



# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

**This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.**

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 17 July 2020.

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



## ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

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

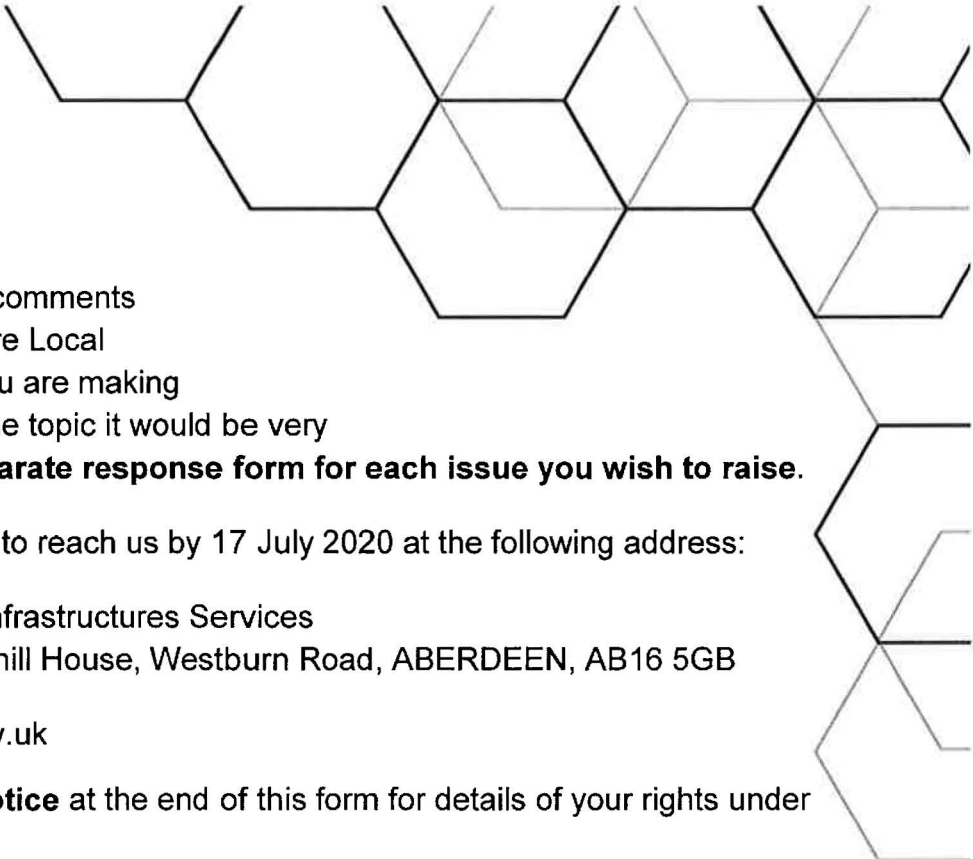
Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

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

Tel: 01467 536230  
Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp)  
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk).





Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 17 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services  
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

## YOUR DETAILS

Title:	Mrs
First Name:	Marianne
Surname:	Evans
Date:	28 July 2020
Postal Address:	Stewart Milne Homes, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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

Are you responding on behalf of another person? Yes ☒ No ☐

If yes who are you representing? Stewart Milne Homes

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

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

# YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

**Newburgh Settlement Statement:**

**The site at Meikle Haddo, Newburgh (bid ref FR027) should be included as an opportunity site for up to 80 homes and a potential link road to the A975**

**Reason for change:**

We object to the failure of Aberdeenshire Council to allocate land at Meikle Haddo, Newburgh as an opportunity site for up to 80 homes and a link road to the A975. It is proposed that the site can deliver a mix of detached, semi-detached and terraced 2-5 bedrooomed homes including at least 25% affordable homes. The development of the site is supported by a masterplan approved by Aberdeenshire Council (March 2013) (Appendix 1) which was prepared following community engagement. Phase 1 of the masterplan which has been successfully built and occupied lies immediately to the north of the proposed site.

As part of the masterplan process, a full site assessment was carried out and consultation took place with many Council departments and statutory consultees. The site is not located in an area of landscape significance and views to the site are limited. A Phase 1 Habitat survey was carried out for the site which confirmed the site has low ecological value comprising arable land and reseeded pasture. The very southern part of the site is susceptible to flooding but the proposed housing development is located well away from this area and the area prone to flooding will remain natural and untouched. A further area between this wetter ground and the housing will be made over to useable open space.

The community aspiration for Newburgh is the provision of a link road including one between the B9000 and the A975. This can be delivered as part of this development. Indeed, this requirement remains part of the zoning of the neighbouring site (OP1) in both the extant and Proposed Local Development Plans which require "a link between the B9000 and the A975" however without Meikle Haddo being zoned, this link cannot be delivered.

We do not accept Aberdeenshire Council officers' concerns in relation to the site expressed in the Main Issues Report and the Issues and Actions Paper – Formartine. Their comments regarding flooding have been addressed above and are particularly overstated given the council's approval of the masterplan for the site which included consultation with their own Flood Prevention Team and SEPA who raised no objection. The Council have also suggested that road access is a constraint to development. This is disputed. Again, this aspect has been considered as part of the masterplan in consultation with Aberdeenshire

Council's Roads service and was not considered a constraint to development especially as it will provide an additional route into the town. A Transport Assessment was submitted as part of the Phase 1 planning application which shows no constraints on the travel network.

Other issues raised by officers relate to landscaping and these were considered at the masterplan stage. The suggestion that the site is visually prominent and will impact on the setting of the village is a matter of principle and again it has to be recognised that the Council approved a masterplan for the development of the entire site. The site is not located in an area of landscape significance and is bounded on 2 sides by residential development and a site zoned for development to the west. The open space to the south will contain landscaping providing mitigation to any visual impact and protecting and enhancing the landscape setting of the village. It is accepted that the site is designated as prime agricultural land however prime agricultural land designations cover almost all of Aberdeenshire so any losses to development are marginal. Given the location of the site immediately next to the settlement boundary and the fact that the development will deliver homes and a link road which have long been accepted by Aberdeenshire Council as suitable for the site outweigh the loss of agricultural land.

It is suggested in the MIR that the watercourse on the southern boundary of the site will need a buffer strip and that the development has the potential to impact on protected species. As explained above a significant buffer has been left and recommendations of a future habitat study will be used to enhance biodiversity in the area. The Phase 1 habitat survey already carried out for the site confirms there are no protected species on site.

Education capacity has also been suggested as a constraint to development. This matter can be addressed through developer contributions as required.

Separate representations have been submitted by Stewart Milne Homes and [REDACTED] in relation to housing land supply and we adopt them here. In addition, sites that were due to come forward in the area such as Blackdog, Cromleybank (Ellon) and Foveran have not delivered and there is the opportunity to bring forward additional sites in the area. We welcome the zoning of the site at Mill of Newburgh and believe this site will complement it and deliver a new link road. Meikle Haddo is in a sustainable location, constraint free and can be delivered in the short term and should therefore be identified as an opportunity site for 80 homes.

See also Appendix 1: Development Bid and Main Issues Report Representations



# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is  
Aberdeenshire Council.

The Data Protection Officer can be contacted at Town  
House, 34 Low Street, Banff, AB45 1AY.

Email: [dataprotection@aberdeenshire.gov.uk](mailto:dataprotection@aberdeenshire.gov.uk)

Your information is being collected to use for the following  
purposes:

- To provide public comment on the Aberdeenshire Local  
Development Plan. The data on the form will be used to  
inform Scottish Ministers and individual(s) appointed to  
examine the Proposed Local Development Plan 2020. It  
will inform the content of the Aberdeenshire Local  
Development Plan 2021.

### Your information is:

Being collected by Aberdeenshire Council	X
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### The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either  
Performance of a Contract or Legal Obligation, please note  
the following consequences of failure to provide the  
information:

It is a Statutory Obligation under Section 18 of the Town  
and Country (Scotland) Act 1997, as amended, for  
Aberdeenshire Council to prepare and publish a Proposed  
Local Development plan on which representations must be  
made to the planning authority within a prescribed period  
of time. Failure to provide details requested in the 'Your  
Details' section of this form will result in Aberdeenshire  
Council being unable to accept your representation.

Your information will be shared with the following recipients  
or categories of recipient:

Members of the public are being given this final  
opportunity to comment on the Proposed Aberdeenshire  
Local Development Plan. The reasons for any changes  
that the Council receives will be analysed and reported to  
Scottish Ministers. They will then appoint a person to  
conduct a public examination of the Proposed Plan,  
focusing particularly on the unresolved issues raised and  
the changes sought.

Your name and respondent identification number (provided  
to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your  
completed response on the Proposed Local Development  
Plan website (contact details and information that is  
deemed commercially sensitive will not be made available  
to the public).

In accordance with Regulation 22 of the Town and Country  
(Development Planning) (Scotland) Regulations 2008  
where the appointed person determines that further  
representations should be made or further information  
should be provided by any person in connection with the  
examination of the Proposed Plan the appointed person  
may by notice request that person to make such further  
representations or to provide such further information.

Your information will be transferred to or stored in the  
following countries and the following safeguards are in  
place:

Not applicable.

The retention period for the data is:

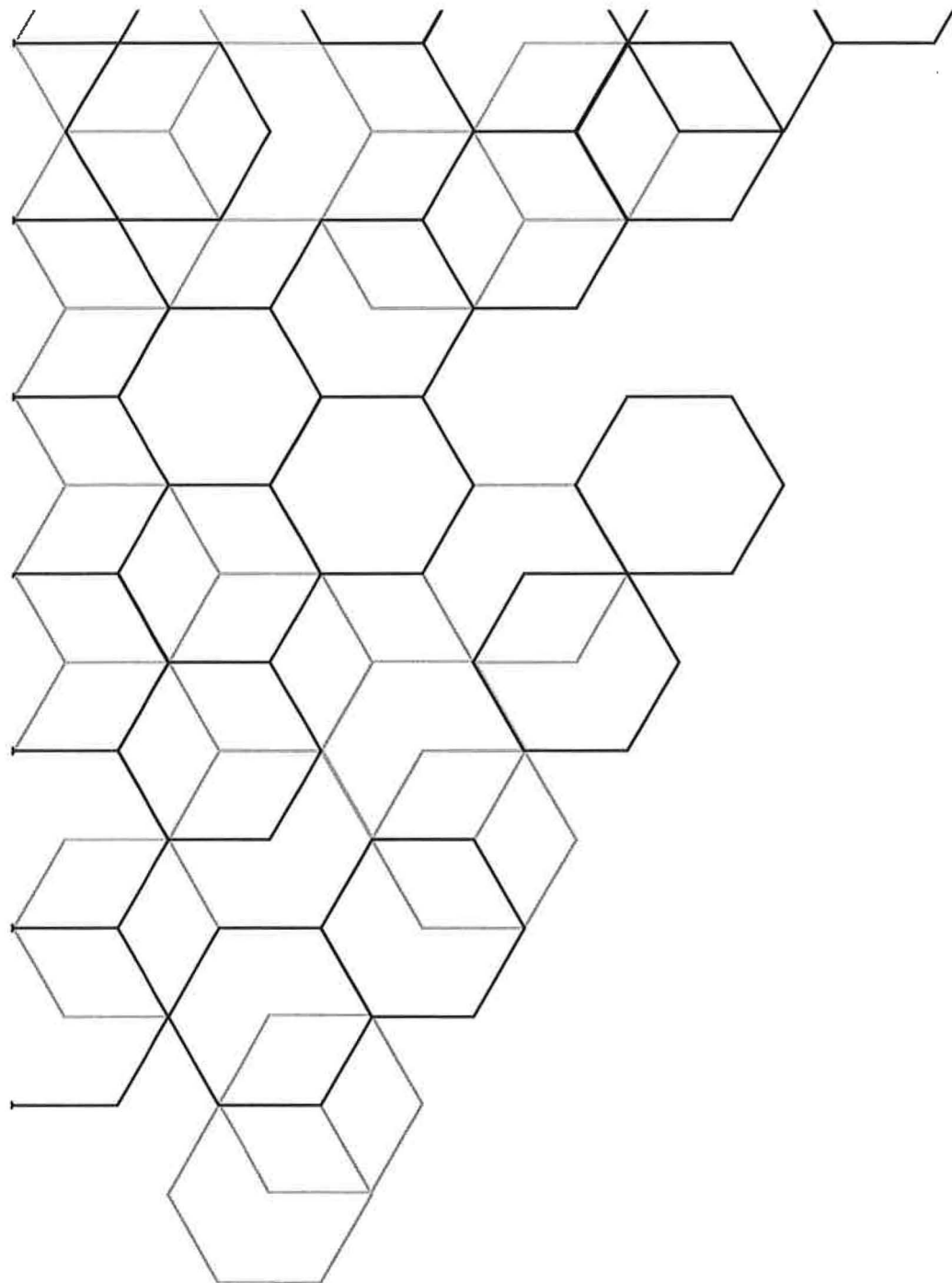
Aberdeenshire Council will only keep your personal  
data for as long as is needed. Aberdeenshire Council  
will retain your response and personal data for a retention  
period of 5 years from the date upon which it was  
collected. After 5 years Aberdeenshire Council will review  
whether it is necessary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

The following automated decision-making, including  
profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis  
specified above is Consent;
- to lodge a complaint with the Information  
Commissioner's Office (after raising the issue with the  
Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above  
is:
  - (i) Consent; or
  - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data,  
as so far as the legislation permits.



## APPENDIX 1



# Local Development Plan 2021

## Call for Sites Response Form

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

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

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

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to:  
[ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

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

**All forms must be submitted by 31 March 2018.**

### 1. Your Details

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

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

Name	
Organisation (if applicable)	Stewart Milne Homes
Address	
Telephone number	
Email address	

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	c/o Stewart Milne Homes
Do these owners know this is being proposed for development?	Yes

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

#### 4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Meikle Haddo (south of completed M1 allocation)
Site address	Meikle Haddo, Newburgh
OS grid reference (if available)	NJ 992247
Site area/size	14.9ha
Current land use	Arable/open fields
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

#### 5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owner
Is the site under option to a developer?	Yes
	Under option to Stewart Milne Homes
Is the site being marketed?	No

#### 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
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	Yes
	The site is included within the approved Masterplan for Newburgh. The land to the north was allocated in the 2012 LDP with this site identified for future development in the Masterplan, to be promoted through a future LDP process.
Previous planning applications	No planning application for this site, but the land to the north was granted Full Planning Permission in October 2013 for 40 houses (Ref APP/2013/2482). This development is now complete.
Previous 'Call for sites' history. See Main Issues Report 2013 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	FM064
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? No, but the LDP acknowledges that development should not preclude future development to



	the south and that access and transport provision, including a link road between the B9000 and the A975, must be provided on the site.

## 8. Proposed Use

Proposed use		Housing with link road and associated public open space and landscaping
Housing	Approx. no of units	80
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>Detached:</li> <li>Semi-detached: See paper apart</li> <li>Flats: Mix of detached, semi detached and terraced</li> <li>Terrace:</li> <li>Other (e.g. Bungalows):</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>1 bedroom homes: See paper apart</li> <li>2 bedroom homes: Range of property sizes to be</li> <li>3 bedroom homes: determined</li> <li>4 or more bedroom homes: determined</li> </ul>
	Tenure (Delete as appropriate)	Private. Affordable housing
	Affordable housing proportion	25% or in line with affordable housing requirements if they change
Employment	Business and offices	NA
	General industrial	NA
	Storage and distribution	NA
	Do you have a specific occupier for the site?	NA
Other	Proposed use (please specify) and floor space	NA
	Do you have a specific occupier for the site?	NA
Is the area of each proposed use noted in the OS site plan?		Not applicable

## 9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Finance will be available at the time of development	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	



## 10. Natural Heritage

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



	species and potential for the creation of drystone walls within the development.
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## 11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No impact on the historic environment	
	If yes, please give details:	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> <li><a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a></li> <li><a href="http://portal.historicenvironment.scot/">http://portal.historicenvironment.scot/</a></li> <li><a href="https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	Scheduled Monument or their setting	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

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> )	No <b>If yes</b> , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> <li>SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> <li>SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/review/037.pdf">http://www.snh.org.uk/pdfs/publications/review/037.pdf</a></li> </ul>	<b>If your site is not within an SLA</b> , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:  See paper apart and masterplan for details. The local landscape has been analysed as part of the approved Masterplan document. The site is not located within any area of landscape significance. Views to the north east are restricted by existing housing. The highest point of the site is located to the north, however, this provides opportunities to provide good southerly views from the site. Sloping ground and the floodplain to the south of this would be retained as open space, proving good amenity value to any new housing development.

<ul style="list-style-type: none"> <li>• SNH (1998) South and Central Aberdeenshire landscape character assessment <a href="http://www.snh.org.uk/pdfs/publications/review/102.pdf">http://www.snh.org.uk/pdfs/publications/review/102.pdf</a></li> </ul>	
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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?	River – Yes. The Foveran Burn lies to the south of the site with some risk of flooding Surface Water – No.
(You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	See paper apart for full details.  The floodplain would be designated as informal open space within an additional landscape buffer placed over the rising ground between the floodplain and proposed housing. There would be no risk to housing from flooding.
Could development on the site result in additional flood risk elsewhere?	No
Could development of the site help alleviate any existing flooding problems in the area?	No

### 14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Water	It is understood that capacity is available
	Waste water	It is understood that capacity is available.
Has contact been made with Scottish Water?	No, but both water and drainage can be provided should the site be allocated and planning permission granted.	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	This will be considered at the appropriate design stage.	
b. Education – housing proposals only		
Education capacity/constraints <a href="https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/">https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/</a>	See paper apart for full details. Although there is some capacity in the primary and secondary school, it is likely that contributions would be required towards education.	
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	No	



traffic on a Trunk Road, has contact been made with Transport Scotland?	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	Yes. Discussions have been held with Aberdeenshire Council in relation to a link road between the B9000 and A975
Public transport	See paper apart. The site is located close to existing bus routes north and south. The nearest bus stop located east of the Airyhall View junction, approximately 8 minutes walking distance from the site.
Active travel (i.e. internal connectivity and links externally)	See paper apart The village is served by a good network of pedestrian footways and the entire village is generally within 8-10 minute walk from the village centre. The bid site is therefore highly accessible and a network of footpaths will connect to external paths.
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: No
	Electricity: No
	Heat: No
	Broadband: No
Have any feasibility studies been undertaken to understand and inform capacity issues?	No
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Utilities are available in the area and there is no constraint to development
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	The relevant technologies will be used to deliver reduced energy consumption and heat generation.
<b>e. Public open space</b>	
Will the site provide the opportunity to <b>enhance the green network?</b> (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)  You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes, there will be a significant area of open space to the south of the site, providing an enhanced green network in Newburgh.  See paper apart and Masterplan for full details.

Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy</b> ? <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	Yes, more than 40% of the site will be retained as open space which will provide opportunities for a range of types of open space.  See paper apart for more details.
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <a href="https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/">https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</a>	Yes, the site has potential to deliver shortfalls, in particular opportunities for informal food growing which is identified in the Open Space Audit.  See paper apart for full details.
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	No
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	The Council's aspiration to deliver a link road between the B9000 and the A975 will require a crossing over the Foveran Burn. No major impact is expected.

## 15. Other potential constraints

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

Aberdeen Green Belt <a href="https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf">https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</a>	No
Carbon-rich soils and peatland <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No
Coastal Zone <a href="https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf">https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</a>	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice I/2017 Pipeline and Hazardous Development Consultation Zones at <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	No
Minerals – safeguarded or area of search <a href="https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf">https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</a>	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. <a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	No



'Protected' open space in the LDP (i.e. P sites) <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	n/a
See paper apart	

### 16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m-1 km
	Community facilities (e.g. school, public hall)	400m-1 km
	Sports facilities (e.g. playing fields)	400m-1 km
	Employment areas	<400m
	Residential areas	<400m
	Bus stop or bus route	<400m and 400m-1 km
	Train station	NA
	Other, e.g. dentist, pub (please specify) Hotel, golf course	Post office, hotel, shops = 400-1 km Golf course = >1 km but proposed connections as part of the development would improve accessibility.

### 17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Yes
	See Paper Apart
	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.  See Paper Apart The M1 allocation is complete and was extremely popular, which demonstrates the attractiveness of Newburgh and the demand for properties in this area. As such, it is anticipated that an	

extension to this site would be as popular. The developer has an option over this which demonstrates the deliverability of the site in the next Local Development Plan.

Stewart Milne Homes are confident that there is residual value following development of the site and the provision of necessary infrastructure. The infrastructure constraints have been considered and Stewart Milne Homes are confident that they can be addressed and do not impose an impediment to development.

#### **19. Other information**

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

Masterplan  
NESBReC response

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.



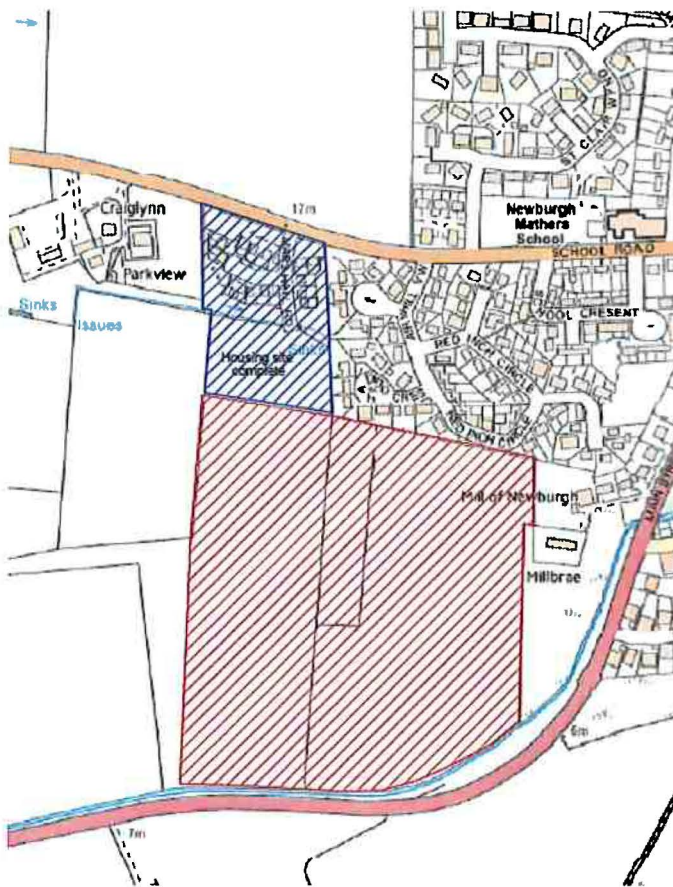
## **ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021 CALL FOR SITES**

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

#### **MEIKLE HADDO, NEWBURGH**

Stewart Milne Homes are part of the Stewart Milne Group, founded in 1975 and have grown to become one of the UK's leading privately owned housebuilders. They have a commitment to enterprise and innovation meshed with traditional value for quality product and services and currently have sites in central Scotland, Tayside, North West England as well as Grampian.

The land at Meikle Haddo is identified outlined and red on the map below.



The site is bounded to north by existing residential development; to the east by residential property Millbrae, which itself is surrounded by open fields, beyond which lies the A975. The A975 then continues to the south of the site, which is also bounded by the Foveran Burn. To the west lies open fields. Access can be taken from the new roads developed as part of the site to the north, which leads directly to the B9000. Access could also be taken from the A975 to the south.

#### **Q7. Planning History**

The land to the north was identified as site M1 in the 2012 Local Development Plan. That site was completed in 2016 and is now fully occupied. As such, the existing M1 allocation has been reduced to OP1 in the 2017 Local Development Plan. That allocation makes reference to the requirement for a link road between the B9000 and A975.

This development bid is for the land to the south of the M1 allocation, for which a Masterplan has been completed and approved. This land is therefore included within that Masterplan document and is required to deliver the link between the B9000 and A975. A copy of the approved Masterplan is attached to this bid. It was approved by Aberdeenshire Council on 5<sup>th</sup> March 2013.

#### **Q8. Proposed Use**

The site is identified for a residential development and has the capacity to deliver around 80 houses. This would include a mix, similar to that provided on the M1 site to the north, including detached, semi-detached and terraced, 2 – 5 bedroomed properties. An exact mix would be provided in due course taking account of the prevailing market conditions and affordable housing requirements. Affordable Housing will be provided in line with developer obligations requirements at the time of development.

#### **Q9. Delivery Timescales**

It is anticipated that the site will be developed in three phases as shown in the Masterplan document shown below with Phases 1a and 1b obviously now completed.



#### **Q10. Natural Heritage**

NESBReC have been consulted and have provided details of sensitive areas within a 1km radius of the site. This demonstrates that, although there are sensitive areas nearby, the development of the site will not impact upon any SSSI, National Nature Reserves, Special Protection Areas or Ramsar sites.



A Phase 1 Habitat Survey has been completed as part of the Masterplan and found the land to be of low ecological value, comprising arable land and reseeded pasture. Although the Foveran Burn lies to the south of the site, development of the site would not pose any adverse impacts as the land around it would be kept free of development and retained as a landscaped area, producing net gain to biodiversity on the site.

