Schedule

No	Species	Dia at 1.5m (cm)	Canopy Radius (m)				Height (m)	RPA (m)	Age	Class	Description	Action
			N	S	E	W						
1	Elder	.	4	4	5	4	6	5.6	OM	C3	11 stems, average DBH 14cm. Multi-stemmed from base, several stems have fallen in the past, some with ear fungus apparent. Extensive dead wood but growth is vigorous. Tree appears healthy.	Relocate for proposals.
2	Elder	.	2	2	2	2	5	2.9	M	B1	7 stems, average DBH 9cm. Multi-stemmed from base, some dead wood and snags but tree appears healthy.	Relocate for proposals.
3	Elder	.	1	1	1	1	4	2.7	M	B1	10 stems from base, average DBH 7cm. Some dead wood and snags but tree appears healthy.	Relocate for proposals.
4	Elder	17, 16, 17, 10	2	3	3	2	4	3.7	M	C1	Multi-stemmed from base, some dead wood and snags but tree appears healthy.	Relocate for proposals.
5	Elder	.	3	3	3	3	4	3.2	OM	B3	7 stems, average DBH 10cm. Multi-stemmed from base, tree appears healthy.	Relocate for proposals.
6	Elder	.	3	3	4	3	5	5.4	OM	A3	12 stems from base, average DBH 13cm. Tree appears healthy.	Relocate for proposals.
7	Area of elder	.	3	3	4	3	4	5.6	OM	B2	Five multi-stemmed individuals, maximum DBH: three stems of 27cm. Some dead wood and snags but these trees appear healthy.	Relocate for proposals.
8	Elder	23, 25, 18, 16, 34, 38, 24, 18	3	7	8	7	6	8.7	V	B3	Multi-stemmed from base, most stems have collapsed outwards but tree appears healthy. A ring of younger elder has established at the edge of the canopy span.	Retain.



Arboricultural Assessment Drawing



Appendix A: Site Photos



Photo 4: View south in continuous scrub area in west of site. All of the scrub is dominated by gorse. These areas are being used by nesting birds.



Photo 5: Tall herb (mostly rosebay willowherb) area in east of site. Ground cover is lesser celandine. Veteran elder (8) should be retained.



Photo 6: View west across eastern area. Several large, mature and over-mature elder grow at the edge of the old quarry pit. These trees will be relocated for the proposals.



Photo 7: View north from western area. The elevated areas in the north of the site, and the steep embankments are dominated by scrub. Much of the lower areas are dominated by tall herbs such as rosebay willowherb.



Appendix B: Species Lists

A2.1 – Scrub – Dense/Continuous

Plant Species	Abundance (DAFOR Scale)
<i>Ulex europaeus</i> (Gorse)	Dominant
<i>Aegopodium podagraria</i> (Ground Elder)	Abundant
<i>Ficaria verna</i> (Lesser Celandine)	Abundant
<i>Dactylis glomerata</i> (Cock's Foot)	Frequent
<i>Rubus fruticosus</i> agg (Bramble)	Frequent
<i>Chamaenerion angustifolium</i> (Rosebay Willowherb)	Occasional
<i>Cytisus scoparius</i> (Broom)	Occasional
<i>Digitalis purpurea</i> (Foxglove)	Occasional
<i>Galium aparine</i> (Cleavers)	Occasional
<i>Holcus lanatus</i> (Yorkshire Fog)	Occasional
<i>Ranunculus repens</i> (Creeping Buttercup)	Occasional
<i>Rubus idaeus</i> (Raspberry)	Occasional
<i>Rumex obtusifolius</i> (Bitter Dock)	Occasional
<i>Sambucus nigra</i> (Elder)	Occasional
<i>Urtica dioica</i> (Nettle)	Occasional
<i>Cerastium fontanum</i> (Common Mouse-Ear)	Rare
<i>Cirsium arvense</i> (Creeping Thistle)	Rare
<i>Dryopteris filix-mas</i> (Male Fern)	Rare
<i>Ribes sanguineum</i> (Flowering Currant)	Rare
<i>Rumex acetosa</i> (Common Sorrel)	Rare
<i>Sonchus asper</i> (Prickly Sow-Thistle)	Rare
<i>Taraxacum</i> agg. (Dandelion)	Rare
<i>Vicia sativa</i> (Common Vetch)	Rare