A protected species survey would be undertaken as part of any planning application in due course.

**Biodiversity Enhancement** - the development of this site will create opportunities to enhance biodiversity and further details are shown in the Masterplan. This includes a landscaped amenity area to the south of the site, providing a buffer strip along the burn as well as landscaping and areas of localised open space within the residential areas. This will include native tree planting and the use of nectar rich plant species and potential for the creation of drystone walls within the development where appropriate.

### **Q12. Landscape Impact**

The local landscape was analysed as part of the Masterplan. The site is not located within any area of landscape significance. Views to the north east are restricted by existing housing. The highest point of the site is located to the north, however, this provides opportunities to provide good southerly views from the site. Sloping ground and the floodplain to the south of this would be retained as open space, proving good amenity value to any new housing development.

### **Q13. Flood Risk**

SEPA's Indicative Flood Map provides predictive guidance on the possible extent of functional floodplain (1 in 200 year flood event). It demonstrates that the functional floodplain for the Foveran Burn covers part of the site to the south, however, this has been taken into consideration in the preparation of the layout of the site and all land within that floodplain would be designated as informal open space within an additional landscape buffer placed over the steep rising ground between the floodplain and proposed housing. This provides greater protection from any potential flood risk. A full Flood Risk Assessment would be carried out as part of any planning application for the site.



#### **Q14. Infrastructure**

- a. **Water/Drainage** - New foul and surface water sewers will be provided to service the development and these will be located within the new roads and areas of open space where necessary. It is understood that there is sufficient capacity in the Invercannie Water Treatment Works and also within the local network to accommodate the proposed development on the site for the full number shown within the proposals. It is also understood that there is sufficient capacity within the Balmedie Waste Water Treatment Works to accommodate the development.
- b. **Education** – the 2017 based School Roll Forecasts indicate that Newburgh Mathers Primary School has a capacity range of 146-171 pupils. It is currently at 78% of capacity, but has a rising school roll, expected to be over capacity by 2020. Ellon Academy has a capacity of 1300. It is currently operating at 85% of capacity which is due to rise to 93% by 2022. Although there is some capacity available, it is likely that the development of this site will require contributions to be made to education.
- c. **Transport** - A traffic statement was carried out for the M1 site which demonstrated no issues. Although a Traffic Assessment has not been carried out for this specific site at this stage, this would be prepared as part of a planning application in due course. It is anticipated that this site would similarly have minimal traffic impact and would be resource efficient, making existing use of infrastructure provided as part of the M1 site.

In addition to this, aspirations for a route for a link road between the B9000 and A975 can only be delivered through the development of this site and this was discussed at a meeting with Aberdeenshire Council's Roads Department in March 2012. This route was included in the approved Masterplan for the site and also remains in the 2017 Local Development Plan.

**Public Transport** – The site is located close to existing bus routes north and south. Stagecoach Service 50 and 63 serve the settlement with bus stops located at Newburgh Mathers Primary School and Main Street. Kineil Coaches Service 747 operate on Main Street with the closest stops located at the Ythan Arms Hotel, approximately 10-15 minutes walking distance. Kineil Coaches Service 450 operates on School Road, within the nearest bus stop located east of the Airyhall View junction, approximately 8 minutes walking distance from the site.

**Active Travel** – The village is served by a good network of pedestrian footways linking residential neighbourhoods with the main facilities. The masterplan demonstrates that the entire village is generally within 8-10 minute walk from the village centre/commercial hub. Existing on street footways on School Road and Main Street connect the village centre to footways on connecting residential streets throughout the village. Core Paths are located close to the site and accessible from the A975 as demonstrated in the Masterplan.

- d. **Renewable Energy** – Stewart Milne Homes, in common with the majority of housebuilders, advocate a fabric first approach to ensure energy conservation and thus minimise carbon footprint. Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation.
- e. **Public Open Space** – the proposal will provide the opportunity to enhance the green space network. The proposals create an opportunity to create an ecologically enhanced informal open space adjacent to the burn, incorporating a path and cycle network around the site, also



linking with existing paths outwith the site. This would benefit the entire settlement of Newburgh and create an attractive gateway to Newburgh when approaching from the west along the A957.

The site can meet the open space standards as set out in Appendix 2 of the Aberdeenshire Parks and Open Space Strategy. Significantly more than 40% of the site is retained as open space and there is opportunities for a range of uses within that open space. The open space audit makes reference to open space for food growing and there may be opportunities to provide this on site due to the large amount of open space available.

- f. **Resource use** – The provision of the link road to the A975 would require a vehicular crossing over the Foveran Burn. Opportunities may be available to provide a pedestrian crossing also. It is not considered that this would have a major impact on the water environment and discussions would be held with the necessary authorities and appropriate licenses obtained prior to any development.

#### **Q15. Other Potential Constraints**

Topography – There is high ground to the north of the site which falls towards the Foveran Burn and A975. Although it is not considered a constraint, it will influence the way the site is developed. There are opportunities for passive solar gain as well as good views from the site to the surrounding area.

#### **Q17. Community Engagement**

As part of the masterplan preparation, two events were held, as well as a meeting with Foveran Community Council on 22<sup>nd</sup> February 2012. The first exhibition was held on 1<sup>st</sup> March 2012, with the second following on 18<sup>th</sup> April 2012. Therefore, the local community has been involved and are aware of the proposals for the settlement. Comments and the developer's response to these are included in the Masterplan document. These events were positive and demonstrated the demand for housing in Newburgh with a number of respondents keen to know when development would be completed.

#### **Q18. Residual Value and Deliverability**

The M1 allocation is complete and was extremely popular, being sold out in a short period of time. This demonstrates the attractiveness of Newburgh and the demand for properties in this area. As such, it is anticipated that an extension to this site would be as popular. The developer has an option over this site and has invested in infrastructure to the north and this demonstrates the deliverability of the site in the next Local Development Plan.

Stewart Milne Homes are confident that there is residual value following development of the site and the provision of necessary infrastructure. The infrastructure constraints have been considered and Stewart Milne Homes are confident that they can be addressed and do not impose an impediment to development.

# Newburgh Masterplan Document

Produced on behalf of Stewart Milne Homes

October 2012





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# Newburgh Masterplan Document

**Prepared on behalf of**

**Stewart Milne Homes**

**By Ryden LLP, Halliday Fraser Munro, W A Fairhurst, Northern Ecology Surveys &  
Environmental Resource Management**

**October 2012**

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# 1.0 Introduction

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- 1.1 Site Location
- 1.2 Land Ownership and Control
- 1.3 Vision Statement
- 1.4 Planning Context
- 1.5 Masterplan Process

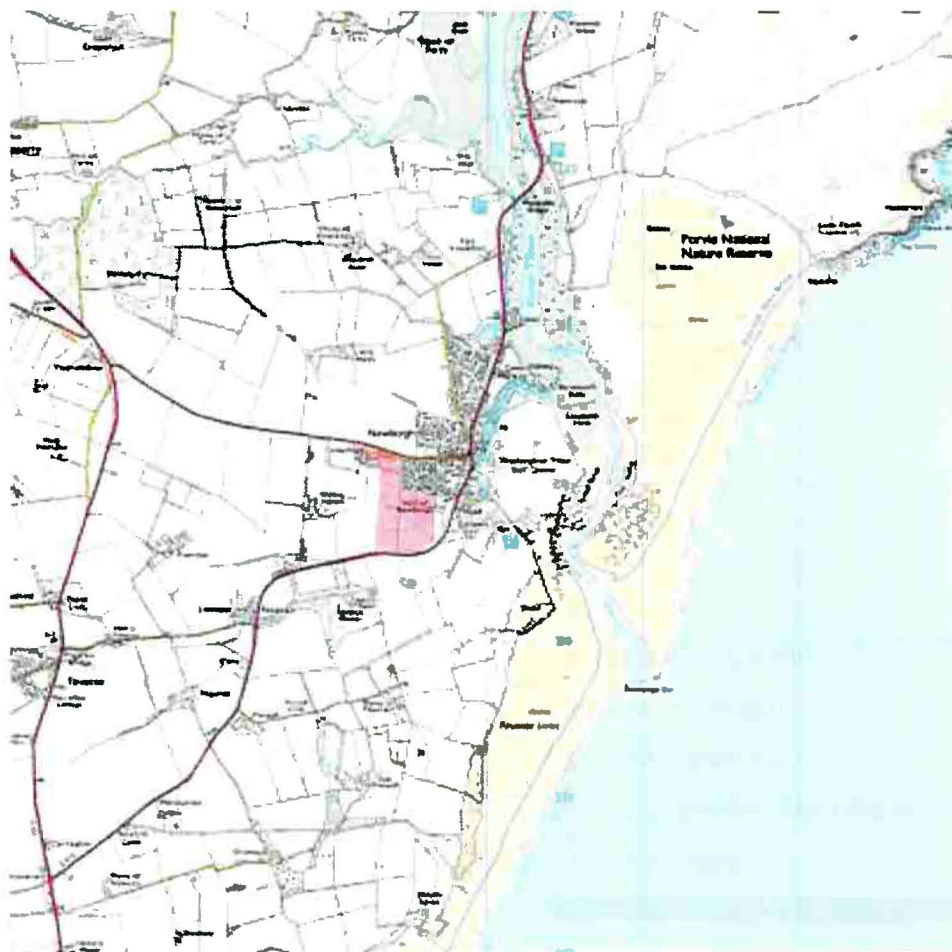


Figure 1: Site Location

## 1.1 Site Location

Newburgh is a coastal village situated in the Ythan Estuary, midway between Aberdeen and Peterhead. More specifically it lies 13 miles to the north east of Aberdeen. Newburgh itself is accessed via the A975 which leads directly to the A90 Aberdeen to Peterhead Road, as shown in Figure 1.

The village benefits from a range of services including a primary school, golf course, garage, church, a number of hotels and shops and employment areas to the north and west.

## 1.2 Land Ownership and Control

The land is under the control of Stewart Milne Homes.

## 1.3 Vision Statement

The Masterplan sets out a vision for the long term expansion of the settlement of Newburgh enabling a controlled expansion over the next 10 years. The Masterplan covers an area wider than the Local Development Plan allocation. This is to secure key infrastructure, such as a potential link road between the B9000 and the A975; thus realising both the community's and Council's aspirations for the area.

The first phase of development comprises 40 dwellings and 1.5ha of employment land as defined by the adopted Aberdeenshire Local Development Plan (June 2012) and potential future phases of development lie to the south of this area.

The Masterplan aims to achieve the following:

- A high quality residential environment that meets a variety of housing needs, whilst giving due consideration to infrastructure;
- A high quality village expansion that will create a unique environment that complements the existing character of the local area;
- Integration of the site with the existing community of Newburgh, providing links from the site to the wider area including efficient connections to pedestrian and cycle path linkages, public transport



and road networks;

- The avoidance of skyline development by ensuring that buildings fit within a detailed landscape framework;
- The safeguarding and enhancement of the ecological habitat at the Foveran Burn;
- Safeguarding a route for a link road between B9000 and the A975 which can be provided through a critical mass of future development.

## 1.4 Planning Context

### Scottish Planning Policy (SPP)

This Masterplan interprets guidance from a wide variety of sources. SPP is Scotland's national land use policy statement and provides high level development guidance. Designing Places (June 2012) and Designing Streets (March 2010) also provide specific policy.

### Aberdeen City and Shire Structure Plan 2009

The Aberdeen City and Shire Structure Plan was approved by Scottish Ministers in August 2009. That Plan allocates 3700 new dwellings in the period up to 2030 in the Local Growth and Diversification Areas Aberdeen Housing Market Area (AHMA) within which Newburgh lies.

### Aberdeenshire Local Development Plan

The Masterplan area was promoted through the Local Development Plan process. A Masterplan area was identified in the proposed Local Development Plan (Figure 2). However, the site boundary was reduced following the publication of the Reporters' Recommendations (See Section 3). The site is now allocated for 40 dwellings deliverable in the first and second phase of the Plan and 1.5 hectares of employment land (Figure 3).

The Local Development Plan requires the preparation of a Masterplan for the site which will consider access and transport provision, including

safeguarding of a route for a link road between the B9000 and the A975. To achieve this, the Masterplan (including future phasing) covers a larger area than identified in the Local Development Plan (Figure 4 page 7). This not only safeguards the route of a link road, but demonstrates how Newburgh can expand in the future. In doing so, it provides guidance to the development industry.

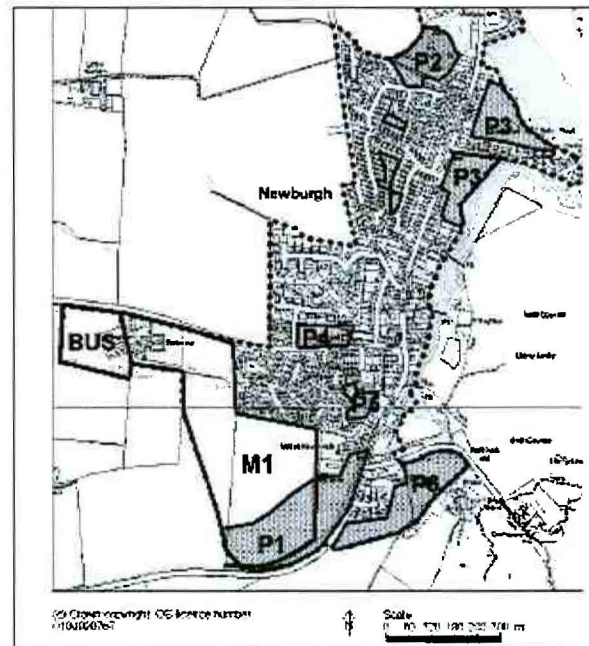


Figure 2: Proposed LDP Extract

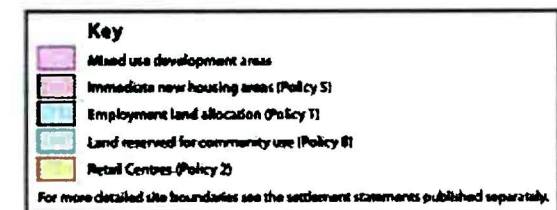
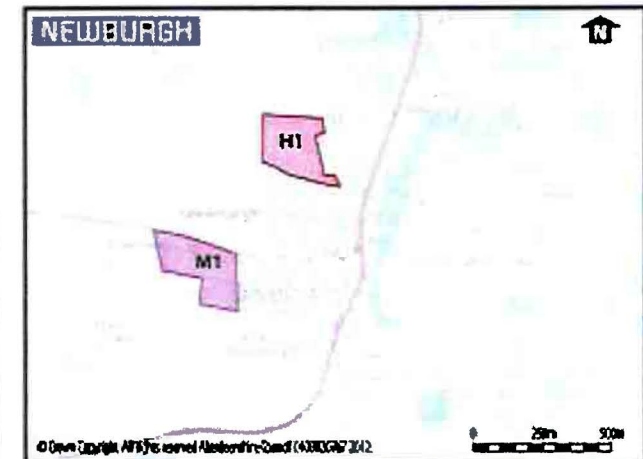


Figure 3: LDP Extract

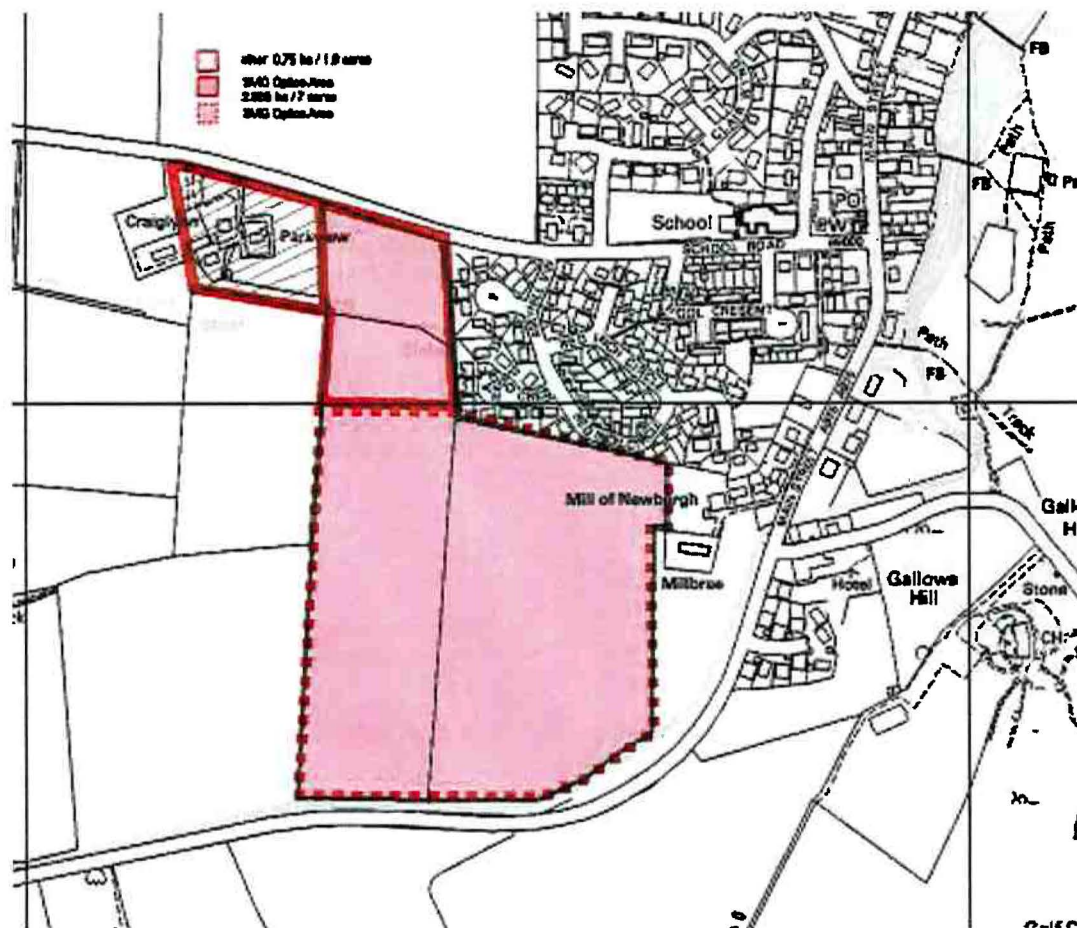


Figure 4: Ownership Plan

## 1.5 Masterplan Process

This Masterplan will explain how the site can be developed incorporating M1 into a high quality village expansion, to create a unique environment that complements the existing character of the local area, taking into account the requirements listed in the Local Development Plan.

The aim of the masterplan process has been to ensure that the community of Newburgh is genuinely engaged in the development process, encouraging improved trust and working relationships and importantly to provide an opportunity for community views.

The design of the site has evolved throughout the consultation process which initially began during the consultation for the Aberdeenshire Local Development Plan between 2009 and 2011. Consultation has continued in 2012 through the Masterplan Process.

Opportunities for stakeholder involvement will continue throughout the planning application process. It is important that the community are confident that they have helped shape that environment and continued public involvement will achieve that.

### Proposal of Application Notice

A Proposal of Application Notice (PoAN) was submitted to Aberdeenshire Council on 10th February 2012 for the development of the wider M1 site as defined by the proposed Aberdeenshire Local Development Plan (Figure 4).

### Meetings with Aberdeenshire Council's Transportation Department

A meeting was held with Peter MacCallum and Graeme Steel of Aberdeenshire Council's Roads Department on Friday 30th March 2012. At this meeting it was noted that it was the aspiration of the Roads Department that a road would be developed from the B9000 through the site to the A975.

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At the meeting it was agreed that this route should not take the form of a "traditional" distributor road but should be a "primary street" in terms of the guidance offered by Designing Streets. It remains an important part of this development that the Masterplan allows this route to be safeguarded.

**Major Application Meeting (Ref: F/ENQ/2012/0219/MAJ)**

A meeting was held with Aberdeenshire Council to discuss the development of M1 Newburgh on the 5th April 2012. This highlighted the requirements for the site and supporting documents to be submitted with any planning application(s) for the site.





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## 2.0 Site Analysis

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- 2.1 Description of Masterplan Area
- 2.2 Local Climate and Topography
- 2.3 Local Landscape Characteristics
- 2.4 Local Historic / Townscape Characteristics
- 2.5 Accessibility
- 2.6 Opportunities and Constraints
- 2.7 Ecology
- 2.8 Flooding
- 2.9 Contaminated Land
- 2.10 Drainage and Water

## 2.1 Description of Masterplan Area

Site M1 lies to the west of Newburgh and extends to approximately 3.6ha (9 acres). The Masterplan site, beyond the allocated M1 is a further 13.8ha (34 acres). It is bounded to the north by the B9000 to the east by a residential development comprising a range of detached and semi detached one and two storey dwellings and the A975; and, to the west by land in agricultural use. A small cluster of residential dwellings and a car servicing garage are located to the north west, approximately 60 metres from the boundary of the site. Along the southern boundary lies the Foveran Burn.

The site is generally south facing and in topographic terms there is no impediment to the development of this site for residential purposes. Any design proposals should be designed to work with the existing topography and minimising the need for cut and fill.

The land shown with red hatch is controlled by a third party. However, it has been incorporated into the Masterplan as it lies within the M1 boundary. This land can be developed independently.

### Appreciating the Context

Context is the character and setting of the area within which the proposed development will sit. Context is the natural as well as human history; the forms of the settlements, buildings and spaces; its ecology and archaeology; its location, and routes that pass through it.

Context also includes people, the individuals living in or near an area and how communities are organised so that citizens become real participants in the projects development. A thorough appreciation of the overall site context is the starting point for designing a distinct place.

The site is adjacent to an existing residential area close to the local primary school and a short walk to the centre of the village. Figure 5 locates the site relative to the rest of the village.

Appreciating context will:

- Strengthen local communities;
- Create places of distinction;
- Harness intrinsic site assets and resources;
- Integrate with surroundings.

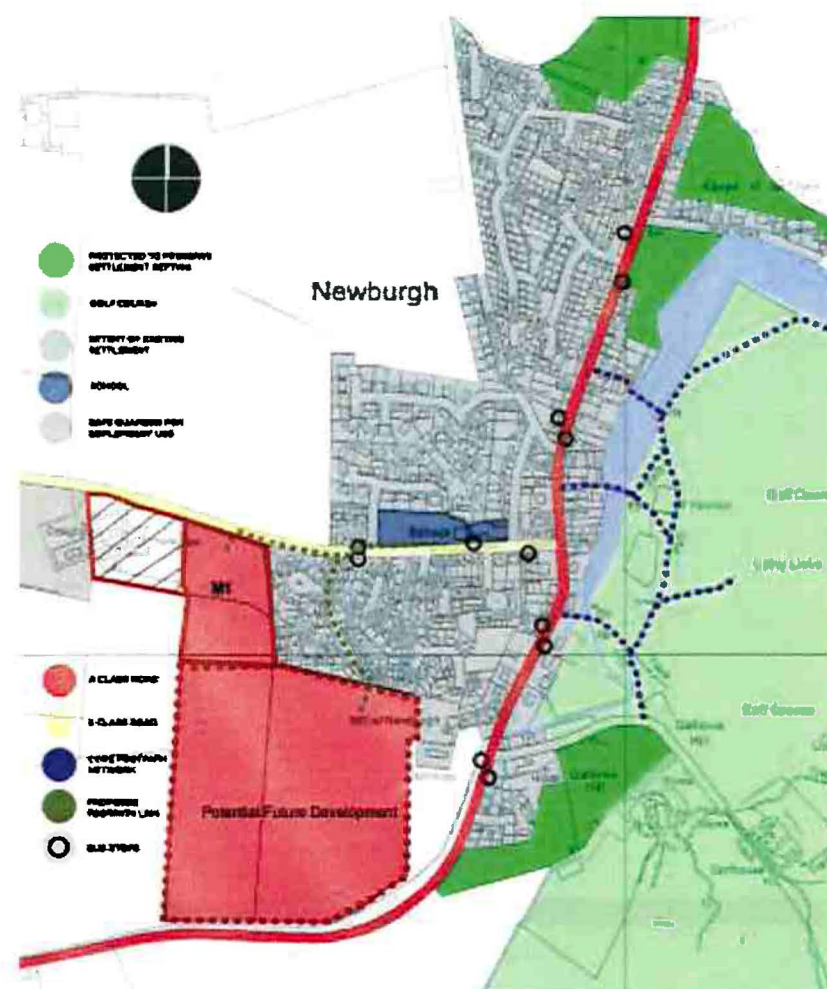


Figure 5: Land Use / connectivity Plan



## 2.2 Local Climate and Topography

The topography of the site is level with the B9000 to the north of the site and then falls towards the burn to the south with the land generally level around the burn. It then rises steadily in the centre to a crest offering views in all directions before falling back down towards the A975 and Foveran Burn.

The topography and orientation of the site will influence how the site is developed:

- To maximise views into and out of site
- To maximise solar gain

Figure 6 shows the topography of the site. There is no impediment to the development of the site for residential purposes. Design proposal will work with the existing topography this is considered in Section 4.

Figure 7 provides local weather information in relation to the hours of sunshine the level of rainfall and the predominant direction of the wind in the Newburgh area which is from the south and the north west.

The site has an open aspect to the south and west maximising the potential for solar gain. There may be limited overshadowing in the northeast corner of the site to be considered in the eventual layout.

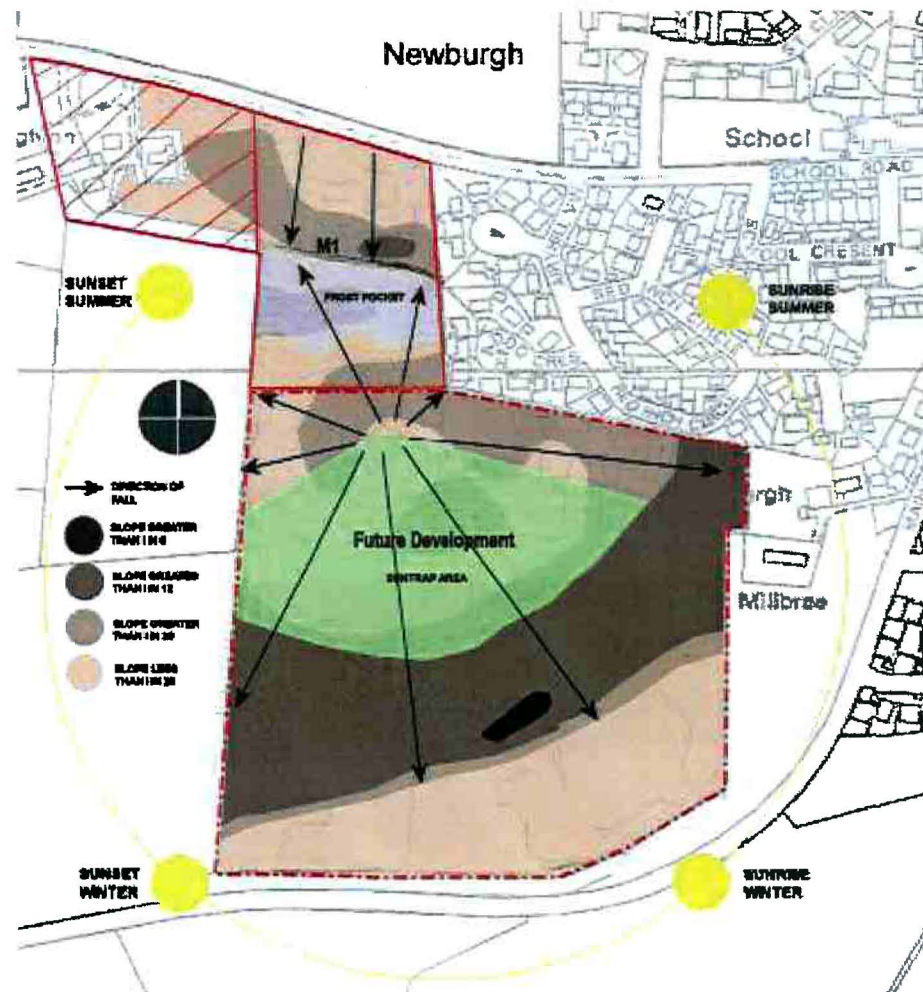


Figure 6: Local Topography Plan

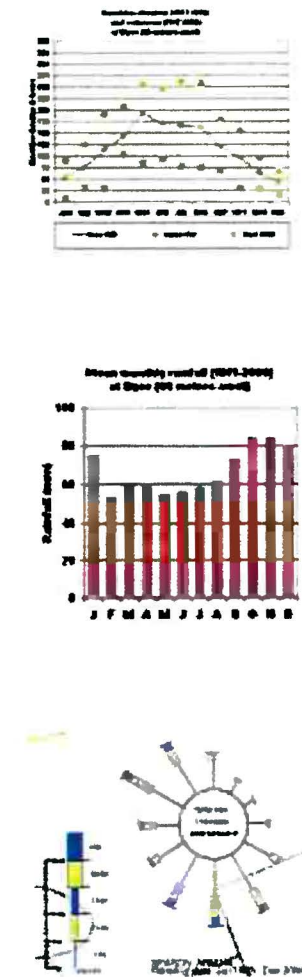


Figure 7: Local Climate Information

## 2.3 Local Landscape Characteristics

Consideration of the local landscape characteristics provide a context for the landscape setting of any future development. The capacity of the site and the landscape was analysed and sensitive landscape and visual receptors were identified. Landscape resources and amenity were also highlighted. These are identified on Figure 9 on page 14.

The site is not located within an area of landscape significance, however it is important to recognise the close proximity to such areas and maximise the views offered from the site. See Figure 8.

Views to the east are restricted by existing housing. Local high ground contains the site to the north and west but also restricts distant views in this direction. From this it is evident that residential development on the site can therefore be contained within existing landscape features. The site is more visible on the approach to the south, however there is a strong, coniferous tree belt to the west which provides strong visual feature and would contain development as shown in Figure 9 on page 14. Additional landscaping will be provided and will contain development further as demonstrated in Figure 21 on page 32.

The Foveran Burn lies to the south of the site and a smaller watercourse lies to the north, both flowing to the east and the Ythan Estuary.

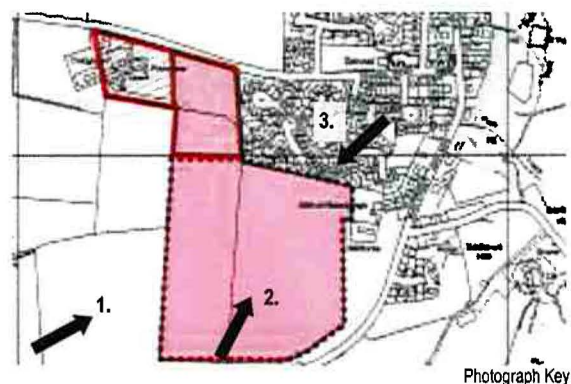


Photo 1. View of the site from A975 looking north east

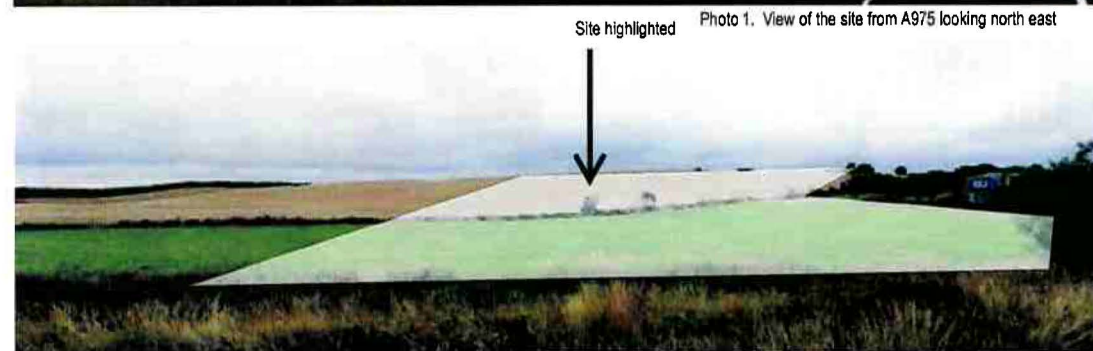


Photo 2. View of the site from A975 looking north



Photo 3. View from Red Inch Circle looking south

Figure 8 : Views of the site



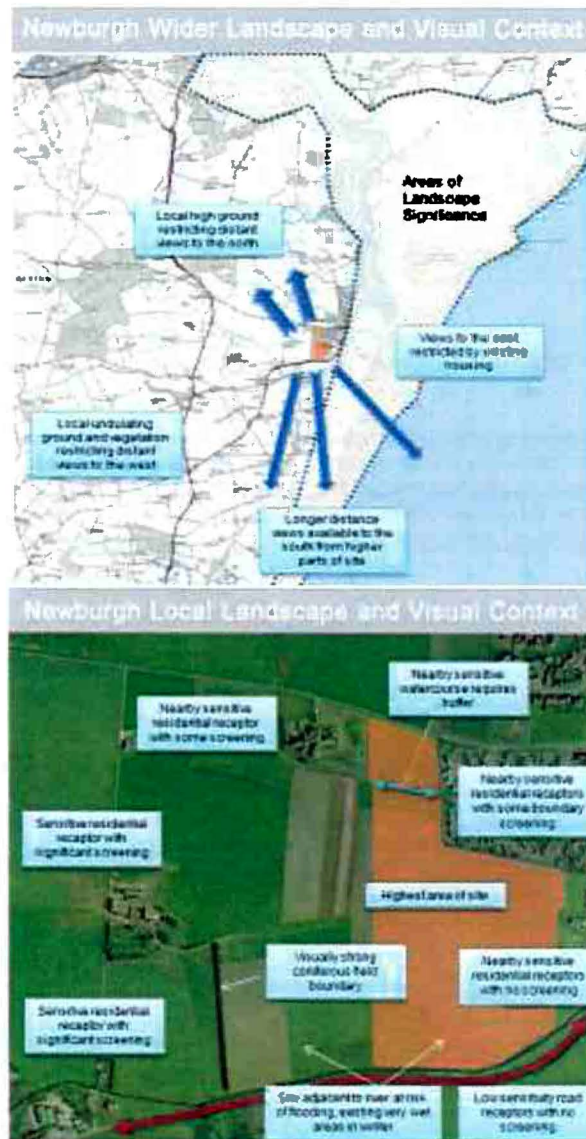


Figure 9 : Landscape & Visual Context

## 2.4 Local Historic/Townscape Characteristics

The settlement of Newburgh dates back to 1261 but it was in the mid 18th Century that it began to thrive developing as a salmon fishing centre and later the main port for the town of Ellon.

Newburgh takes a form similar to many of the planned villages of the North East where the streets were set out focusing on squares, and providing sites for churches, workshops and inns (see photo 4). The siting of the buildings within the village conformed to the building line close to the pavement and the majority of buildings were erected with their roof ridges parallel to the road, please refer to photos 5 and 6.

In the late 20th Century and early years of this century the town has seen a sudden expansion of housing the layouts and townscape of which bear no resemblance to that of the historic village, please refer to photo 7.

The location of the site provides an opportunity to provide a gateway entrance to Newburgh from both the south and the west using landscape features in addition to the scale and massing of the new development. Additional links to the centre of the village could be established.



Photo 4. Newburgh Church



Photo 5. Typical street



Photo 6. Typical street



Photo 7. Modern housing



## 2.5 Accessibility

The Masterplan area abuts the existing Newburgh settlement boundary to the west. The village is served by a good network of pedestrian footways linking residential neighbourhoods with the main facilities. Figure 10 shows that the entire village is generally within 8-10 minutes walk of the village centre/commercial hub. Existing on-street footways on School Road and Main Street connect the village centre to footways on connecting residential streets throughout the village.

As demonstrated in Figure 11 the site is currently accessible from the B9000, with pedestrian links possible to Red Inch Circle. The site is within 6 to 10 minutes walking distance from the centre of the village where local facilities are located. There is potential for future pedestrian and vehicular links to the A975. The site is located close to the existing bus routes north and south.

The Stagecoach Service 263 and Kineal Coaches Service 747 operate on the A975 Main Street with the closest stops located at the Ythan Arms Hotel between 10 to 14 minutes walking distance from the site. Kineal Coaches Service 450 operates on School Road, with the nearest bus stop located east of the Airyhill View junction is between 4 to 8 minutes walking distance from the site.

Core paths are located close to the site accessible from the A975 as demonstrated in Figure 12.

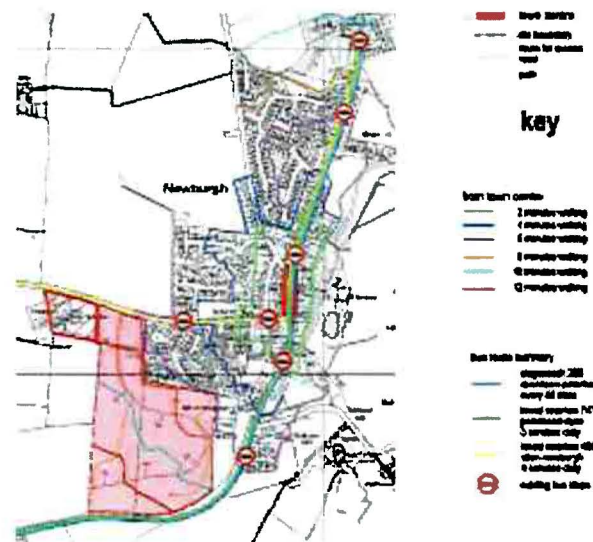


Figure 10: Transport linkages

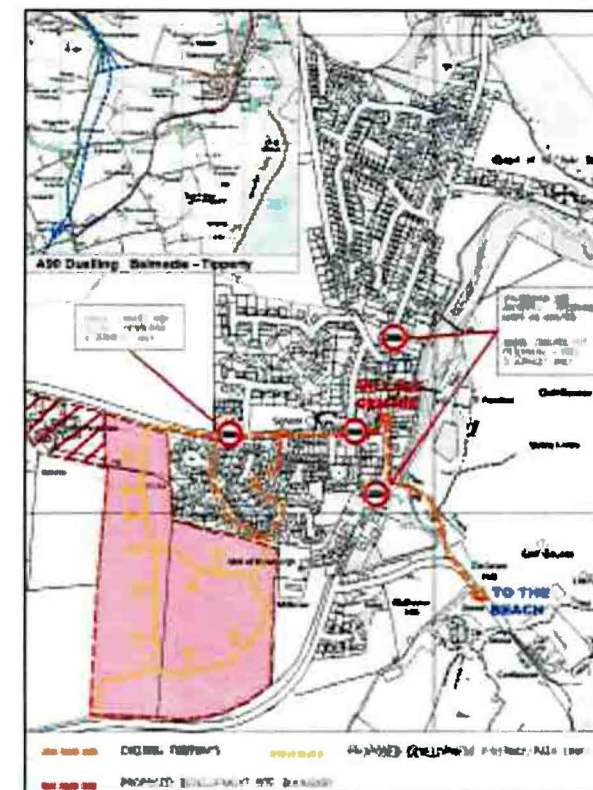
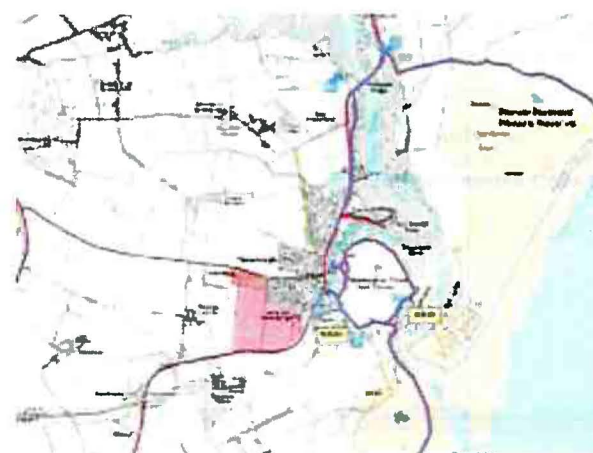


Figure 11: Accessibility Isochrone



(Above and left) Figure 12: Core Path Network, source: Aberdeenshire Council.

Analysis of the Masterplan site identifies both opportunities & constraints for future development indicated in Figure 13.

- Location of the Watercourse to the north of the site;
- Flood Plain adjacent to Foveran Burn;
- Gradient of ground to the south of the site;

- Gateway feature;
- Enhance existing line of trees to the east of the site;
- Capture views out of the proposed development from the crest of the hill;
- Feature open space on higher ground;
- Landscape feature from existing watercourse;
- Potential pedestrian link to Red Inch Circle;
- Establish pockets of Structural Planting;
- Public foot / cycle path through the development;
- Ecologically enhanced informal open space to south;





## 2.7 Ecology

A Phase 1 Habitat Survey has been completed and will be submitted with any planning application for the site (Figure 14). Data held by the North East Biological Records Centre (NESBReC) has been incorporated into the Ecological Survey.

The Survey found the site to be of low ecological value, although as would be expected the watercourse to the north of the site and the Foveran Burn were found to be the focal points of ecological interest. The survey did not find that the development of the site would pose any adverse impacts on either the site or the neighbouring Forvie National Nature Reserve; noting that net gain to biodiversity should accrue as a result of the development.

The survey advised that prior to construction a repeat survey for protected species should be undertaken. Similarly any works that may affect the channel of Foveran Burn or where water quality may be affected should also be assessed with reference to otter and fresh water pearl mussel.

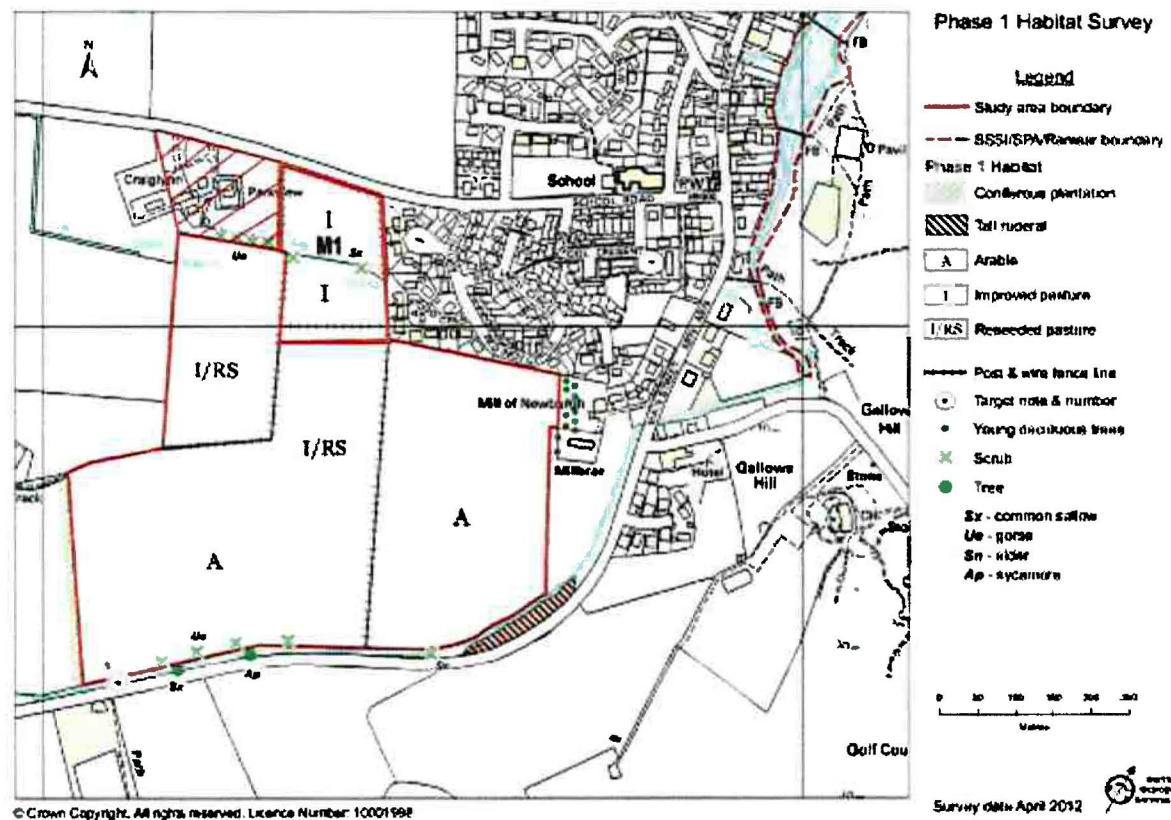


Figure 14: Phase 1 Habitat Survey



## 2.8 Flooding

SEPA's Indicative Flood Map (Figure 15) provides predictive guidance on the possible extent of functional floodplain (1 in 200yr flood extent) for catchments greater than 3km<sup>2</sup>. The flood map indicates that the functional floodplain for the Foveran Burn covers part of the site to the south. With a smaller catchment, the watercourse to the north of the site is not included on the SEPA flood map.

The indicative floodplain for the Foveran Burn has been taken into consideration in the preparation of the Masterplan with all land within the floodplain designated as informal open space with an additional landscape buffer placed over the steep rising ground located between the floodplain and proposed housing areas. As well as providing recreational and biodiversity opportunities which will benefit the local community this buffer also provides greater protection from the flood risk associated with the Foveran Burn.

It is recognised that whilst the SEPA flood map is a useful tool in initially establishing whether a site might be at risk of flooding, it is designed to be used as a strategic tool to give an indication of whether a general area may be affected by flooding, not individual properties or a specific location. A full Flood Risk Assessment will therefore be carried out and submitted with any planning application for the site which will examine local factors and determine the risk of flooding on the development site.

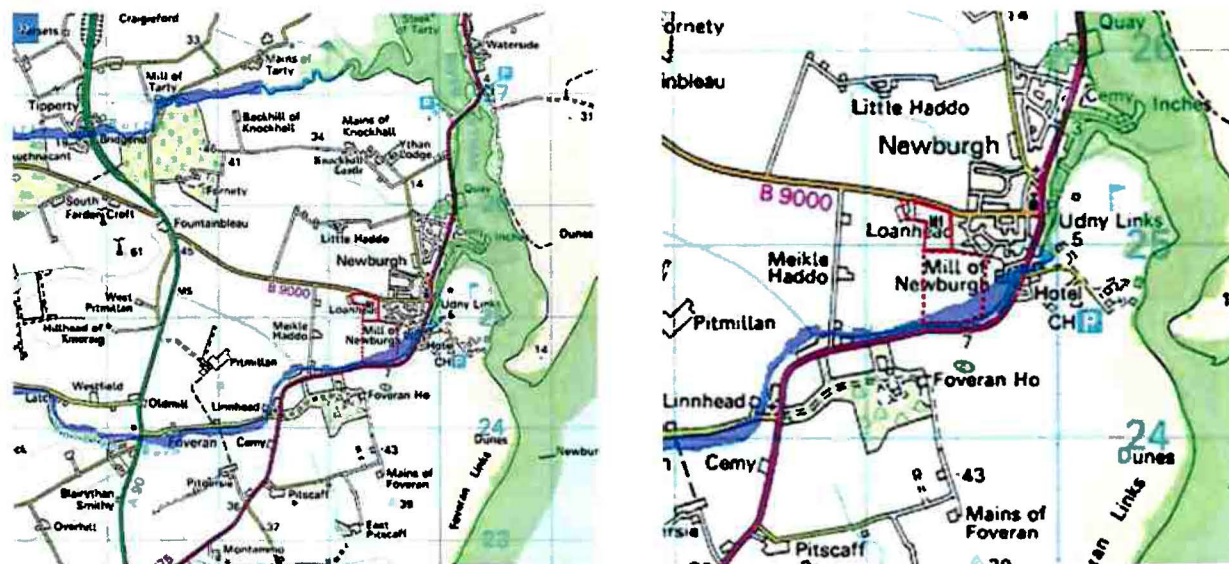


Figure 15: SEPA Flood Plan

## 2.9 Contaminated Land

A brief review of available historical information for the site indicates that it has never previously been developed, and has been in agricultural use. Thus, it is not anticipated that there will be significant contamination constraints associated with the site.

Photos 8 and 9 show the undeveloped site in its natural state.

Photos 10 and 11 show the existing burns to which the surface water would drain.

## 2.10 Drainage and Water

Scottish Water have confirmed that there is sufficient capacity in the Invercannie Water Treatment Works and also within the local network to accommodate the proposed development on the site for the full number shown within the proposals. They have also confirmed that there is sufficient capacity in the Balmedie Waste Water Treatment Works to accommodate the development.

In accordance with Aberdeenshire Council and SEPA's current policies, a Drainage Assessment including Sustainable Urban Drainage Strategy (SUDs) will be required to accompany any planning application(s) for the site. This will outline the drainage principle for each area of the development and dictate the SUDS measures to be put in place to provide the required treatment levels as required by SEPA for each phase of the development.

A construction method statement in accordance with SEPA's guidance will also be required particularly where existing watercourses are affected and in relation to development activity on the site.



Photo 8: Site looking south from B9000



Photo 10: Water course to north of Site



Photo 9 : Site looking north from A975



Photo 11: Forveran Burn

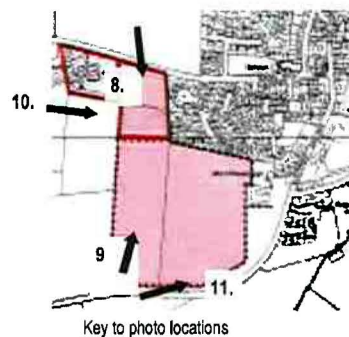


Figure 16 : Views of the site

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## 3.0 Community Consultation

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- 3.1 Community Consultation and Engagement
- 3.2 Community Council Meeting
- 3.3 First Public Consultation Event
- 3.4 Second Public Consultation Event



### 3.1 Community Consultation and Engagement

An essential element of the Masterplan is community engagement. The public consultation for both the Masterplan and the planning application have been carried out in tandem to minimise confusion and avoid duplication. Details of the public consultation undertaken were provided in the PoAN which was submitted to and agreed by Aberdeenshire Council.