B2.1 – Neutral Grassland – unimproved

Plant Species	Abundance (DAFOR Scale)
<i>Holcus lanatus</i> (Yorkshire Fog)	Dominant
<i>Cirsium arvense</i> (Creeping Thistle)	Abundant
<i>Dactylis glomerata</i> (Cock's Foot)	Abundant
<i>Chamaenerion angustifolium</i> (Rosebay Willowherb)	Frequent
<i>Cirsium vulgare</i> (Spear Thistle)	Frequent
<i>Galium aparine</i> (Cleavers)	Frequent
<i>Ranunculus repens</i> (Creeping Buttercup)	Frequent
<i>Aegopodium podagraria</i> (Ground Elder)	Occasional
<i>Digitalis purpurea</i> (Foxglove)	Occasional
<i>Ficaria verna</i> (Lesser Celandine)	Occasional
<i>Rumex obtusifolius</i> (Bitter Dock)	Occasional
<i>Taraxacum</i> agg. (Dandelion)	Occasional
<i>Urtica dioica</i> (Nettle)	Occasional
<i>Vicia sativa</i> (Common Vetch)	Occasional
<i>Cerastium fontanum</i> (Common Mouse-Ear)	Rare
<i>Cytisus scoparius</i> (Broom)	Rare
<i>Rubus fruticosus</i> agg (Bramble)	Rare
<i>Ulex europaeus</i> (Gorse)	Rare



C3.1 – Tall Ruderal Vegetation

Plant Species	Abundance (DAFOR Scale)
<i>Chamaenerion angustifolium</i> (Rosebay Willowherb)	Dominant
<i>Ficaria verna</i> (Lesser Celandine)	Dominant
<i>Cirsium arvense</i> (Creeping Thistle)	Abundant
<i>Dactylis glomerata</i> (Cock's Foot)	Abundant
<i>Galium aparine</i> (Cleavers)	Abundant
<i>Holcus lanatus</i> (Yorkshire Fog)	Abundant
<i>Rubus fruticosus agg</i> (Bramble)	Frequent
<i>Rubus idaeus</i> (Raspberry)	Frequent
<i>Sambucus nigra</i> (Elder)	Frequent
<i>Aegopodium podagraria</i> (Ground Elder)	Occasional
<i>Ranunculus repens</i> (Creeping Buttercup)	Occasional
<i>Rumex obtusifolius</i> (Bitter Dock)	Occasional
<i>Urtica dioica</i> (Nettle)	Occasional
<i>Vicia sativa</i> (Common Vetch)	Occasional
<i>Cerastium fontanum</i> (Common Mouse-Ear)	Rare
<i>Digitalis purpurea</i> (Foxglove)	Rare
<i>Rumex acetosa</i> (Common Sorrel)	Rare
<i>Sonchus asper</i> (Prickly Sow-Thistle)	Rare
<i>Taraxacum agg.</i> (Dandelion)	Rare
<i>Ulex europaeus</i> (Gorse)	Rare

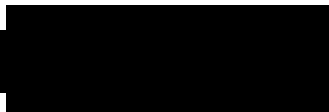
J1.3 –Ephemeral/Short Perennial

Plant Species	Abundance (DAFOR Scale)
<i>Cerastium fontanum</i> (Common Mouse-Ear)	Abundant
<i>Chamaenerion angustifolium</i> (Rosebay Willowherb)	Frequent
<i>Arabidopsis thaliana</i> (Thale Cress)	Occasional
<i>Cirsium vulgare</i> (Spear Thistle)	Occasional
<i>Rubus fruticosus agg</i> (Bramble)	Occasional
<i>Taraxacum agg.</i> (Dandelion)	Occasional
<i>Veronica chamaedrys</i> (Speedwell)	Occasional
<i>Cytisus scoparius</i> (Broom)	Rare
<i>Dactylis glomerata</i> (Cock's Foot)	Rare
<i>Digitalis purpurea</i> (Foxglove)	Rare
<i>Holcus lanatus</i> (Yorkshire Fog)	Rare
<i>Ranunculus repens</i> (Creeping Buttercup)	Rare
<i>Rumex obtusifolius</i> (Bitter Dock)	Rare
<i>Ulex europaeus</i> (Gorse)	Rare
<i>Urtica dioica</i> (Nettle)	Rare



Appendix C: Adapted from BS: 5837 2012 Trees in Relation to Construction.

Table 1: Cascade chart for tree quality assessment				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
<p>Category U Trees which cannot be retained long-term (for longer than 10 years)</p>	<ul style="list-style-type: none"> Trees that have a serious structural defect which puts them at risk of collapse, including those that will become unviable after removal of other trees Trees that are dead or dying Trees infected with pathogens which could affect the health and/or safety of nearby trees, or very low-quality trees which suppress trees of better quality <p><i>NOTE Category U trees can have existing or potential conservation value which might be desirable to preserve.</i></p>			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
<p>Category A Trees of high quality and value: in good condition; able to persist for long (a minimum of 40 years).</p>	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance.	Trees, groups or woodlands of significant conservation, historical, or other value (e.g. veteran trees)	LIGHT GREEN
<p>Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years</p>	Trees downgraded from category A because of impaired condition (e.g. presence of minor defects, including unsympathetic past management or storm damage).	Collections of trees (in groups or woodlands) with a higher rating than they would have as individuals.	Trees with some conservation or other cultural value	MID BLUE
<p>Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm</p>	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, without significantly greater collective landscape value; and/or trees offering low or only temporary landscape benefits	Trees with no conservation or other cultural value	GREY



Appendix D Tree Life Stages from BS: 5837

Y	Young
SM	Semi-mature
EM	Early-mature
M	Mature
OM	Over-mature
V	Veteran

Appendix E: Professional Qualifications

██████████ has been involved in ecology and arboriculture for over 40 years. He holds degrees in Botany and Zoology and is a member of the Arboricultural Association and The Chartered Institute of Environmental and Ecological Management.