Throughout the Masterplan process, the project team has been committed to seeking the engagement of members of the local community, local Councillors and Community Council. This has been paramount in shaping the Masterplan and proposals for the site at Newburgh. Consultation has been undertaken following best practice guidelines as set out in Planning Advice Note 81: Community Engagement and Circular 4/2009 Development Management Procedures.

Two public consultation events were held; letters were sent to local Councillors and the Community Council advising of this. Posters advertising both events were hand delivered to local shops, schools and community facilities and adverts giving notification of the exhibition were placed in the Press and Journal on 22nd February 2012 and 10th April 2012 (Appendices 1 and 2).



A meeting was held with Ythan Community Council on 22nd February 2012 to brief them on the proposals and seek their views. Ythan Community Council were supportive of the development proposals and raised the following issues:

Issue	Response	Action
Concern that land to the south of the site floods.	The LDP notes that part of M1 lies within SEPA's 1 in 200 year flood risk area or may have a small watercourse and notes that a flood risk assessment may be required. No housing will be built on areas of ground that flood.	Section: 2.8
What level of affordable housing would be provided as part of the development and how will it be	In line with the requirements of the LDP 20% affordable housing will be provided. The exact nature, type and style will be discussed with Aberdeenshire Council during the planning application process.	Section: 7.2
How will green areas be maintained.	Areas of open space will be maintained by a third party or management company.	Section: 5.5
How will the development be phased.	The exact level of phasing has yet to be confirmed however, the masterplan will provide indicative phasing which will be agreed with Aberdeenshire Council.	Section: 6.1
What is the impact of development on primary and secondary school rolls.	Newburgh Mathers Primary School is currently under capacity. The development will support the schools falling school roll. Ellon Academy is also under capacity and a new secondary school will be developed as part of the M1 Ellon site. The development will not have a detrimental impact on the schools roll.	Section: 7.1
Will there be medical and dental services provided as part of the development.	There are no plans to deliver medical or dental services on the site. The LDP identifies that a new health centre is required in Ellon and it is likely that Aberdeenshire Council may seek contributions for this.	Section: 7.1
The church is looking to expand could the development provide land for	Planning gain contributions will be discussed with Aberdeenshire Council who will determine they type of community facility to be delivered.	Sections: 5.7, 7.1
Will there be a retail park.	The is no proposal to develop a retail park.	Section: 1.4

#### First Public Consultation Event at Ythan Arms, Newburgh

A public exhibition was held from 3pm –8pm on the 1st March 2012. Representatives from the Developers and members of the Design Team were in attendance to provide information and discuss emerging ideas for the future development of the site.

Consultation on the first exhibition ran from the 1st March—16th March 2012. Following the public exhibition all consultation material and details

from the event were made available online at: <http://www.stewartmilnehomes.com/newburgh-community-engagement.aspx>

#### Feedback from First Consultation

The event attracted 36 registered attendees; 9 representations were received from residents. These are detailed in a separate report of consultation. The main issues concerned:

Issue	Response	Action Reference
There should be footpath connections from the site to the A875.	Indicative foot path links have been designed into the masterplan.	Sections: 5.1, 5.5, 5.9 and 5.10
Had thought that a link road between the A875 and the B9000 would be provided.	The LDP removed the requirement for this however, the masterplan will safeguard a route for a link road which could be provided as part of a later phase of development.	Sections: 1.4, 4.7, 4.8, and 5.3
Could the masterplan provide land for a new Village Hall.	Planning gain contributions will be discussed with Aberdeenshire Council who will determine they type of community facility to be delivered.	Section: 5.9, 7.1
There should be safe footpath connections to the primary school.	The masterplan will be designed in accordance with Designing Streets. Footpath links will be provided from the site to the primary school. An additional footpath connection is available from the site through Red Inch Circle to the primary school.	Section: 4.7
Open space should be provided as part of the development.	The masterplan has been designed to incorporate large areas of open space in excess of the LDP requirements.	Section: 5.5
Will there be medical and dental services provided as part of the development.	There are no plans to deliver medical or dental services. The LDP identifies that a new health centre is required in Ellon. It is likely that Aberdeenshire Council may seek contributions for this.	Section: 7.1
With the exception of a footpath there should be no entrances onto Red Inch Circle.	The masterplan provides a footpath and emergency access from Red Inch Circle. There will be no vehicle connections at this location.	Section: 4.7
Landscaping should be provided adjacent to the Macrae Estate.	The masterplan has been designed to provide strategic landscaping in this area.	Section: 5.5
Concern that the development will have a detrimental impact on the local road network.	The proposed A90 Balmorie to Tipperary duelling will improve strategic and local accessibility along the A90 (T) corridor in the north east. The development will not have a detrimental impact on the local road network.	Sections: 4.7, 4.8
Open vistas are key landscape characteristics of Newburgh.	The masterplan has been designed to maximise the open vistas.	Section: 5.9

### Second Public Consultation Event at the Ythan Arms, Newburgh

The second public exhibition on 18th April 2012 at the Ythan Arms, Newburgh presented the draft Masterplan, proposals for phasing and development of the site and highlighted the responses received from the first consultation exercise and where they had been taken into account.

Consultation on the second exhibition ran from the 18th April— 4th May 2012 and following the public exhibition all consultation material and details from the event were made available online at: <http://www.stewartmilnehomes.com/newburgh-community-engagement.aspx>

### Feedback from Second Consultation

The event attracted over 40 registered attendees; 3 representations were received from residents. Comments received during the event were positive and supportive of the proposal. Several comments related to the Reporters' reduction in the scale of development and the negative effect that this would have on the provision of a Village Hall and possible impact on the delivery of a link road from the B9000 to the A975. The main issues raised were:

Issue	Response	Action
Concern that the development would have a detrimental impact on the local road network.	The proposed A90 Balmedie to Tippetty duelling will improve strategic and local accessibility along the A90 (T) corridor in the north east. The development will not have a negative impact on the local road network.	Sections: 4.7, 4.7
Disappointment that the Reporter reduced the allocation at M1 and that there is no longer the requirement for a community facility.	The indicative masterplan has taken a strategic view and has identified land as part of a possible future phase for community use. The exact type of community use to be delivered will be discussed and agreed with Aberdeenshire Council.	Sections: 1.4, 5.9, 7.1
What stage is the development and when is building likely.	Development of the site is at very early stages and it is likely that a planning application will be submitted at the end of 2012. The masterplan shows indicative phasing however, the first phase of development will be delivered in the period 2007—2016 in accordance with the LDP.	Sections: 1.4, 6.1





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## 4.0 Site Requirements

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- 4.1 Implications of Analysis for the Masterplan
- 4.2 Design Requirements
- 4.3 Sustainability
- 4.4 Energy Efficiency
- 4.5 Foul and Surface Water Drainage Proposals
- 4.6 Transport Strategy
- 4.7 Strategic and Local Road Network

## 4.1 Implications of Analysis for the Masterplan

A framework for the development of a Masterplan began to evolve through site analysis, incorporating opportunities and constraints together with feedback provided by the local community across two public exhibitions. Figure 17 shows an early concept plan from the second community engagement.

The main access to the site would logically be from the B9000 and that links to Red Inch Circle should be restricted to pedestrians, cyclists and emergency vehicles.

The southerly aspect of the site is ideal for sustainable and energy efficient development. However the crest of the hill in the centre of the site offers views of the entire area and should be retained as feature open space for the amenity of the proposed development. This will provide a focal point for the proposed layout.

The topography of the site, as seen in Figure 6 on page 12, will influence the road pattern as will the requirements of Designing Streets. The topography and the location of the Foveran Burn will influence the drainage solution for the site which falls both to the north and to the south.

## 4.2 Design Requirements

The Masterplan design aims to create a place where people will want to live. This relies on creating a development that merges seamlessly with the surrounding village. There are 6 key qualities which form the basis for good Urban Design. These are summarised as follows:

**Safe and Pleasant** – It must provide properly designed streets and public areas. These should consist of defensible spaces with natural security through passive surveillance and overlooking. There should be facilities for work rest and play for the whole community. People need to take precedence over cars and traffic speeds need to be controlled by careful design.

The development should have a clear identity which can only be created with an understanding of the historical character of the area and the surroundings.

**Welcoming** – Traditional Scottish villages had a clear approach sequence which led the visitor to a natural centre. This approach progressed through a transition from rural to urban and is reflected in the scale of buildings. Their proximity to each other and the change from soft to hard landscaping.

**Easy to get around** – Good connections to the surrounding road, cycle and footpath networks are core needs for a successful town plan. A legible and easily understood street pattern which delivers good local accessibility and links to the wider network is essential.

**Flexibility** – Sustainable design is good design and applies to buildings streets and public spaces as well as roads and footpaths. The fundamental requirement for sustainability is flexibility and provision must be made in design work at all levels to accommodate future needs and changing circumstances.

**Resource Efficient** – The use of existing infrastructure, transport networks and services are extremely important for creating sustainable communities. This site is well located on the local road networks as well as being closely linked to the existing facilities in the village. The design of the street layout, open spaces and buildings will take account of and recognise and respect the character and topography of the landscape and recognise and respect the microclimate of this area to ensure energy efficiency.

**Distinctive** – Successful places have a strong individual identity. This comes from a combination of building forms, materials, scale and landscape. The strong local heritage and character will influence the design of any new addition to the settlement.

The response to the key criteria taking on board the opportunities and constraints established from the site analysis will generate the design strategy for the proposed development.

This will be an evolving process which will be considered in stages. The Site Analysis information was presented to the local community as part of the consultation process and the feedback obtained became part of the analysis information.

The initial design concepts which emerged from this information were then presented to the community at a second consultation event and further

feedback obtained. This together with feedback from the Local Development Plan process including the Reporters' Recommendations provided the final brief for developing the site.

Further details of the community consultation process are contained in Section 3.

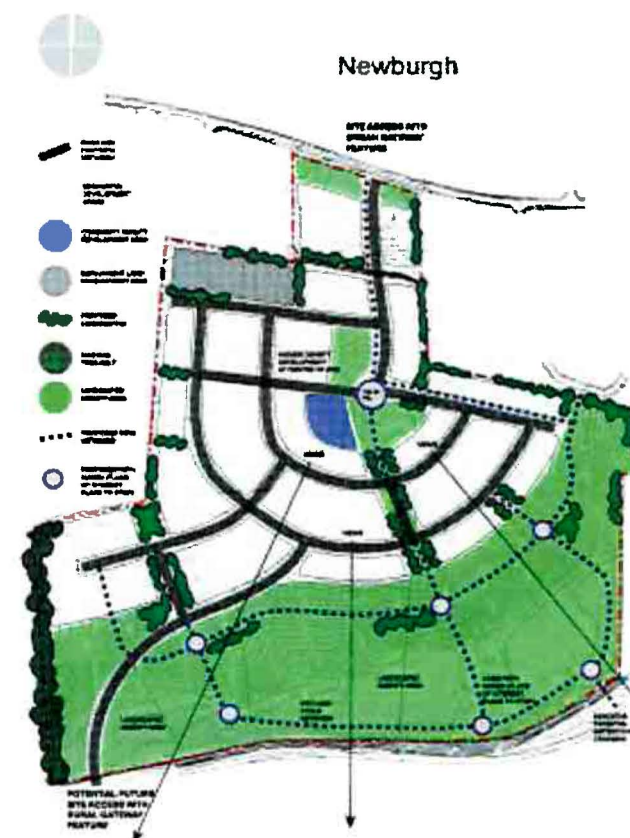


Figure 17: Early concept plan from 2nd Community Consultation

## 4.3 Sustainability

### Local Climate and Topography

Sustainability is a fundamental component of any design process for a 21st Century extension to Newburgh. In developing any proposal for the area the following aspects will need to be considered:

- Energy Efficiency
- Orientation
- Topography
- Public Transport
- Cycle Paths
- Drainage
- Ecology

Figure 18 shows the sustainability wheel showing graphically that all of these criteria are part of the overall consideration for designing Sustainable Communities.

Bright sunny streets can foster a positive sense of place and reduce heat and light requirements within developments. The south sloping aspect of the site lends itself well to opportunities for south facing homes thereby maximising potential for solar gain.

The layout of the site will work with the natural topography of the site to minimise earthworks. It will also pay attention to the watercourses to the north and south of the site. Green links will be created throughout the site for the benefit of people and wildlife alike.

### 4.4 Energy Efficiency

The Climate Change (Scotland) Act 2009 sets the targets for carbon reduction in Scotland, with an 80% carbon saving on baseline levels (1990 levels) to be in place by 2050. The interim target to be achieved by Scottish Ministers is a 42% saving on baseline figures by 2020.

Aberdeenshire Council through planning policy SG LSD11: Carbon Neutrality in New Development, seek all developments to meet as a minimum the Bronze Active standard set out within Section 7 of the

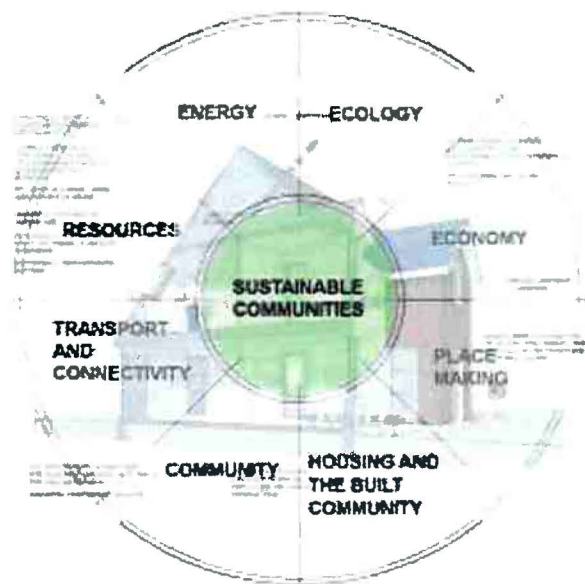


Figure 18: Sustainability Wheel

building standards Technical Hand-out incorporating the minimum building control requirements for new build housing and in addition the use of a low and zero carbon generating technology. This is currently a greater requirement than set by Building Control to achieve building warrant for new build properties.

Stewart Milne Homes (SMH) have made various considerations as to how carbon reductions and emissions are achieved and find that the most appropriate method of achieving the required percentage reduction in development is to improve the thermal performance of the building fabric (fabric first) as this is one of the most technologically advanced and sustainable forms of construction which satisfies the demands of Egan led methodologies and Government directives.

This method will also reduce energy demand, rather than forcing complex costly and non customer centric technologies on to homes and will also

reduce the possibility of future maintenance.

### 4.5 Foul and Surface Water Drainage Proposals

New gravity foul and surface water sewers will be provided to service the proposed development and these will be located within the new roads and areas of open space where necessary. Sewers will be designed and installed in accordance with "Sewers for Scotland, Second Edition, November 2007", published by WRc plc.

The new foul sewers will discharge to the existing public sewer network serving Newburgh.

Indicative SUDS areas have been shown on the site Masterplan Figure 25 Page 35. These have been located at appropriate low points adjacent to existing watercourses to suit the phasing proposals for the development, as set out within Section 2.10 of the Masterplan.

The new surface water sewers will discharge to the relevant SUDS area, which in turn will discharge to the existing watercourses running adjacent to that phase of the development.



## 4.6 Transport Strategy

### Transport Network

There are no dedicated cycling facilities within Newburgh but cycling is generally safely accommodated on-road. In addition, the core path network runs through the settlement.

The site is bounded to the north by the B9000 and to the south by the A975. The outline masterplan illustrated by Figure 25 on page 35 proposes an access onto the B9000 via a simple priority junction.

The B9000, approximately 2.0km, to the west affords direct access onto the A90 (T) via a simple priority junction. The A975, approximately 4.0km, to the south also affords direct access onto the A90 (T).

Integration of the site with the surrounding area is crucial to its success. In order to achieve this priority must be given to access by pedestrians, followed by cyclists, public transport, and then cars and other motorised vehicles.

### Pedestrian and Cyclists

The proposed development site abuts the existing Newburgh settlement boundary to the west. Footways are present on School Road, on both sides as far as Airyhill View then on the south (site) side only west of Airyhill View terminating at the settlement boundary. An alternative pedestrian route to the site is available from School Road via Airyhill View and Red Inch Circle.

The Newburgh Mathers Primary School is situated on School Road can be reached via either route is within 4 to 8 minutes walking distance from the site. The village centre, which is further east is around 8 to 12 minutes from the site as shown on Figure 10 on page 15.

The site is therefore well positioned to encourage access to local facilities and amenities on foot. To integrate the site with the existing footway network the internal footway network within the development comprises of both on-street and segregated paths. These will link directly to the existing provision on School Road and Red Inch Circle and afford the site excellent walking accessibility with safe and direct routes to the school,

the town centre, the beach areas and the wider core path network, see Figure 11 Page 15.

### Public Transport

Figure 10 on page 15 demonstrated that the site is well located in terms of public transport connections.

Connections to the A975 services operating along the southern site boundary would clearly be advantages for properties located to the south. It is recommended that for future phases of development, beyond Phase 1, potential footway linkages to the are examined A947 as well as bus stop provision at an appropriate location along the south site boundary. Crossing facilities on the A975 to southbound stops will also have to be considered.

New footpaths from the site will link with existing paths to provide access to these services.

### Vehicular Access

The first phase of 40 units will be served from a new priority access formed on the B9000 as shown on the Masterplan. The access road from the B9000 will be extended through the site, in line with future development, with a view to connecting to the A947 via a new junction appropriately located on the south site boundary. The first phase of 40 units can readily be served from the B9000.

The site boundary to the north currently lies within the un-restricted section of the B9000, however there are proposals to re-define the settlement boundary with the inclusion of the proposed site and the adjacent land to the west as part of the development. The extension of the 30mph limit beyond the proposed new settlement limit to the west is therefore recommended. The extension of the 30mph on the B9000 will be the subject of a Traffic Regulation Order and further detailed discussions with Aberdeenshire Council.

The proposals, to ensure walking/cycling friendly environment within and outwith the site, will be further explored in detail as part of the Transport Statement and discussions with Aberdeenshire Council.

## 4.7 Strategic and Local Road Network

### A90 Balmedie to Tippetty Dualling

The proposed A90 Balmedie to Tippetty dualling will provide the missing dual carriageway link between Aberdeen and Ellon and improve strategic and local accessibility along the A90 (T) corridor in the north east. The proposed scheme includes grade separated interchanges at the A975 and B9000 junctions, significantly improving access to Newburgh from the A90 (T) (Figure 19).



Figure 19 Strategic Road Network - A90 Dualling/Core Path Network







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## 5.0 Layout

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- 5.1 Layout Development
- 5.2 Land Use Issues
- 5.3 Infrastructure Issues
- 5.4 Design Response to Surrounding Landscape
- 5.5 Open Space
- 5.6 Creating Urban Structure
- 5.7 Housing Density
- 5.8 Employment Use
- 5.9 Layout Design
- 5.10 Design Code

## 5.1 Layout Development

The layout of the site has evolved through the Masterplan process. Following the site analysis the initial consultation with the local authority and local community identified issue relating to access, traffic, views and boundary treatments.

Following the second consultation and the outcome of the Reporters' Recommendations the layout proposals have again been refined to arrive at the indicative Masterplan shown in Figure 25 page 35.

## 5.2 Land Use Issues

The outcome of the Reporters' Recommendations to remove part of the allocation from the M1 site reducing the number of houses to 40 with 1.5ha of employment land has had implications for the way the design proposals have evolved.

The proposed design allows for a phased residential development adjacent to employment facilities which make the best use of the site, retaining existing features and respecting the topography and working with the contours.

Employment land is located to the north west of the site and could be accessed from existing junction to BUS1 Site.

## 5.3 Infrastructure Issues

The development of the masterplan has considered all aspects of the infrastructure required for the development of the site. The principle access for Phase 1 will be taken from School Road (B9000). SUD's treatment will be provided on the open space adjacent to the watercourse.

Figure 20 demonstrates the framework for pedestrian and vehicular traffic distribution proposed for the site and shows the linkages to the existing community in Red Inch Circle, School Road and the A975.

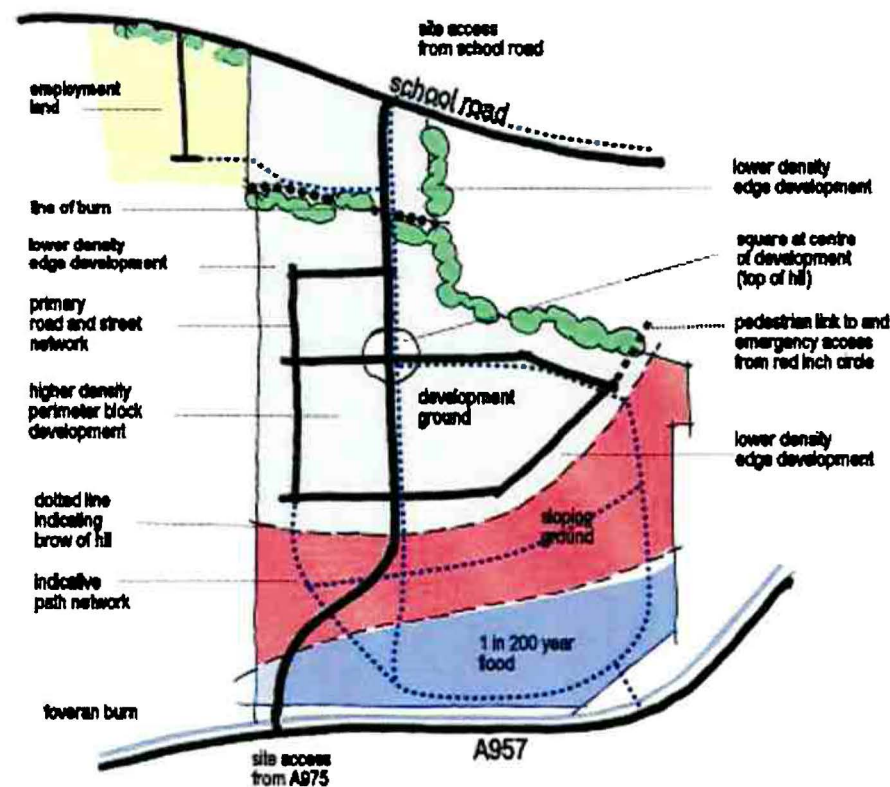


Figure 20 - Indicative Movement Framework

## 5.4 Design Response to Surrounding Landscape

The village character of the wider area will be enhanced through the provision of high quality housing that relates to its surroundings and retains key landscape features within the site. The variety of in housing density and form will be sympathetic to the local vernacular.

## 5.5 Open Space

New areas of open space will be created within the site, principally at the entrance to the site, at the centre of the site at the crest of the hill and to the south adjacent to the Foveran Burn. These areas will provide opportunities for leisure & recreation as demonstrated by Figure 21. This was an important consideration highlighted through the consultation process.

The provision of open space will also create opportunities for the existing and new communities to interact, providing a sense of place and helping to encourage active lifestyles.

Open space to the south of the site along the Foveran Burn will create a focal point along the edge of the development and encourages the integration between the existing settlement and proposed new housing by drawing people into this area for recreational purposes.

Areas of open space will be developed in line with Aberdeenshire Council's Supplementary Guidance on open space.

The Masterplan provides 8.58ha of open space over the entire Masterplan area, focused mainly along the Foveran Burn to the south of the site consisting of natural open space and managed wetlands in the vicinity of the burn. There is also a local open area at the heart of the development on the crest of the hill laid out as a village green, with a focal open area at the heart of the development on the crest of the hill. This equates to 50.56% of the overall site and is well in excess of the Aberdeenshire Council guidelines of 40% of any new development being open space.

In Phase 1 of the development the open space (6,715 sq.m.(0.67ha)) will provide amenity and leisure opportunities in compliance with the Aberdeenshire Council's Supplementary Guidance. Areas of open space will be maintained by a third party or management company to be appointed at a later date.

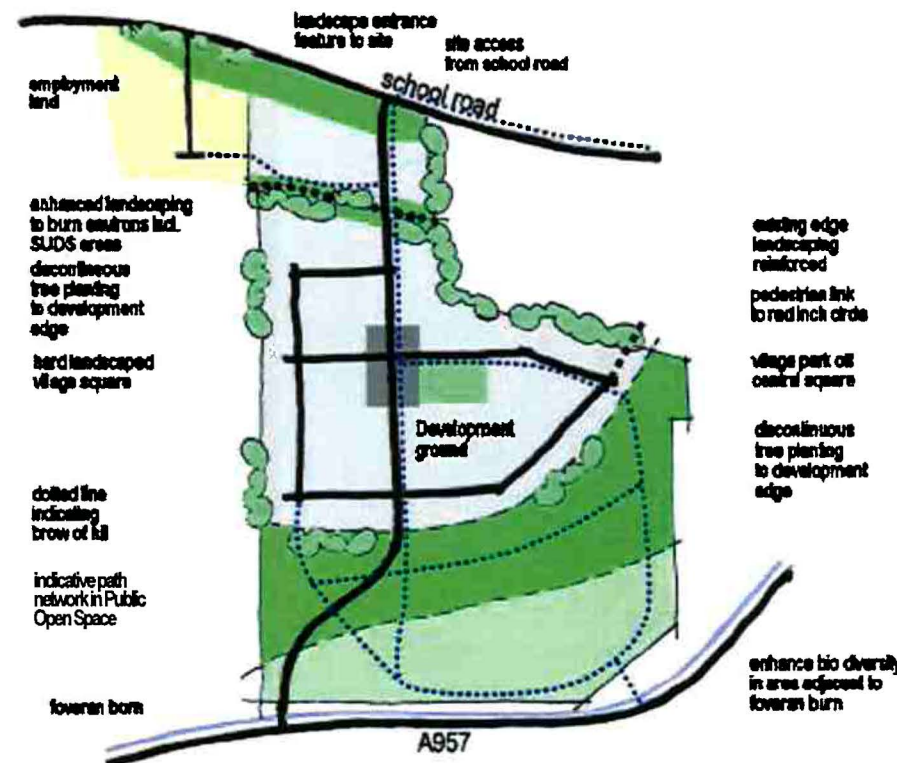


Figure 21 - Indicative Landscape Framework



## 5.5 Open Space (Cont.)

Full details of a landscape design and maintenance scheme will be submitted as part of any planning application for the site.