██████████ has a BSc (Hons) Ecology from The University of Aberdeen, and has been involved in ecological surveying, research, species identification and teaching on ecology field courses in the UK and overseas since 2014.

Appendix F: Contact Details

Client:

██████████
██████████
██████████
██████████

Environmental Consultant:

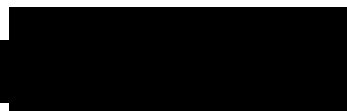
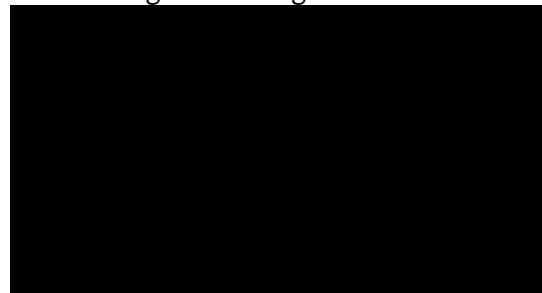
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Appendix G: Legislation, Guidance and References

Town & Country Planning Act 1990
Town & Country Planning (Trees) Regulations 1999
Construction (Design & Management) Regulations 1994

Directive 92/43/EEC The Conservation of National Habitat & of Wild Flora & Fauna,
Directive 79/409/EEC, The Conservation of Wild Birds (The Birds Directive)
The Wildlife and Countryside Act 1981
Nature Conservation (Scotland) Act 2004
Badgers Act 1992
Natural Environment and Rural Communities Acts 2006
The Conservation (Habitats & c.) Regulations 1994
Annex IV of the EC Habitats Directive 1994

JNCC. (2010). Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit. JNCC. Peterborough
Collins, J. (ed) (2016) Bat Surveys: Good Practice Guidelines. 3rd Edition. Bat Conservation Trust, London
Kruuk, H. (1989). The Social Badger. Oxford University Press, Oxford
Altringham, J.D. (2011) Bats: From Evolution to Conservation. Oxford University Press, Oxford
Pearce, G.E. (2015) Badger Behaviour, Conservation & Rehabilitation, Pelagic Publishing



overprovision of marketable land for housing does not prejudice the delivery of alternative viable sites already included in the Plan. Currently there is an overprovision of 80 houses in the Aberdeen Housing Market Area and 604 houses in the Rural Housing Market Area. Not all the sites which are identified as “marketable” will come forward at this time, and mechanisms such as promotion of self-build have been made to seek to address this issue. Scottish Planning Policy (SPP) (paragraph 120) requires that Planning Authorities are obliged to allocate a range of sites which are effective or expected to become effective to meet the housing land requirement in the Strategic Development Plan and be confident that the land can be brought forward for development within the Plan period.

- 4.10 The overprovision of housing land as proposed is considered to be acceptable as it builds in flexibility, particularly in the Rural Housing Market Area, as well as continuing to promote Aberdeenshire as an area open for business. As such no changes require to be made to the Proposed Local Development Plan in respect of removing proposed allocations or introducing new sites at this stage of the plan making process.

Proposed Local Development Plan– Outstanding issues

Housing Land

Formartine

- 4.11 **Ellon – Site FR090 – Cromleybank.** Part of the bid to extend site FR090 to its south at Cromleybank, Ellon to include the southern bypass of Ellon is not supported in the format as submitted. It is considered more appropriate that this is instead marked as an indicative route on the proposals map as a proposed route has yet to be agreed with the developer. Such an action may be premature without the assessment of mitigation of impacts on the A90(T) from congestion. The Plan will still have a route marked, but not as an allocation.
- 4.12 **Ellon – Sites FR063 & FR064 – North of McDonald Golf Course.** Of the outstanding issues debated by Infrastructure Services Committee one related to the potential implications of identifying two sites north of the McDonald Golf Course, Ellon (FR063 and FR064) for development. These sites were initially considered by Formartine Area Committee on 10 September 2019, whereby Members expressed their support for the sites to be included in the Proposed Local Development Plan. Following transportation concerns being subsequently identified, based on Officer recommendation, the sites were agreed to be omitted from the Proposed Local Development Plan by Infrastructure Services Committee at their meeting on 3 October 2019. Further consideration of the sites was undertaken by Formartine Area Committee on 29 October 2019 allowing cognisance to the feedback from Transportation. Support for the sites was continued by the Formartine Area Committee, with the Infrastructure Services Committee of 28 November 2019 similarly continuing their view to omit the sites from the Proposed Local Development Plan. Any development on these sites is premature at this time in the absence of any