Areas of open space accessible from the site include the beach, the golf course, the school playing fields and the core path network. Figure 22 indicates the proximity of the areas of open space to the development site.

The design of the new landscaping will respond to the local character of Newburgh and its location within the development. Amenity areas in the heart of the development or on the road frontage to the B9000 will be more formal in design while the areas along the burn and to the south of the site will be more informal in keeping with the surrounding areas.

By providing an appropriate mix of trees, shrubs and green linked spaces the biodiversity of the area will be maximised.

## 5.6 Creating the Urban Structure

The pattern or arrangement of development blocks, streets, buildings, open space and landscape which make up urban areas have been considered in developing the proposed layout. The interrelationship between all these elements bond together to create a sense of place (Figure 23).

The urban structure provides the foundations for detailed design of the constituent elements. It creates a coherent framework, which forms the basis of the design from the following fundamental principles (Figure 24 page 34):

### Integration

Connection and overlap with the surrounding area.

### Functional Efficiency

Individual elements of the design working together as an efficient whole.

### Environmental Harmony

Creating development forms that are energy efficient and ecologically sensitive.

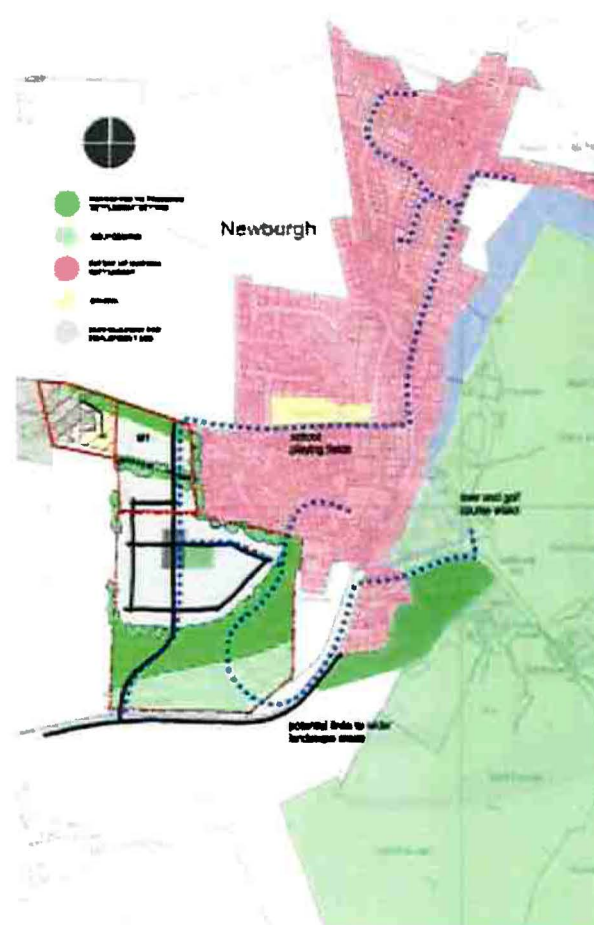


Figure 22 - Indicative Links from the Site to areas of Open Space



Figure 23 - Source Plan

grid street network providing legibility, choice of movement, traffic management with hierarchy of movement routes.

perimeter blocks can accommodate a range of building types and densities

edge housing: detached and semi detached; front and rear gardens; tree lined avenues; on-street parking; remote footpaths or no footpaths in 20 mph zones.



source: The Essex Design Guide



source: The Essex Design Guide

centre housing: terrace and linked, fronting onto street with no or minimal front gardens, rear lane parking.

reducing density  
centre to edge

## A Sense of Place

Creating somewhere that is recognisably distinct but simultaneously strengthens local identity.

## 5.7 Housing Density

Newburgh lies within the Local Growth and Diversification Area and can accommodate growth based on local need and demand.

Representations received during the public exhibitions demonstrate a demand for new housing in Newburgh. The Aberdeenshire Local Development Plan settlement statement states that the northern part of the site (M1) can accommodate 40 dwellings and 1.5ha of employment land. This comprises 3.2 ha of land.

Housing densities within the proposed Masterplan site will where practicable meet the densities as set out within the Aberdeen City and Shire Structure Plan where the policy seeks to set minimum densities of 30 dwellings per hectare thus maximising finite land resources creating well designed, sustainable development that sits well within the context of the site. The development densities within Newburgh vary across the settlement with housing sited immediately east of the site of medium density. In the case of the upper portion of the site and Phase 1 of the masterplan area, it is contextually appropriate to establish a similar density. The density achieved within Phase 1 of the masterplan area is 23.5 units per hectare in line with present government policy. Density in Newburgh generally ranges from 16 units per hectare at the edge of the village to 33 units per hectare in the centre of the village.

## 5.8 Employment Use

Existing employment land lies to the west of Newburgh in close proximity to the site. It is therefore considered that land to the west, given its proximity to this area, is the most logical location to accommodate 1.5ha

Figure 24 - Block Plan



## 5.8 Employment Use (Cont.)

of employment land as required by the Local Development Plan. The exact type of employment land to be delivered will be dictated by market conditions. However the site is considered capable of accommodating Class 4 and 5 use. Any development of Class 5 use will need to demonstrate that it respects its residential surroundings.

Access to this area could be provided via a new junction on the B9000, as sufficient distance exists between the proposed residential access and the existing employment land access to the west to meet minimum junction spacing standards.

## 5.9 Layout Design

The design of the layout as demonstrated in Figure 25 is a response to the Key Criteria for good Urban Design taking on board the principles of 'Designing Streets' while responding to the information gathered during the analysis and consultation process.

The development is welcoming, the entrance to the development is through a high quality landscaped area with buildings set back from the road to provide both presence and privacy.

The development is safe and pleasant. The streets are well laid out and properly defined, public spaces are overlooked and open space is well located in relation to the houses.

The development is easy to get around. There is a clear hierarchy of roads, streets, lanes and footpaths, with good accessibility to all local facilities including the primary school and village centre. Footpath links through the site to the Foveran burn and out to the wider area will provide recreational walking and cycling routes which will benefit the whole community and also provide a link from the south of Newburgh to the facilities to the North

The development is flexible in its layout with a good range of property types consisting of detached, semi-detached and terraced houses with 2—5 bedrooms from approximately 70sq.m to 152sq.m proposed to satisfy the needs of a wide range of potential residents. This will be



Figure 25 - Indicative Masterplan



subject to review depending on market demand.

The development is resource efficient. It is using the existing infrastructure of the village and will help support the existing facilities of the village becoming an integral part of it.

The development will create its own identity from its location, relationship with the existing village and the quality of environment that it will provide for future residents.

A high quality residential amenity will be provided taking account of the topography of the site and making use of the floodplain to provide a large area of open space for the development and an attractive open outlook for the new residents of the development and everyone entering or leaving Newburgh.

In terms of materials, this will vary and will include smooth render, dry dash render and stonework. Roofs will consist of concrete tiles and will vary in colour.

While the design will allow for overlooking of public open space and streets for security it will also ensure that private areas are not overlooked and that window to window relationships are carefully considered. Strategic planting will provide privacy without causing overshadowing or creating areas which are unsafe.

The principles of 'Designing Streets' ensure that public spaces are safe and secure. The design will also provide safe areas for dedicated play.

## 5.10 Design Code

The design code for the development will ensure that it delivers the quality of design to create a place where people will want to live.

- The design contributes to a 'Sense of Place' by creating an individual identity which relates well to its surroundings. The relationship of buildings to open space will provide an interactive streetscape where people dominate.
- The pattern of development will relate comfortably with the surrounding area while providing a subtly different identity.

- The interaction of buildings with the open spaces which surround them will create interesting and useful semi-public spaces where people can meet and interact.
- The quality of the buildings, the landscaping and the arrangement of spaces will create an environment which is both welcoming and pleasant to be in.
- The design of the layout has been very carefully considered to respect the topography of the site while maximising the opportunities for solar gain from the open southerly aspect by careful orientation and arrangement of buildings and open spaces throughout the proposed development. The character of the new houses will complement those of the surrounding area while bringing good quality design to the fore.
- The design of the layout provides a range and style of the houses which will suit a diverse mix of family types, sizes and lifestyles. The size and scale of the buildings is appropriate to the setting and relates well to the surrounding houses, school and commercial premises.
- Key buildings will be located on prominent corners, frontages and in the central core of the development enhancing streetscape and identity.
- There is an opportunity to deliver public art as a feature in the central core of the development and also at the entrance to the development.

### How the proposed layout responds to sustainable urban design

The fundamental premise of sustainable urban design is the "Creation of Place." This can be broken down and the layout can be assessed under the following categories:

#### Regional Identity

Identifying the common characteristics of the region in terms of climate; geography and historical built forms.

### Linkages to surroundings

How to connections define the character of the existing settlement, and how can this be translated to the new development.

#### Local Character

Identify the existing local elements that give the town its distinctive character e.g. building form, building relationships, landscaping, materials, history etc.

#### Site Analysis

Identify the characteristics of the site that will affect the design process such as: Climate, Topography, existing landscape features, linkages, orientation, ecology and ground conditions.

The indicative master plan (Figure 25 on page 35) shows an extension to the existing town edge forming a distinct neighbourhood. The master plan shows a development with a hierarchical road structure and a variety of development densities increasing towards the central area. The development centre is located on the highest point on the site thus using the existing topographical features to create a development with unique sense of place.

The majority of the site benefits from a slope with a southerly aspect which opens up the possibilities for maximising on solar gain both passive and active.

The steep slope and lower flood plain to the south of the site is unsuitable for building. Opportunities exist for enchantments of the ecology and bio diversity of this area. Development of the site will create wildlife corridors and natural wetland habitat. In doing so a landscape and educational resource for the town can be provided.



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# 6.0 Phasing and Delivery

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## 6.1 Phasing



## 6.1 Phasing

### Phase 1 Development

Phase 1 of the development proposals will consist of the 40 units and 1.5ha of employment land as allocated by the Local Development Plan.

### Future Development

Future development proposals, as shown in Figure 26, consist of the development of the remaining three phases, as shown in the Masterplan. This additional development will be promoted through the next Local Development Plan process demonstrating the potential for development within the whole site.

The first phase of development is self sufficient and can be developed independently of the remainder of the site in line with the Local Development Plan.

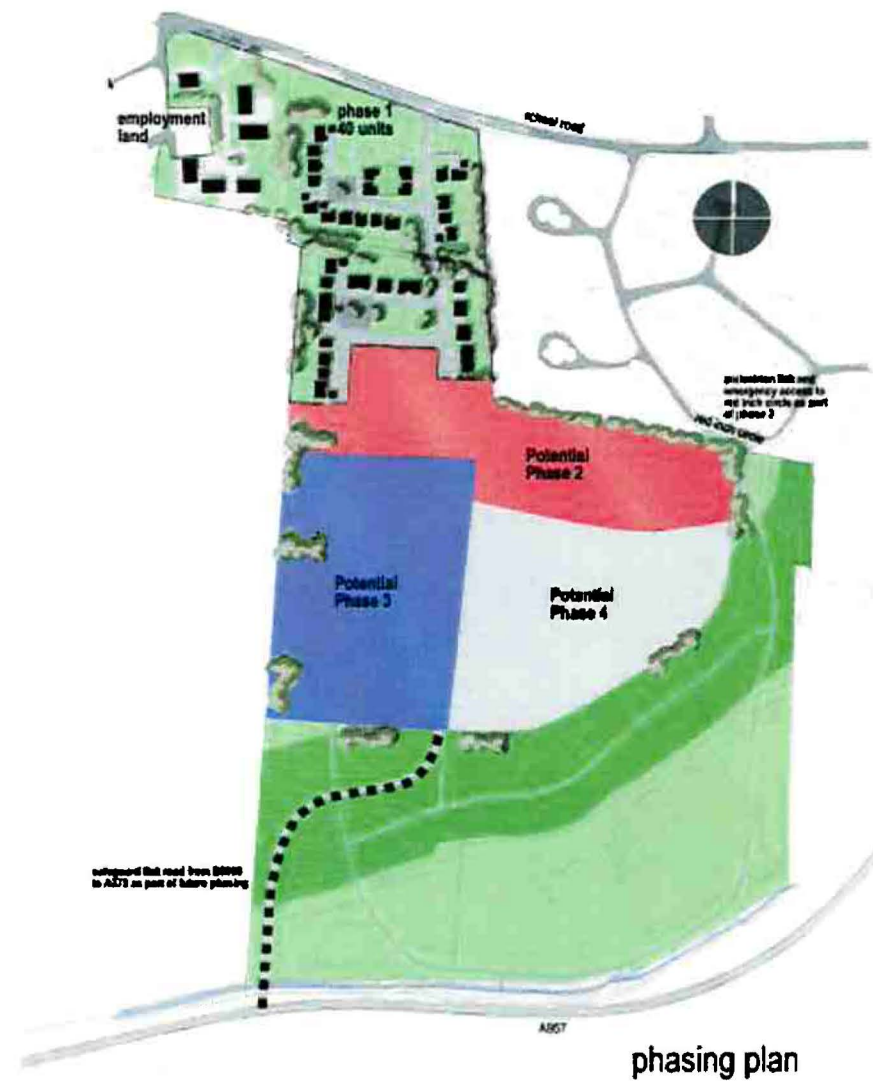


Figure 26 - Phasing Plan

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# 7.0 Developer Contributions

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7.1 Specific Infrastructure

7.2 Affordable Housing

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## 7.1 Specific Infrastructure

Aberdeenshire Council identifies the likely infrastructure requirements for the site during the Local Development Plan process. This includes:

### Water

- Contributions to an upgrade to the Balmedie West Waste Water Treatment Works.

### Health

- Contributions to a new health centre in Ellon.

The amount and type of contributions will be commensurate with the scale and impact of development as required by Scottish Government Circular 1/2010 Planning Agreements. Developers will not be expected to make good existing shortfalls. They will be the subject of negotiation and agreement at the time that any planning application is made.

The precise level of infrastructure provision and developer contributions required from any development will be agreed with Aberdeenshire Council through the planning gain officer in consultation with other statutory agencies.

## 7.2 Affordable Housing

Schedule 4 of the Aberdeenshire Local Development Plan identifies Newburgh as being well provided for in terms of affordable housing and as such 20% affordable housing should be provided. The site will provide appropriate levels of affordable housing in line with these requirements.

The exact nature, type and style will be discussed with Aberdeenshire Council during the planning application process.



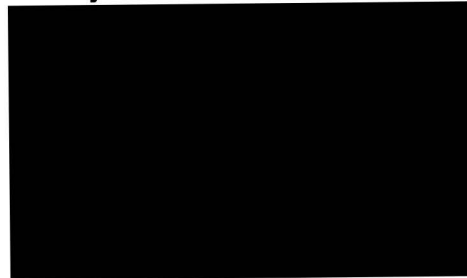
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## 8.0 Further Information

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For further information please contact:

Ryden LLP





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## 9.0 Appendices

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9.1 Appendix 1

9.2 Appendix 2



## 9.1 Appendix 1

Appendix 1 contains all the information relating to the 1st Community Consultation Event including the following:

- Newspaper Advert
- Poster
- Letter to Community Council
- Letter to Councillors
- Registration & Comments Sheet
- Display Boards
- Feedback Summary

P & J Advert 22/2/12

**Public Exhibition Proposed Residential Development at Newburgh**

Stewart Milne Homes invite you to attend a public exhibition where they will be seeking views on the preparation of a Masterplan and Development Framework for the development of land to the south of the B8000, Newburgh. The site is identified as M1 in the emerging Aberdeenshire Local Development Plan.

**Public Exhibition**  
Thursday 1st March 3:00pm – 8:00pm  
Udny Arms Hotel,  
Main Street, Newburgh

At the exhibition you will have the opportunity to discuss the proposals with representatives of Stewart Milne Homes and provide feedback to the team via questionnaires which will be provided.

*(Please note that comments made will be to the prospective applicant, not the planning authority. There will be an opportunity to submit representations to the planning authority Aberdeenshire Council upon submission of a planning application.)*

We will keep you updated with our progress and look forward to meeting you on the 1st March 2012

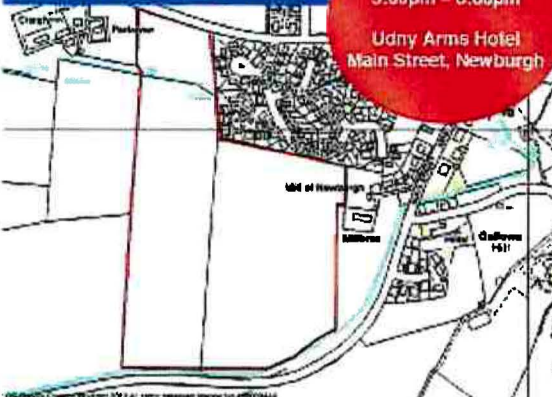
For further information please contact:  
[Redacted]  
[Redacted]  
[Redacted]

Advertising Poster for 1st Consultation

**Public Consultation for M1 Newburgh**

Thursday  
1 March 2012  
3:00pm – 8:00pm

Udny Arms Hotel  
Main Street, Newburgh



**Exploring the future development of the area**

Stewart Milne Homes invite you to attend a public consultation event where they will be seeking views on the preparation of a Masterplan and Development Framework for the development of land to the south of the B8000, Newburgh. The site is identified as M1 in the emerging Aberdeenshire Local Development Plan. It is a proposed site, known as the M1 Newburgh site.

At the event you will have the opportunity to discuss the proposals with representatives of Stewart Milne Homes and provide feedback to the team via questionnaires which will be provided.

For further information please contact:  
[Redacted]  
[Redacted]  
[Redacted]

**STEWART Milne HOMES**

Letter to Community Council

Secretary  
Foveran Community Council

Our Ref: [REDACTED]  
Email: [REDACTED]

Dear [REDACTED]

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN**

**M1 NEWBURGH**

I refer to the above site which is under the control of Stewart Milne Homes whom we represent.

Proposal of Application Notices have been submitted and there is also a requirement to prepare a Masterplan for the overall site. A plan is enclosed highlighting the area to be covered.

The content of the Masterplan will follow that set out in the Council's supplementary guidance, SG LSD1: Masterplanning and the content will follow that set out in the Council's Development 'Framework Checklist'. More particularly, it will address the following key issues:

Site requirements and delivery;

Design vision, including housing, access and connectivity;

Access, connectivity and public transport provisions;

The topography of the site and the development response to that;

Urban space provision with emphasis on linkage throughout the site;

The phasing of the development.

To avoid confusion in the local community, it is the intention of Stewart Milne Homes to proceed with consultation on the Masterplan in tandem with consultation in respect of their proposed planning application.

This will involve a public exhibition held locally throughout an afternoon and early evening to outline initial development proposals and to seek public comment. This event will take place on Thursday 1<sup>st</sup> March 2012 between 3pm - 8pm which you are welcome to attend. This is being advertised in the Press and Journal on 22<sup>nd</sup> February 2012 and posters inviting attendance will be distributed locally.

Having regard to the comments received at the initial public exhibition, the Masterplan and Development Framework will be refined and a further early evening exhibition held to present a final draft of the proposals. This will be held on Wednesday 18<sup>th</sup> April 2012 between 3pm - 8pm which you are also invited to attend. We will write to you nearer the time to remind you of this.

Any comments you may have can be sent to the following:

[REDACTED] Ryden LLP, [REDACTED]

I trust this is order.

Yours sincerely

[REDACTED]  
Planning Consultant

cc: [REDACTED]

Letter to Councillors, [REDACTED]

To attached List

Dear

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN**

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A meeting will also be held with Foveran Community Council on 22nd February 2012 to brief them on the proposals and to seek their views.

Having regard to the comments received at the initial public exhibition, the Masterplan will be refined and a further early evening exhibition held to present a final draft of the proposals. This will be held on Wednesday 18th April 2012 between 3pm - 8pm which you are also invited to attend. We will write to you nearer the time to remind you of this.

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[REDACTED] Ryden LLP, [REDACTED]  
[REDACTED]

I trust this is order.

Yours sincerely

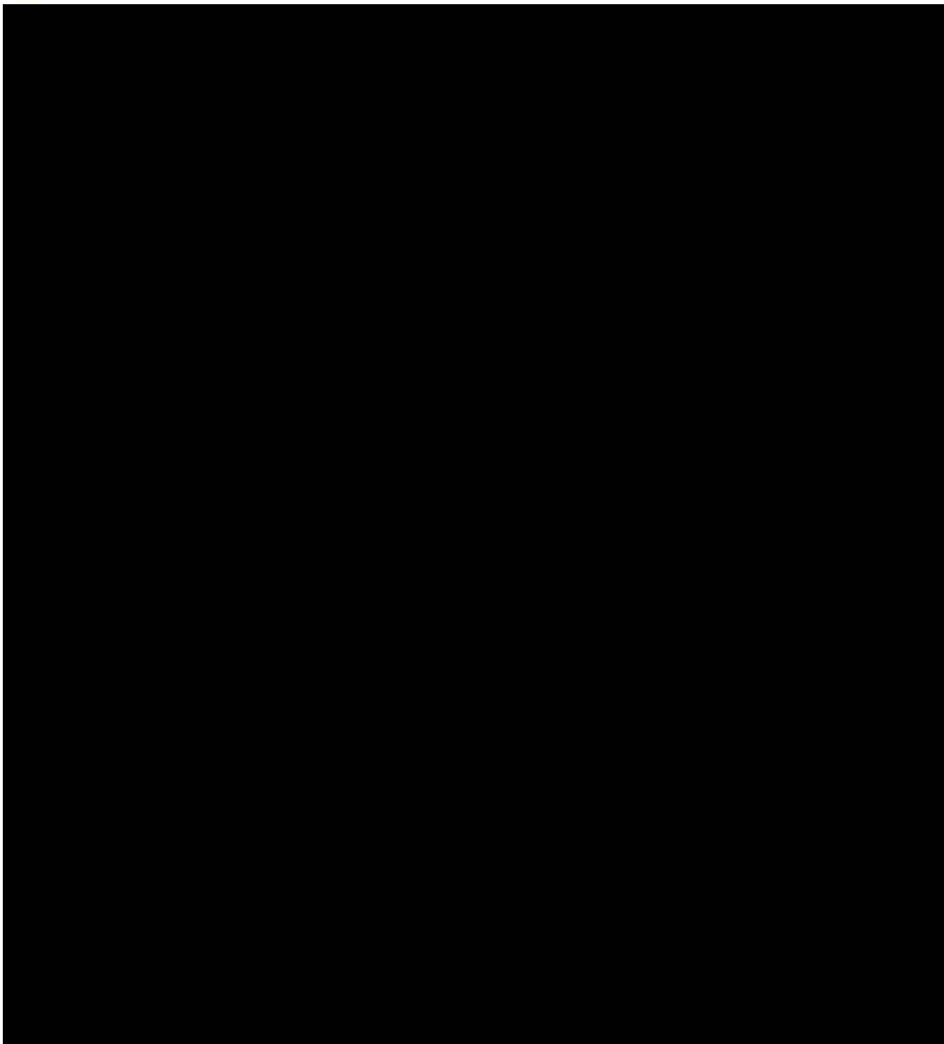
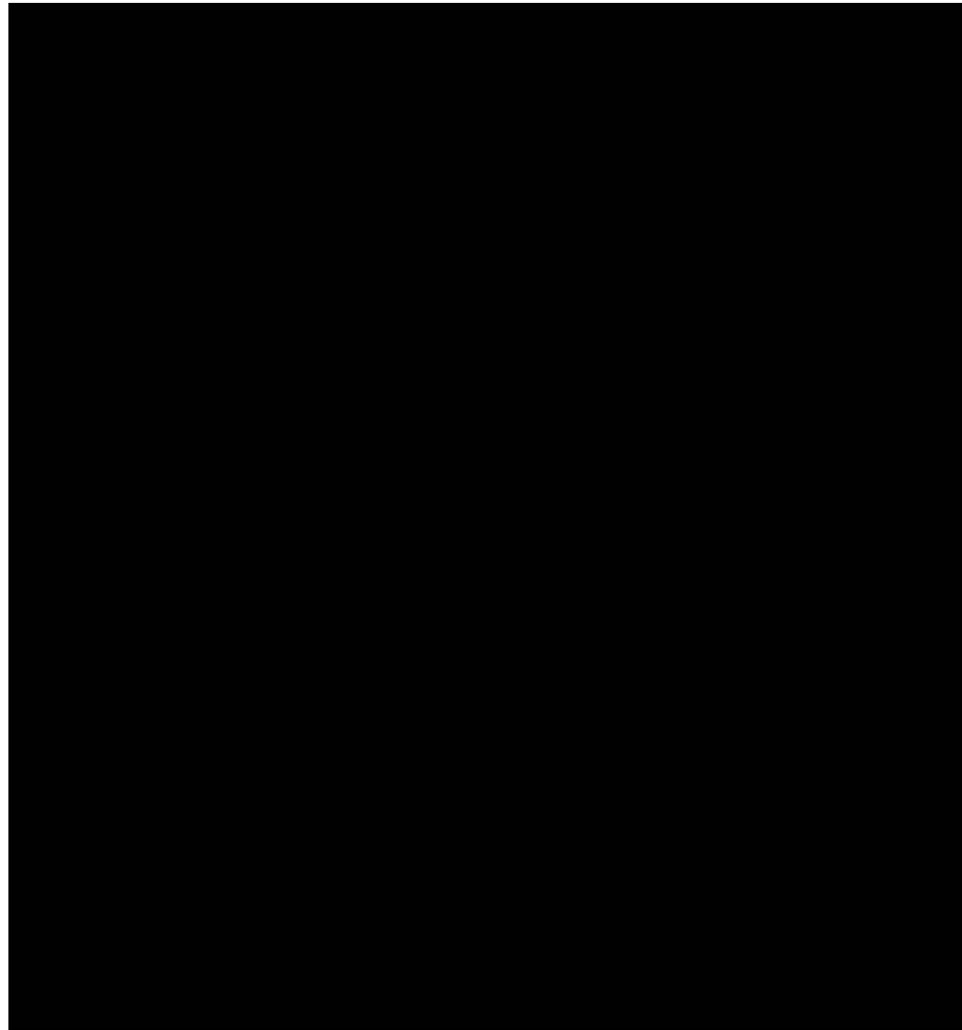
[REDACTED]  
Planning Consultant

cc: [REDACTED]



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Registration & Comments Sheet

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## Display Boards



### Why are we here?

#### Newburgh

Newburgh is a division of the Regional Administrative Local Development Plan for development.

A requirement of the Local Development Plan is the preparation of a Masterplan for the site.

We are here today to consult the local community on the initial site analysis and receive feedback which will help inform the Masterplan process.

### Site Analysis

Comprehensive analysis of the site and the surrounding area has been undertaken to assess the suitability of the site for development. Early on, the site was used as the area, the topography and land cover. The landscape features are to establish the character of the site. The outcome of this analysis is on display today.

### Concept Development

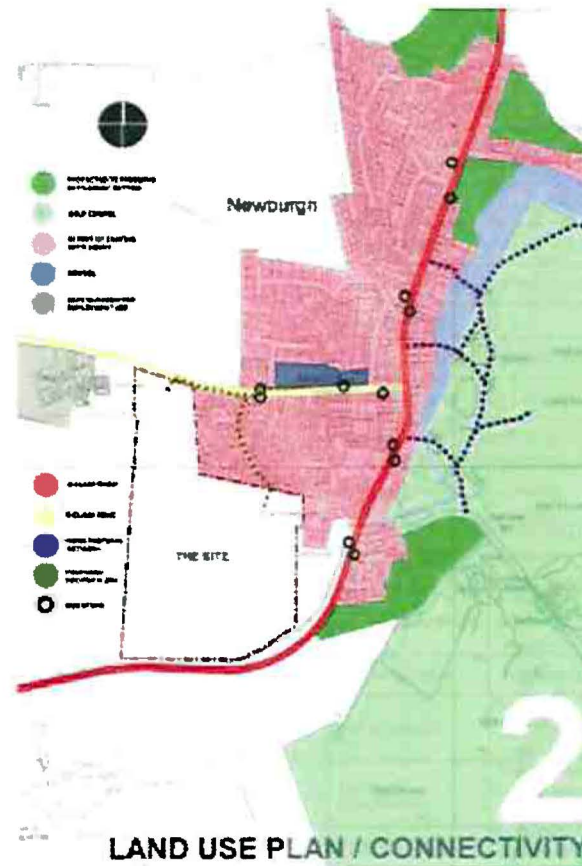
Following the initial Public Consultation we will develop the strategic proposals using the analysis, evidence and the information gathered from the local community.

The initial Masterplan will be a response to the opportunities and constraints arising from the analysis, evidence and the information gathered from the local community.

The Masterplan documents will relate the information and provide a strategy for the detailed development of the site and demonstrate the progress that the development will follow.

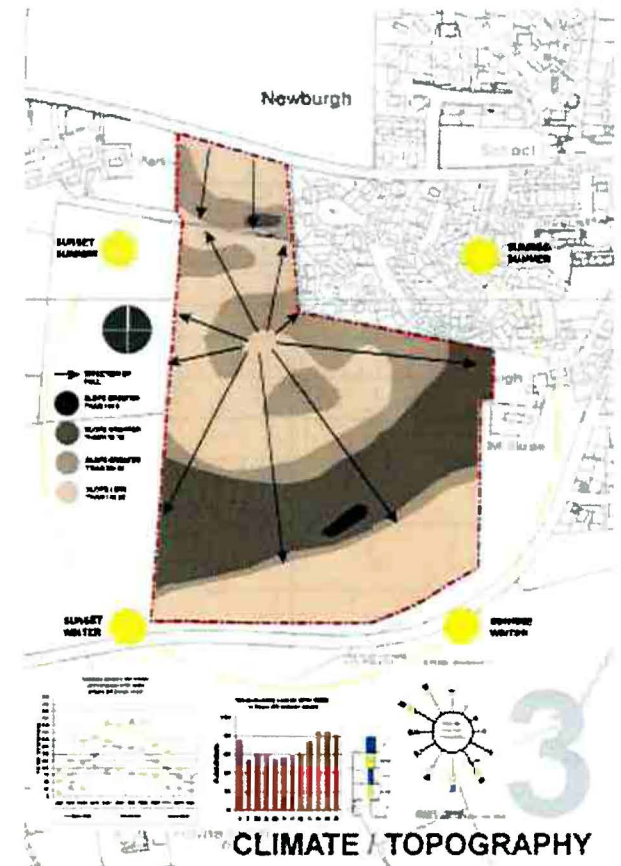
1

## INTRODUCTION



2

## LAND USE PLAN / CONNECTIVITY



3

## CLIMATE / TOPOGRAPHY



**CONTEXT/CHARACTER PHOTOGRAPHS**



1. *Journal of Management Studies*, 1996, 33(1), 1-15.

**Newburgh**

### Second Public Exhibition

### Finalized Proposals

Thank you for attending the consultation event. We welcome your comments and feedback on the information presented today. We would be grateful if you could complete a feedback form and place it in the box provided.

## WHAT NEXT?

## Manuscript accepted: August 2008, 04:59

For more information, contact: [info@openaccesspub.com](mailto:info@openaccesspub.com)

assigned to the FBI in the south and at Springfield. It  
accompanied a list of cases including:

- 100 g of fat
- 100 g of protein
- 100 g of carbohydrate

Investigation was also being subject to the jurisdiction of a court of law.

None of the above was submitted during the reporting  
period.

Over the income year of 1971 the "Secret" members approved a strategy to request an extension on their tax assessment according to the Income Assessment Law (Verordening 1961). The request for registration was received on 11 March 72 and the Council in May 1972 has its second meeting and approved the next steps.

By inserting the above numbers in the equation it is determined that the charges are charged to the following:

There are various ways in which the FBI can help to protect innocent Americans. It can provide information to state and local law enforcement agencies and to the public. It can also provide information to the media. The FBI can also provide information to the public through its website and through its public relations office. The FBI can also provide information to the public through its public relations office.

File 12 - is your address for free with some of the right answers to a question 12? because in the future and if 121 has not been 121 for 121 years.

### Experiments in the M<sup>2</sup> Marine Map

[illegible]

## PLANNING BACKGROUND

Feedback to Questions

What do you consider to be positive about Newburgh and its surroundings? Should local character influence development on the site?	How and where can the new development connect and integrate into the existing settlement?	How important is improved public transport provision to the site?	What are the key landscape characteristics of the area and environmental qualities that can be enhanced/ made accessible through	Further comments
-	-	Essential for certain people to get to see this.	-	Concerned that there is not a link road facing the main road (A975). I think when we saw original papers detailing this development in the Main Issues Report and the subsequent Development Plan Proposal, I along with my colleagues were all under the impression that the link road was in and I have to say I have grave con-
It has a good community spirit yet is quiet and fairly traditional. Local character should influence the site. It should reflect the silence and tranquillity of the village.	Only having one access road could be a problem and the middle bridge footpath does not exist at the moment as the Council have closed the bridge. Accidents on the A90 mean that all traffic can be diverted through the village resulting in journeys taking hours.	Very important. Buses to Aberdeen not bad, buses to Ellon intermittent. Depending on the folk these houses are expected to attract a bus service for elderly/families to Ellon Health Centre/Shops would need to be improved.	Rural farmland are key characteristics, plenty of green space must be included. Houses round about have quite large gardens – a reasonable garden for property should be considered to be in keeping with the area.	Newburgh needs a larger church building within the area of the village, would a consideration be made for church/community facilities? Comments have been made about the new dual carriageway reducing through traffic, but cars from Cruden Bay would still come through and an accident on the A90 could mean we still see a lot (accidents happen fairly frequently and I'm not sure a faster road will stop this happening). Sewerage system for whole village will need to be upgraded.
Small village close to many beautiful natural areas. Yes, local character should influence the development.	Footpaths, cycle paths, play areas.	Extremely important.	Preserve the hillside contours and enhance them.	Further development would make a community facility desirable, halls, church centre. There would also be an increased need for medical facilities.
Newburgh is still small enough to have a "village" feel, therefore any development should try to maintain this. The houses which are built should also be in character with	Should be safe footpaths to the school.	Access to existing bus stops needs to be addressed.	There should be plenty of green areas and more tree planting to maintain the rural character of the development.	-
Coastal environment approximately half way between Aberdeen and Peterhead.	-	Very.	-	If Newburgh is to get a small medical centre then this could be the place for it.
Distance from Aberdeen Golf Course and Beach/Dunes. New housing in character with village.	A5 No.5 on display. Footpath from site to A975 – to nearest bus stop to Aberdeen.	Frequency of buses to Ellon is very poor.	-	Village is served by a Church Hall and a Village Hall. Both very old and barely adequate for activity groups at present. Urgent need is for a Community Hall, multi-purpose/and including provision for church services – making 3 sites available for development in the main
Yes, absolutely – new development should take account of existing townscape and materials of Newburgh.	-	-	-	Layout should take account of links and connecting and reinforcing existing routes. Anonymous cul-de-sac development should be avoided – a legible layout should be created enforcing a sense of place and identity and
Nice area to live. Although traffic is already bad with commuters and this will not help.	It should only be built once dual carriageway exists between Balmedie and Ellon, also Primary School is full.	It is poor in Newburgh generally.	Build nice large houses so people have plenty space.	You should consider making nice houses to live in and no density of units you can build. Consider roads are already heavily congested. Primary School is old with little excess capacity. You are building beside a flood plane.

Feedback to Questions

Name	Email	What do you consider to be positive about Newburgh and its surroundings? Should local character influence development on the site?	How and where can the new development connect and integrate into the existing settlement?	How important is improved public transport provision to the site?	What are the key landscape characteristics of the area and environmental qualities that can be enhanced/ made accessible through	Further comments
		Newburgh has a very attractive view as you approach it at present and this could be lost depending on how the site is developed. There should be many open spaces and no monotonous houses all looking the same.	Footpaths.	Fairly important.	Open vistas are the key landscape characteristics of the Newburgh area. Any high density houses would destroy the amenity.	It would be better to develop further up School Road rather than spoil the present open view as you approach Newburgh. The present proposal regarding access to the proposed development would mean a huge increase in traffic. Entry to the proposed development should be from main road. Apart from a small footpath no entrance should be into Red Inch Circle. Preferably only single storey houses should be built in keeping with other close developments, ie similar to the Macrae Estate.
		Newburgh being a small coastal development located on the Ythan estuary with a road structure built for a small rural development which only has 'B' roads into the village from the main Ellon to Peterhead road would not in my opinion manage to have another 100 cars or more using the roads through the village. The reason being that the road is only a 'B' road and cars parking on the main street outside shops and residential properties makes it congested which in turn makes it a "one way system" through the village nearly all the time slowing down traffic and causing the traffic to come to a standstill especially when drivers think that it is their right of way through the village which in turn brings the whole of the traffic to a stand still and going nowhere.	We only have village amenities, a shop, butchers and post office so public transport would probably need to be increased from Newburgh to Ellon and Aberdeen.  I also feel that many people who come to live in the village use it as a commuting residence and do not wish to become involved in the village community so are not particularly concerned about what happens in and around the village.	The Health Centre in Ellon already has issues because of the numbers that use the Health Centre because the area it covers is from Balmedie to Ellon and then it also takes in the surrounding country areas, at the moment we can wait up to 2 weeks for an appointment if it is not an urgent issue on the day you call and if you need any other additional tests or physio etc you can be waiting months.	More children moving into the area would mean an expanding school role which the small Newburgh school is not built for, so where would the extra children go for their education as the nearest schools are either Slains or Foveran which would mean them being transported some how to their education causing more traffic problems on the roads around the village.	Amenities and entertainment in the village at the moment would not allow extra children to be subscribed to them so they would need to look further a field such as Ellon which could also be oversubscribed which means then you have a number of different aged children in the village with nothing to do and nowhere to go for entertainment which in the long run causes other problems around and within the village as a community.
		The space and freedom to roam. We do not want extensive development. 279 units are too much. So 100 houses minimum. To retain the village not a town.	Footpaths, cycle paths, to connect the B9000 road through the site to the main through road opposite Bridge Terrace Development.	The existing public transport provision is quite adequate I cannot see Ryden accommodating public transport through the site.	Enhanced garden areas, children's play park, could be considered.	Again I repeat retain the village character and all input of amenities. The Macrae Estate to be screened off from the new site by sensitive landscaping.





## 9.2 Appendix 2

Appendix 2 contains all the information relating to the 2nd Community Consultation Event including the following:

- Newspaper Advert
- Poster
- Letter to Councillors & Community Councillors
- Registration & Comments Sheet
- Display Boards
- Feedback Summary

P & J Advert 10/04/12

**Public Exhibition Proposed Residential Development at Newburgh**

Stewart Milne Homes invite you to attend a second public consultation exhibition which will provide further information on the masterplan and proposals for the development of land to the south of the B9040, Newburgh, which is identified as M1 in the emerging Aberdeenshire Local Development Plan.

**Public Exhibition**  
Wednesday 18th April 3:00pm – 6:00pm  
Udny Arms Hotel,  
Main Street, Newburgh

At the exhibition you will have the opportunity to discuss the proposals with representatives of Stewart Milne Homes and provide feedback to the team via questionnaires which will be provided.

*(Please note that comments made will be to the prospective applicant, not the planning authority. There will be an opportunity to submit representations to the planning authority Aberdeenshire Council upon submission of a planning application.)*

We will keep you updated with our progress and look forward to meeting you on the 18th April 2012

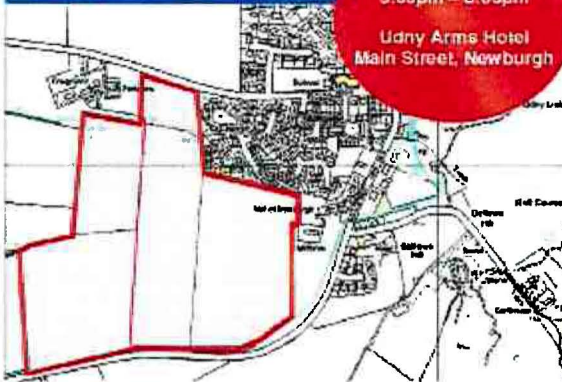
For further information please contact:  
[Redacted]  
Email: [Redacted]

Advertising Poster for 2nd Consultation

**Public Consultation for M1 Newburgh**

**Wednesday 18 April 2012**  
3:00pm – 6:00pm

**Udny Arms Hotel**  
Main Street, Newburgh



**Exploring the future development of the area**

Stewart Milne Homes invite you to attend a second public consultation event which will provide further information on the masterplan and development proposals for the development of M1 Newburgh, which is identified in the Proposed Aberdeenshire Local Development Plan as a proposed site.


All welcome to attend this event which will seek the thoughts and ideas of both the local community and interested parties.

For further information on the event please contact Rebecca Douglas at Rydon on 01224 588866 or by email to [Newburgh@rydon.co.uk](mailto:Newburgh@rydon.co.uk)

**STEWART**  
**Milne**  
HOMES

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Letter to councillors, Isobel Davidson, Rob Merson, Gillian Owen, Debra Storr and community councillors.

CC/ND	Our Ref:
	Email:
4 April 2012	
Dear	
<b>THE ABERDEENSHIRE LOCAL DEVELOPMENT PLAN</b>	
<b>M1: NEWBURGH</b>	
<p>I refer to the above site and the consultation event that we held on Thursday 1<sup>st</sup> March 2012 at the Udney Arms Hotel. As a follow up to that, a second round of consultation is to be held on Wednesday 18<sup>th</sup> April 2012, again at the Udney Arms Hotel, Main Street, Newburgh.</p>	
<p>This will be a public exhibition between 3pm and 8pm which will be advertised in the press on the 10<sup>th</sup> April 2012. Posters inviting attendance will also be distributed locally.</p>	
<p>In advance of that we would invite you, your fellow Councillors and Community Councillors to view and discuss the proposals with us prior to the public event, between 2pm and 3pm that afternoon in the Udney Arms.</p>	
<p>We look forward to seeing you then.</p>	
Yours sincerely	
	
Planning Consultant	
cc	



**Milne**

**1 INTRODUCTION**

**2 LAND USE PLAN / CONNECTIVITY**

**3 CLIMATE / TOPOGRAPHY**

**4 LANDSCAPE AND VISUAL CONTEXT**

**Newburgh Masterplan Community Engagement**

**Milne**

**5 PLANNING BACKGROUND**

**Newburgh Masterplan Community Engagement**

**Planning Background**

**Current Position**

**Implications for the Future**

**Milne**

**6 OPPORTUNITIES AND CONSTRAINTS**

**Newburgh Masterplan Community Engagement**

**Opportunities**

**Constraints**

Display Boards



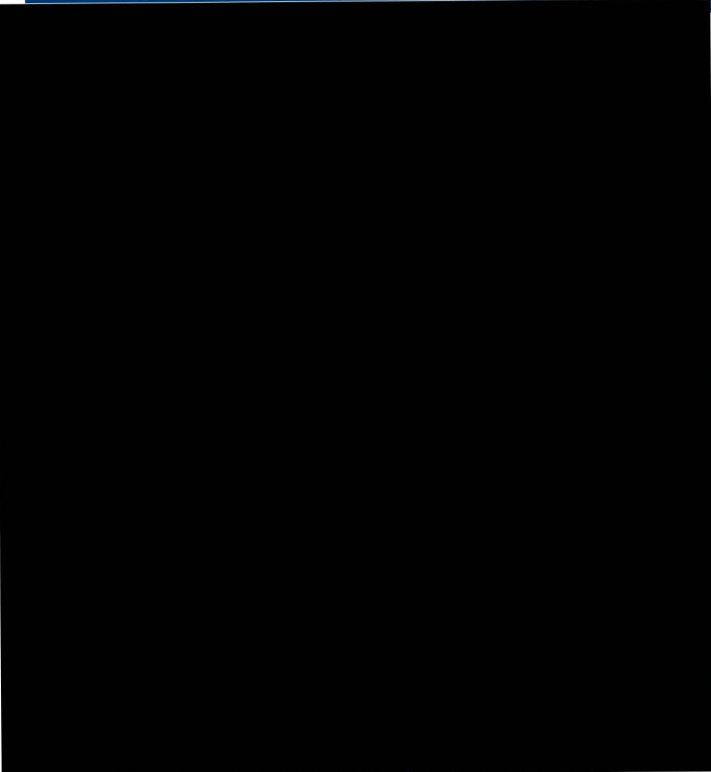
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Registration & Comments Sheet





Further Comments

Name	Email	Further comments
		<p>Disappointing that the Reporter has divided the development in Newburgh into two smaller areas thus removing the statutory requirement for a community facility area. It seems silly that with the same number of houses proposed but on two sites instead of one) we loose the community facility.</p> <p>Local residents aspire to building a new community meeting/ church and recreation facility to replace the two very old halls with inadequate facilities which we have on the Main Street.</p> <p>Please would the Planners consider a suitable site for this in their overall planning.</p> <p>We currently have Beavers, Cubs, Rainbows, Brownies, Guides, Scottish Dancing, Badminton for Adults and youth, Youth Café (Fri nights) All Age Café (Thursday Morning) Sunday School, Youth Group, all functioning from facilities without disabled toilets, poor heating and ventilation and insulation. More space and better facilities are needed.</p>
		<p>I am very concerned re this development and the continued delay in road improvements in the area. As a commuter to Ellon on a daily basis I face serious difficulty in exiting the junction at Fountainbleu every morning. With the tremendous volume of traffic travelling south as commuters make their way to work in Aberdeen, there is a constant stream of traffic allowing only seconds to make an attempt to get onto the north bound carriageway. This is especially difficult during the dark mornings when vision can be impaired.</p> <p>I know that this development will go ahead despite objections being made. Such is the power of money. But at the cost of injury or worse, a fatality due to the lack of proper planning to accomodate the inevitable increase in traffic from this side of Newburgh. For once, wouldn't it be better to put the 'cart before the horse' and ensure the safety of road users???</p>
		<p>We have just moved in to Newburgh and are currently renting a home there.</p> <p>Could you please tell me what stage this development is at, and when it is likely that they would start building?</p>



Our ref:

NESBReC

Northern Ecological Services

28 July 2020

Dear

**NESBReC report – Newburgh: sites of interest**

The search was carried out with a 1km radius from NJ 99537 24749. The Study of Environmentally Sensitive Areas (SESA) is an Aberdeenshire Council/Aberdeen City Council inventory and recognises areas that are locally important for a particular scientific interest.

Results table:

Ref no	Data set	Interest	Locality	Grid Ref	Proposal
20120319	sesa ornithology	014:Ythan Estuary and Forvie, Foveran Links. - 1,550 pairs of breeding seabirds in 1969, including 740 pairs of Sandwich terns, 470 Common terns, 320 Arctic and 21 Little terns. Some hundreds to thousands of wildfowl in winter; 2,000 pairs of breeding Eiders.	Newburgh	NJ 99537 24749	Housing development
	sesa geomorphology	GM8:Sands of Forvie,HackleyHead-SleekofTarty - NNR. Extensive and active dune systems on top of older land surfaces of glacial and fluvio-glacial origin. Extremely dynamic with new archaeological material frequently exposed.			
	sesa entomology	E24:Foveran and Drum Links - Important dune and lowland heath community . As interesting entomologically as Forvie except for smaller size.			
	sesa botany	B36:Foveran Links - A damp dune slack with a particularly interesting flora including unusual ferns such as Botrychium lunaria, Ophioglossum vulgatum, also Selaginella and some rare bryophytes. Has been the subject of ecological research and is often used for teaching (uni) B76:Ythan Estuary - The whole estuary is part of the NNR. It has plants of freshwater and brackish marsh, as well as salt-marsh, a vegetation-type otherwise little represented in the region.			
	sssi	Foveran Links Mixed Sands of Forvie and Ythan Estuary Mixed			
	national nature reserve	Forvie			
	special protection areas	Ythan Estuary, Sands of Forvie and Meikle Loch			
	ramsar	Ythan Estuary and Meikle Loch			



Please find all maps of requested sites included below.

Yours sincerely



Biological Recorder/Manager

**PLEASE READ THE FOLLOWING NOTES:**

- 1) Search was done to within 1000 metres of the area of interest. This is indicated on the map by a broken line around the site.
- 2) Search areas or centroids are highlighted in red.
- 3) Scientific names are only used to identify species on maps when no common name is in general accepted usage.
- 4) For maps without a key, the relevant information is provided in the table.
- 5) The ownership of the data within this report remains with the original recorder and is subject to the laws defining Intellectual Property Copyright.
- 6) This report and the data held within it is to be used solely for those purposes described under the terms of any agreement between the applicant and NESBReC.
- 7) Some, or all of the data held within this report maybe of a sensitive or confidential nature. Such information will be marked as such and if required an appropriate contact for further correspondence will be given (otherwise NESBReC should be contacted).
- 8) Although NESBReC makes every possible effort to ensure that the data it provides is accurate and up to date, this report should only be considered to represent the most recent version of each dataset as available at the time of the search.
- 9) Forestry Commission Capercaillie Core Areas. If development is within these areas please contact Kenny Kortland, Capercaillie Project Officer 01463 715000.

For designated species, the following abbreviated sub-headings are used to describe different levels of importance, with the highest level attributed to each species listed:

ANNEX 1 – EC Birds Directive

UK BAP - UK BAP list of Priority Species

NE LBAP – North East Scotland LBAP Species

WACA – Schedule 1 of Wildlife and Countryside Act 1981

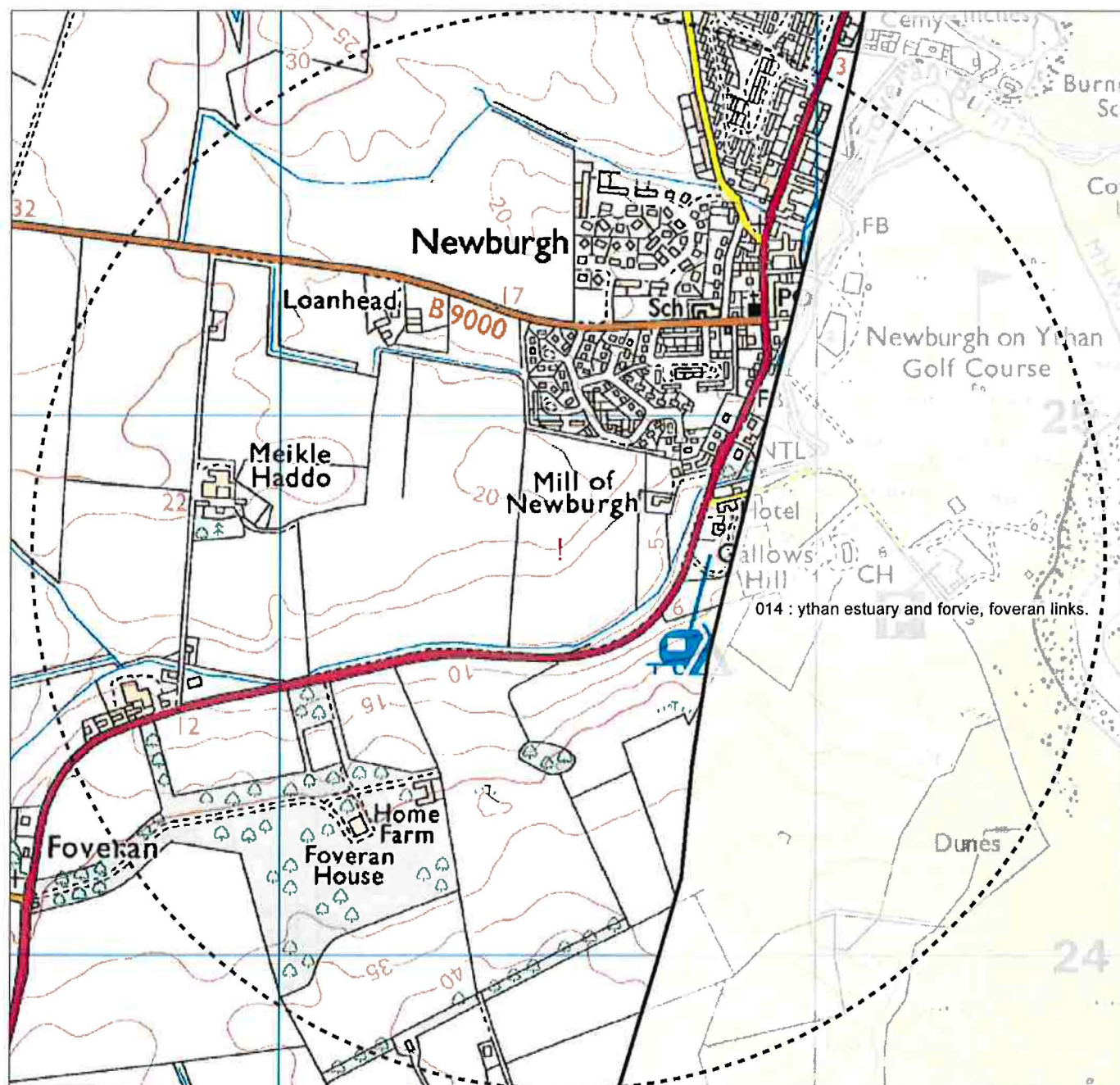
SBL S2 - Scottish Biodiversity List: International Obligations

SBL S3 - Scottish Biodiversity List: Nationally Rare at UK level, found in only 1-15 10km squares

SBL S4 - Scottish Biodiversity List: Present in 5 or fewer 10km squares or sites in Scotland

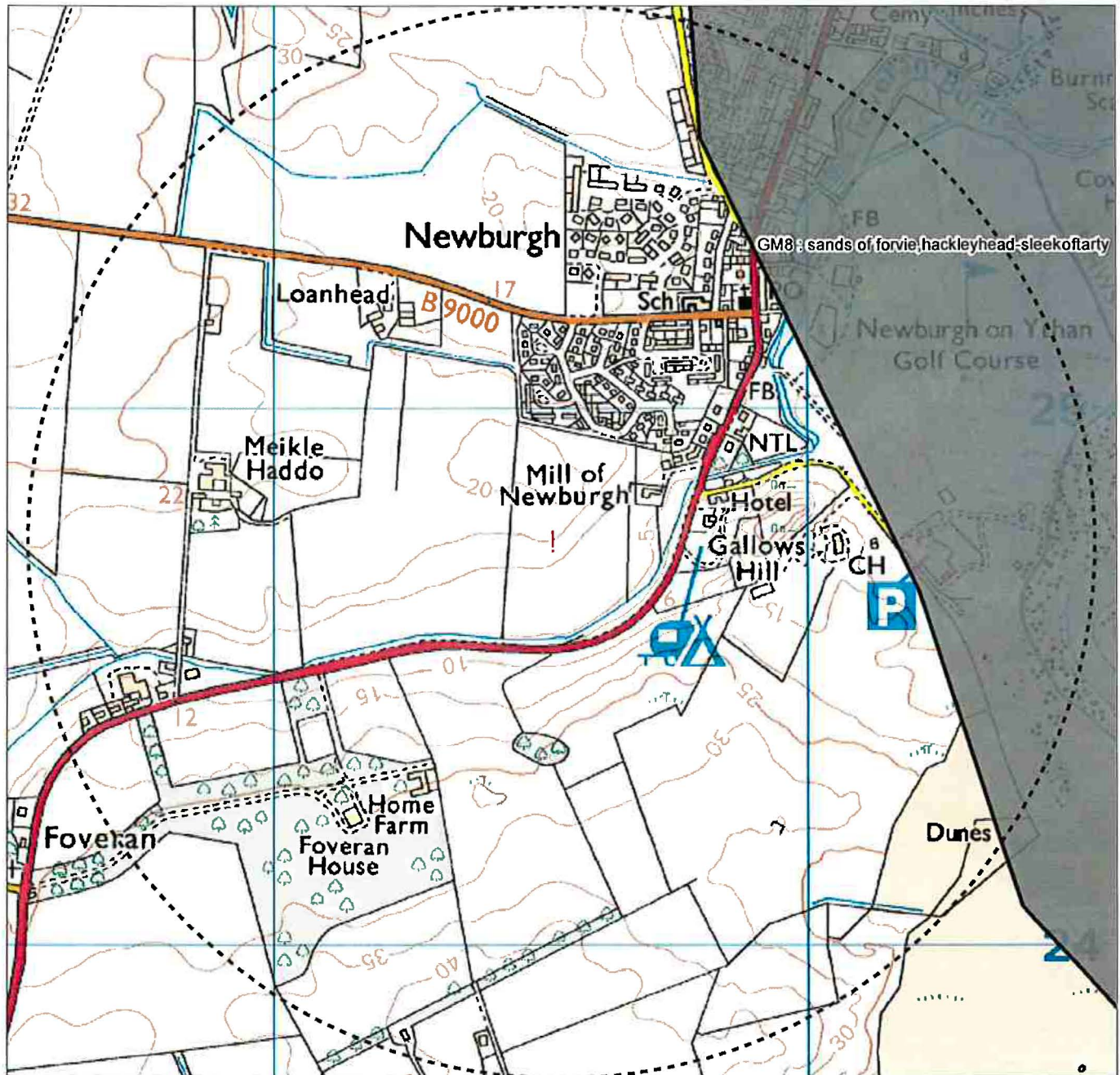
SBL S5 - Scottish Biodiversity List: Decline of 25% or more in Scotland in last 25 years

20120319	sesa ornithology	014: Ythan Estuary and Forvie, Foveran Links. - 1,550 pairs of breeding seabirds in 1969, including 740 pairs of Sandwich terns, 470 Common terns, 320 Arctic and 21 Little terns. Some hundreds to thousands of wildfowl in winter; 2,000 pairs of breeding Eiders.	Newburgh	NJ 99537 24749	Housing development
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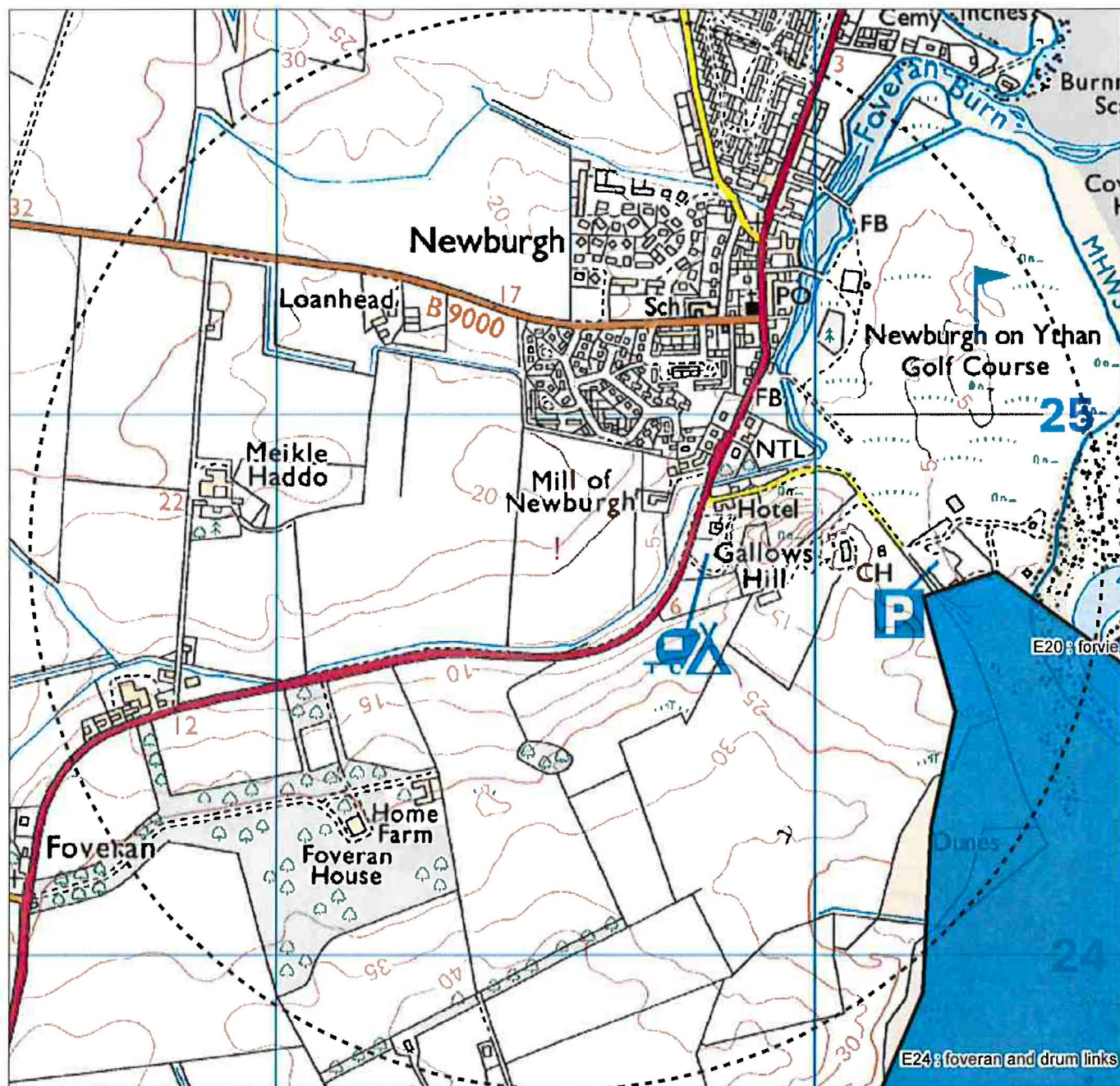


20120319	sesa geomorphology	GM8:Sands of Forvie,HackleyHead-SleekofTarty - NNR. Extensive and active dune systems on top of older land surfaces of glacial and fluvio-glacial origin. Extremely dynamic with new archaeological material frequently exposed.	Newburgh	NJ 99537 24749	Housing development
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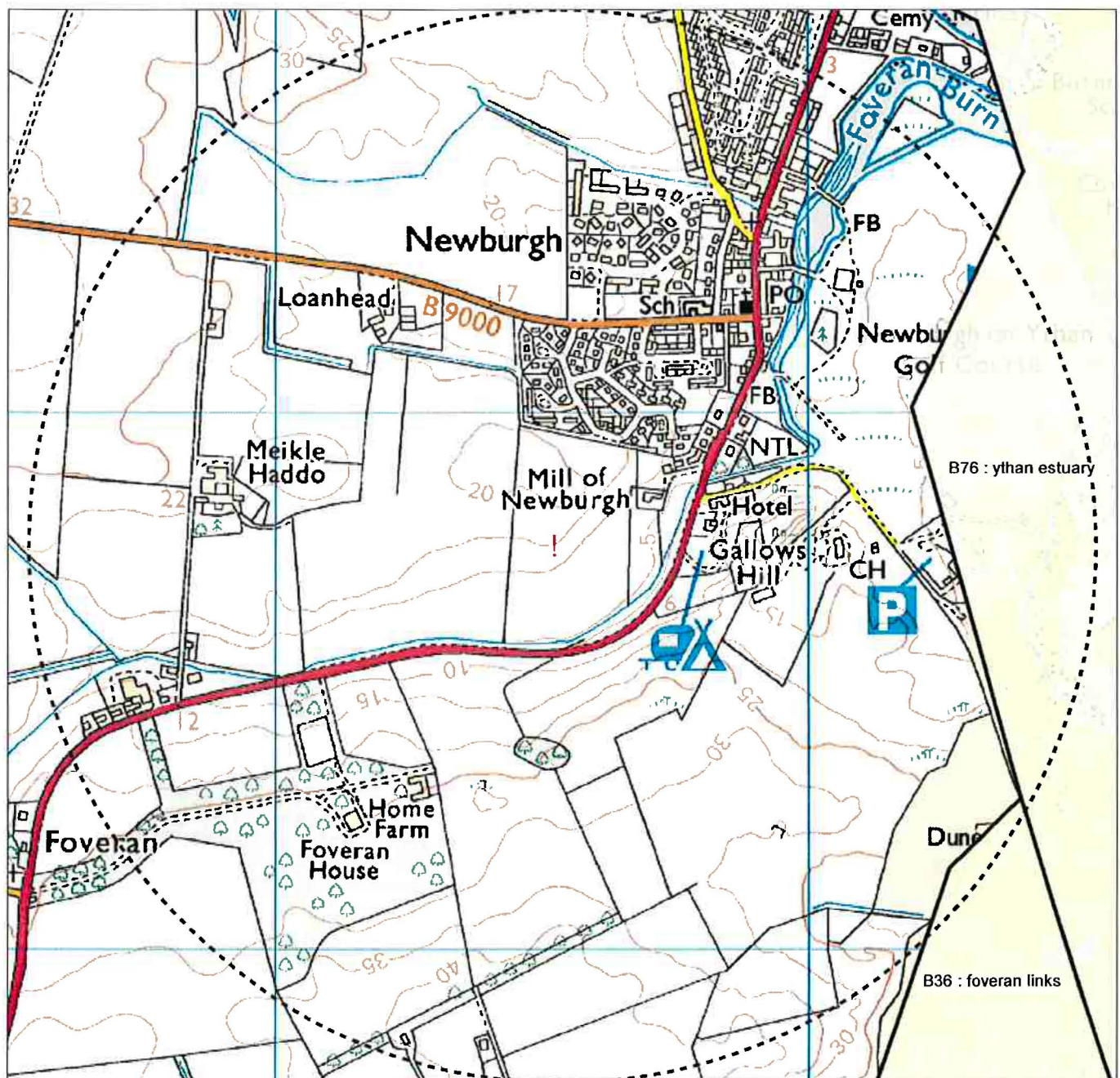


20120319	sesa entomology	E24:Foveran and Drum Links - Important dune and lowland heath community . As interesting entomologically as Forvie except for smaller size.	Newburgh	NJ 99537 24749	Housing development
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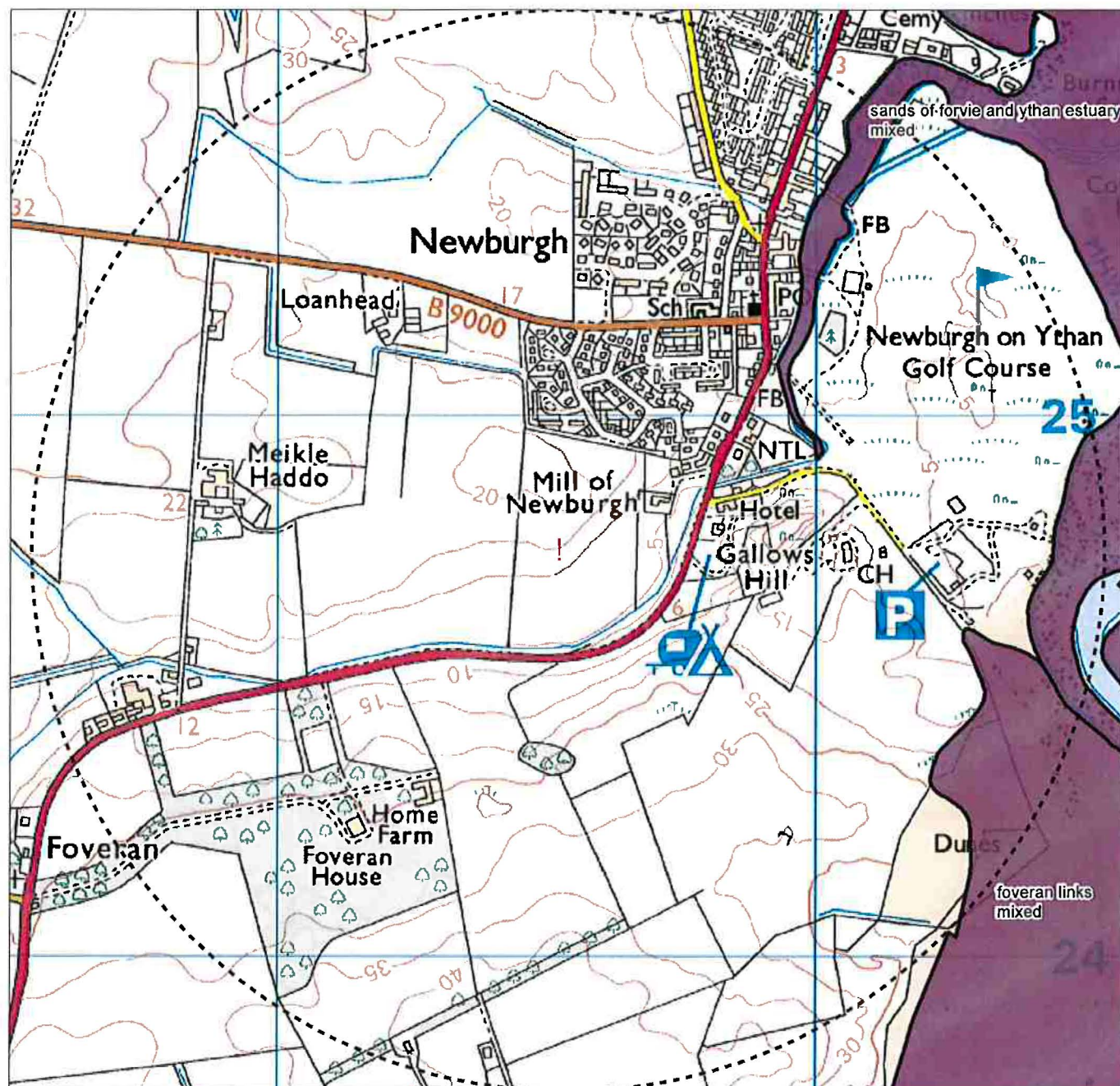


20120319	sesa botany	<p>B36:Foveran Links - A damp dune slack with a particularly interesting flora including unusual ferns such as <i>Botrychium lunaria</i>, <i>Ophioglossum vulgatum</i>, also <i>Selaginella</i> and some rare bryophytes. Has been the subject of ecological research and is often used for teaching (uni)</p> <p>B76:Ythan Estuary - The whole estuary is part of the NNR. It has plants of freshwater and brackish marsh, as well as salt-marsh, a vegetation-type otherwise little represented in the region.</p>	Newburgh	NJ 99537 24749	Housing development
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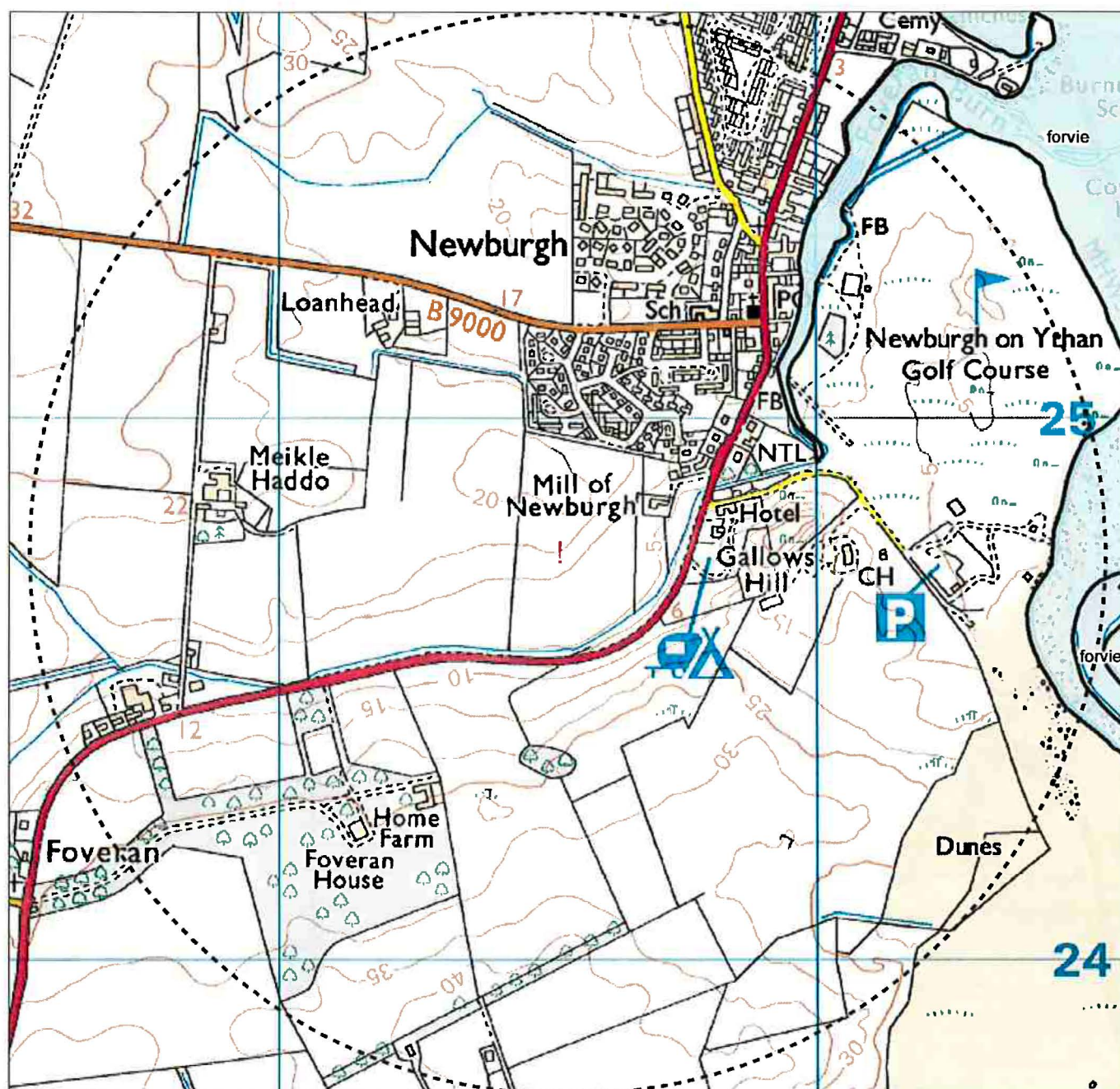


20120319	sssi	Foveran Links Mixed Sands of Forvie and Ythan Estuary Mixed	Newburgh	NJ 99537 24749	Housing development
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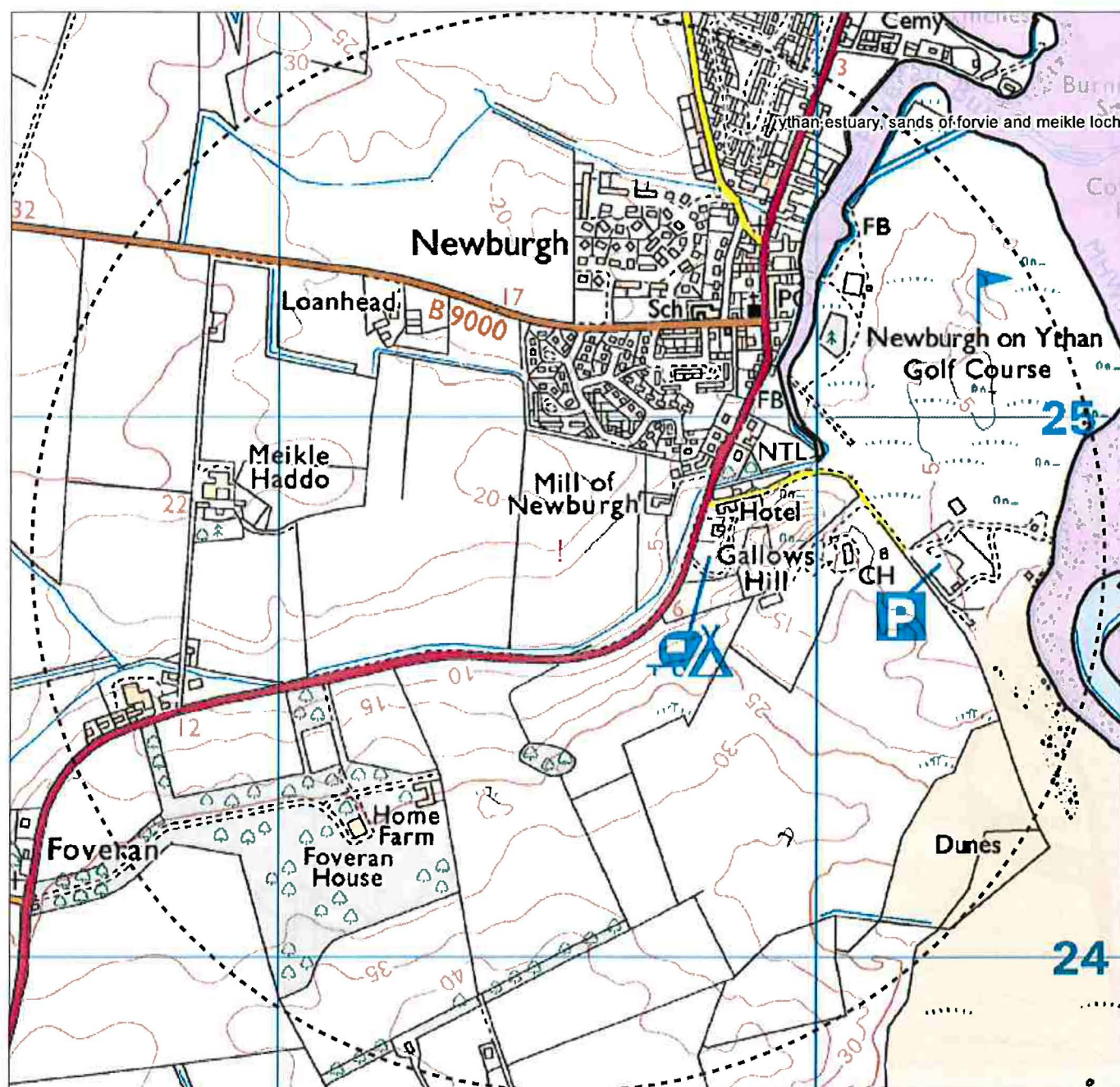


20120319	national nature reserve	Forvie	Newburgh	NJ 99537 24749	Housing development
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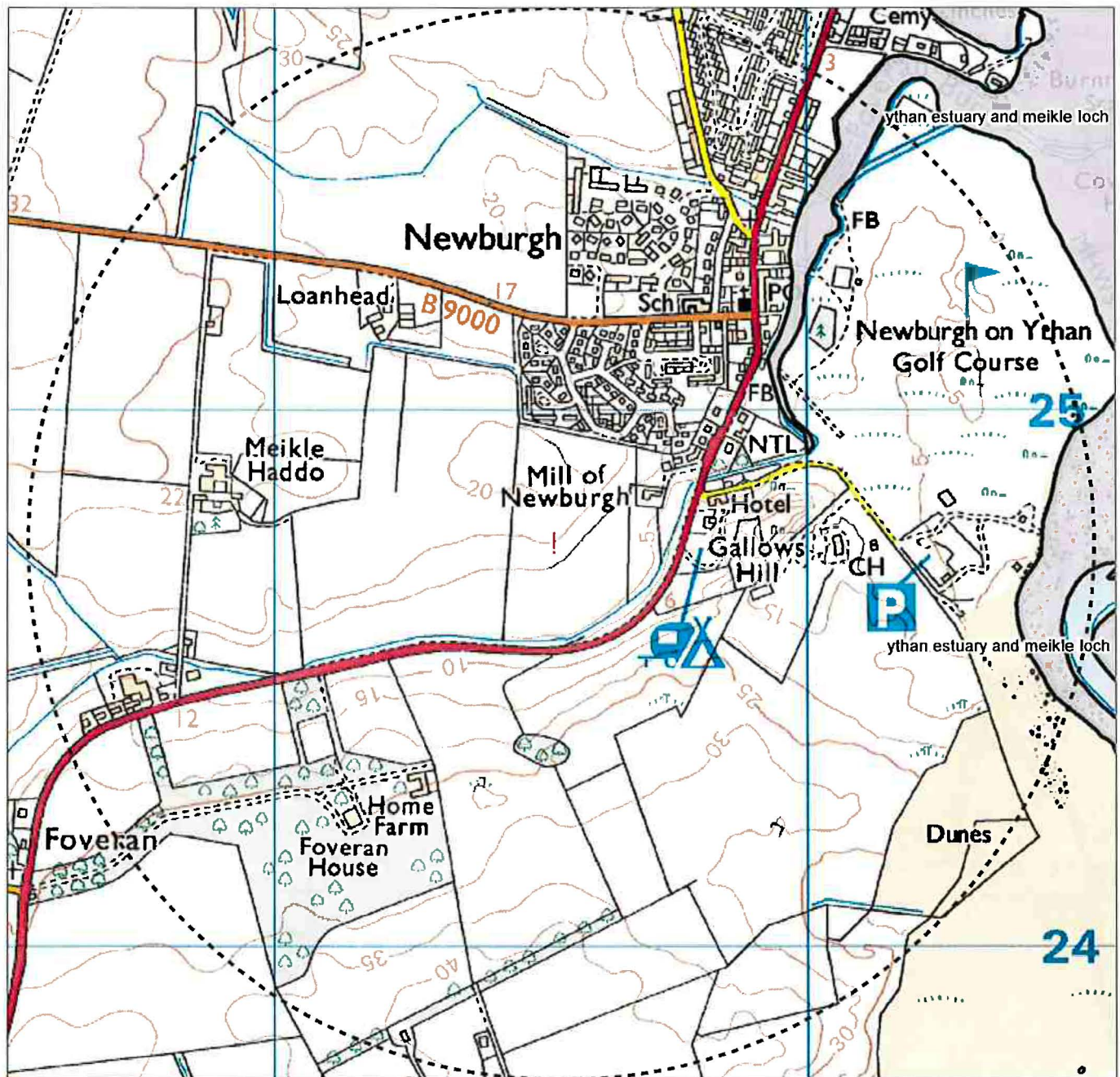


20120319	special protection areas	Ythan Estuary, Sands of Forvie and Meikle Loch	Newburgh	NJ 99537 24749	Housing development
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20120319	ramsar	Ythan Estuary and Meikle Loch	Newburgh	NJ 99537 24749	Housing development
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Our ref:

NESBReC

Northern Ecological Services

28 July 2020

Dear

**NESBReC report – Newburgh: species and habitats**

The search was carried out with a 1km radius from NJ 99537 24749. No bats were highlighted by the search.

Results table:

Ref no	Data set	Interest	Locality	Grid Ref	Proposal
20120319	designated species	<b>ANNEX 1</b> Philomachus pugnax – Ruff Sterna paradisaea - Arctic Tern Sterna albifrons - Little Tern Circus aeruginosus - Eurasian Marsh Harrier Circus cyaneus - Hen Harrier Sterna sandvicensis - Sandwich Tern Pandion haliaetus - Osprey Podiceps auritus - Slavonian Grebe Falco columbarius - Merlin Asio flammeus - Short-eared Owl Gavia stellata - Red-throated Diver Mergellus albellus - Smew Alcedo atthis - Common Kingfisher Limosa lapponica - Bar-tailed Godwit Sterna hirundo - Common Tern Falco peregrinus - Peregrine Falcon Pluvialis apricaria - European Golden Plover Pernis apivorus - European Honey-buzzard <b>UK BAP</b> Arvicola amphibius - European Water Vole Lacerta vivipara - Common Lizard Erinaceus europaeus - West European Hedgehog Turdus philomelos - Song Thrush Carduelis cannabina - Common Linnet Cuculus canorus - Common Cuckoo Passer domesticus - House Sparrow Numenius arquata - Eurasian Curlew Miliaria calandra - Corn Bunting Prunella modularis - Hedge Accentor Emberiza schoeniclus - Reed Bunting Alauda arvensis - Sky Lark Sturnus vulgaris - Common Starling Emberiza citrinella - Yellowhammer Stercorarius parasiticus - Arctic Skua Perdix perdix - Grey Partridge Limosa limosa - Black-tailed Godwit Larus argentatus - Herring Gull Aythya marila - Greater Scaup Sterna dougallii - Roseate Tern Passer montanus - Eurasian Tree Sparrow Carduelis flavirostris – Twite Locustella naevia - Common Grasshopper Warbler	Newburgh	NJ 99537 24749	Housing development



		<p> <i>Vanellus vanellus</i> - Northern Lapwing  <i>Lagopus lagopus</i> - Red Grouse  <i>Turdus torquatus</i> - Ring Ouzel  <i>Hepialus humuli</i> - Ghost Moth  <i>Arctia caja</i> - Garden Tiger  <i>Euxoa nigricans</i> - Garden Dart  <i>Coenonympha pamphilus</i> - Small Heath  <i>Hipparchia semele</i> - Grayling  <i>Euxoa tritici</i> - White-line Dart  <i>Eugnorisma glareosa</i> - Autumnal Rustic  <i>Xanthia icteritia</i> - Sallow  <i>Mesoligia literosa</i> - Rosy Minor  <i>Scotopteryx chenopodiata</i> - Shaded Broad-bar  <i>Ecliptopera silaceata</i> - Small Phoenix  <b>SBL S2</b>  <i>Calidris alpina</i> - Dunlin  <b>SBL S3</b>  <i>Podiceps grisegena</i> - Red-necked Grebe  <b>WACA</b>  <i>Tyto alba</i> - Barn Owl  <i>Fringilla montifringilla</i> - Brambling  <i>Plectrophenax nivalis</i> - Snow Bunting  <i>Turdus iliacus</i> - Redwing  <b>NE LBAP</b>  <i>Ulmus glabra</i> - Wych Elm  <b>SBL S5</b>  <i>Falco tinnunculus</i> - Common Kestrel  <i>Puffinus puffinus</i> - Manx Shearwater  <i>Apus apus</i> - Common Swift  <i>Corvus cornix</i> - Hooded Crow  <i>Scolopax rusticola</i> - Eurasian Woodcock </p>			
20120319	geese	<p> <i>Branta bernicla</i> subsp. hrota  <i>Branta canadensis</i> - Canada Goose  <i>Anser brachyrhynchus</i> - Pink-footed Goose  <i>Branta bernicla</i> - Brent Goose  <i>Anser indicus</i> - Bar-headed Goose  <i>Anser anser</i> - Greylag Goose </p>	Newburgh	NJ 99537 24749	Housing development
	FC National Forest Inventory 2010	<p> W - Woodland  NW - Non Woodland  AW - Assumed Woodland </p>			
	scottish semi-natural woodland inventory (2000)	<p> Planted Conifer (50-99%)  Mixed Semi-natural/Planted Broadleaf (50-99%)  Semi-natural Broadleaf (50-99%)  Semi-natural Broadleaf (100%)  Semi-natural Broadleaf (10-49%) </p>			
	ancient woodland inventory	<p>Long-Established (of plantation origin)</p>			
	integrated habitat system (2004-2007)	<p> GNZ - other neutral grassland  GI0 - improved grassland  UR0 - built-up areas and gardens  WCZ - other coniferous woodland  GA1 - lowland dry acid grassland  HE1 - european dry heaths  SR111 - coastal grassland  WB3Z - other broadleaved woodland  CR0 - arable and horticulture  HE2 - wet heaths  LS0 - littoral Sediment  SS1 - coastal sand dunes  LS4 - mudflats  WB1 - mixed woodland  EM1 - swamp </p>			

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Please find all maps of requested sites included below.

Yours sincerely

Biological Recorder/Manager

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SBL S3 - Scottish Biodiversity List: Nationally Rare at UK level, found in only 1-15 10km squares

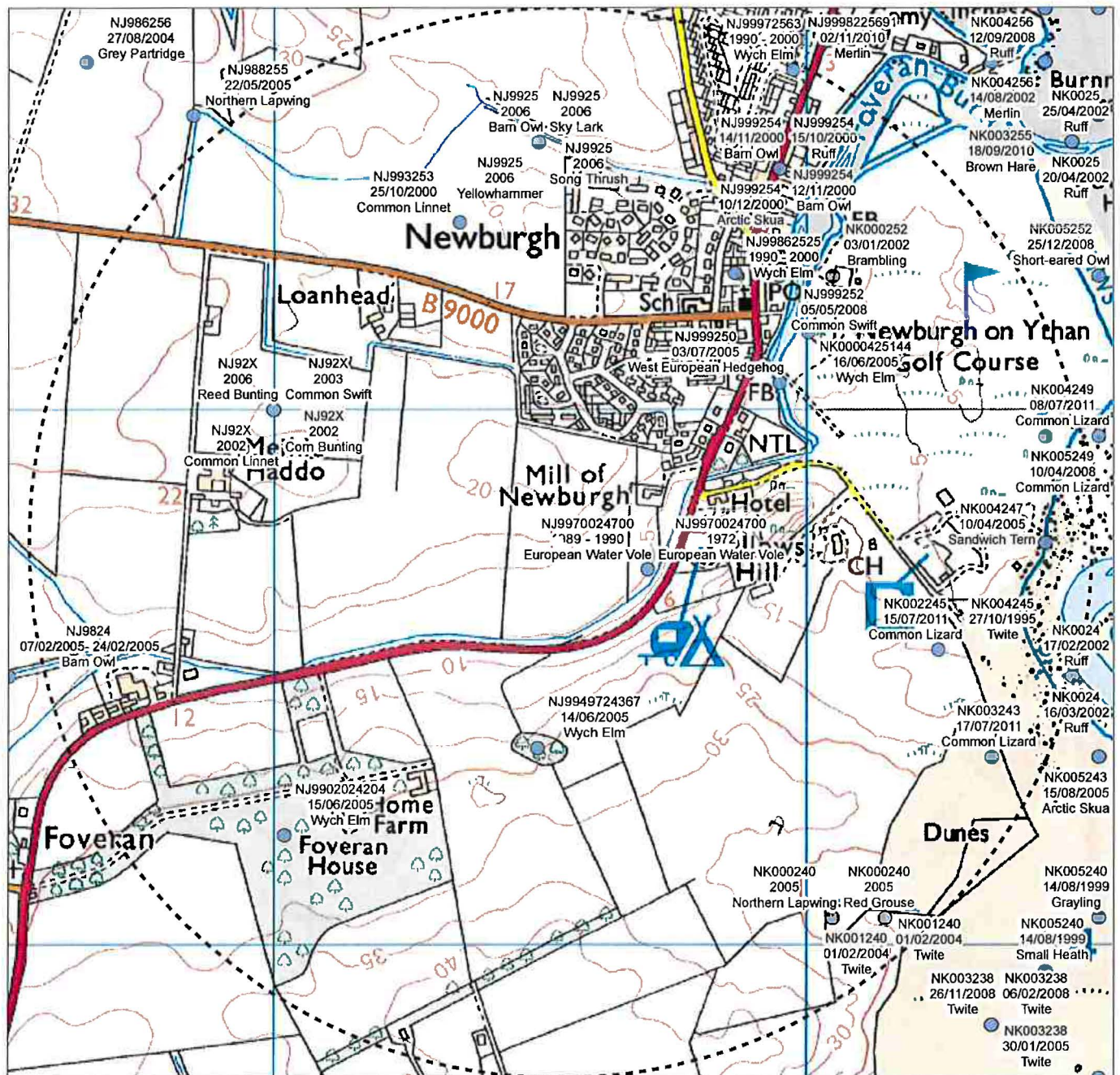
SBL S4 - Scottish Biodiversity List: Present in 5 or fewer 10km squares or sites in Scotland

SBL S5 - Scottish Biodiversity List: Decline of 25% or more in Scotland in last 25 years

20120319	designated species	<p><b>ANNEX 1</b></p> <p>Philomachus pugnax – Ruff</p> <p>Sterna paradisaea - Arctic Tern</p> <p>Sterna albifrons - Little Tern</p> <p>Circus aeruginosus - Eurasian Marsh Harrier</p> <p>Circus cyaneus - Hen Harrier</p> <p>Sterna sandvicensis - Sandwich Tern</p> <p>Pandion haliaetus - Osprey</p> <p>Podiceps auritus - Slavonian Grebe</p> <p>Falco columbarius - Merlin</p> <p>Asio flammeus - Short-eared Owl</p> <p>Gavia stellata - Red-throated Diver</p> <p>Mergellus albellus - Smew</p> <p>Alcedo atthis - Common Kingfisher</p> <p>Limosa lapponica - Bar-tailed Godwit</p> <p>Sterna hirundo - Common Tern</p> <p>Falco peregrinus - Peregrine Falcon</p> <p>Pluvialis apricaria - European Golden Plover</p> <p>Pernis apivorus - European Honey-buzzard</p> <p><b>UK BAP</b></p> <p>Arvicola amphibius - European Water Vole</p> <p>Lacerta vivipara - Common Lizard</p> <p>Erinaceus europaeus - West European Hedgehog</p> <p>Turdus philomelos - Song Thrush</p> <p>Carduelis cannabina - Common Linnet</p> <p>Cuculus canorus - Common Cuckoo</p> <p>Passer domesticus - House Sparrow</p> <p>Numenius arquata - Eurasian Curlew</p> <p>Miliaria calandra - Corn Bunting</p> <p>Prunella modularis - Hedge Accentor</p> <p>Emberiza schoeniclus - Reed Bunting</p> <p>Alauda arvensis - Sky Lark</p> <p>Sturnus vulgaris - Common Starling</p> <p>Emberiza citrinella - Yellowhammer</p> <p>Stercorarius parasiticus - Arctic Skua</p> <p>Perdix perdix - Grey Partridge</p> <p>Limosa limosa - Black-tailed Godwit</p> <p>Larus argentatus - Herring Gull</p> <p>Aythya marila - Greater Scaup</p> <p>Sterna dougallii - Roseate Tern</p> <p>Passer montanus - Eurasian Tree Sparrow</p> <p>Carduelis flavirostris – Twite</p> <p>Locustella naevia - Common Grasshopper Warbler</p> <p>Vanellus vanellus - Northern Lapwing</p> <p>Lagopus lagopus - Red Grouse</p> <p>Turdus torquatus - Ring Ouzel</p> <p>Hepialus humuli - Ghost Moth</p> <p>Arctia caja - Garden Tiger</p> <p>Euxoa nigricans - Garden Dart</p> <p>Coenonympha pamphilus - Small Heath</p> <p>Hipparchia semele – Grayling</p> <p>Euxoa tritici - White-line Dart</p> <p>Eugnorisma glaucosa - Autumnal Rustic</p> <p>Xanthia icteritia - Sallow</p> <p>Mesoligia literosa - Rosy Minor</p> <p>Scotopteryx chenopodiata - Shaded Broad-bar</p> <p>Ecliptopera silaceata - Small Phoenix</p> <p><b>SBL S2</b></p> <p>Calidris alpina - Dunlin</p> <p><b>SBL S3</b></p> <p>Podiceps grisegena - Red-necked Grebe</p>	Newburgh	NJ 99537 24749	Housing development
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		<b>WACA</b> Tyto alba - Barn Owl Fringilla montifringilla - Brambling Plectrophenax nivalis - Snow Bunting Turdus iliacus - Redwing <b>NE LBAP</b> Ulmus glabra - Wych Elm <b>SBL S5</b> Falco tinnunculus - Common Kestrel Puffinus puffinus - Manx Shearwater Apus apus - Common Swift Corvus cornix - Hooded Crow Scolopax rusticola - Eurasian Woodcock			
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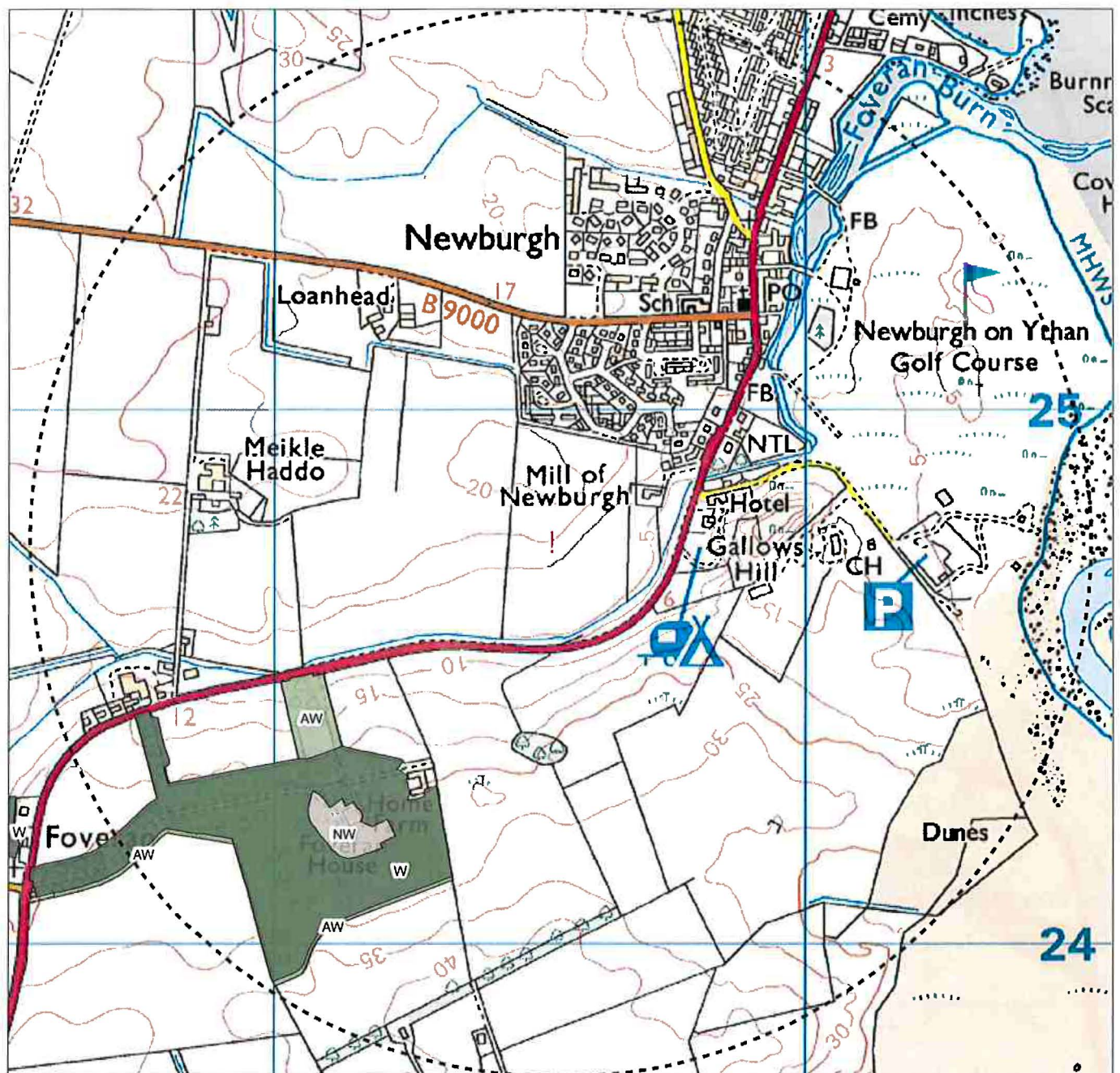






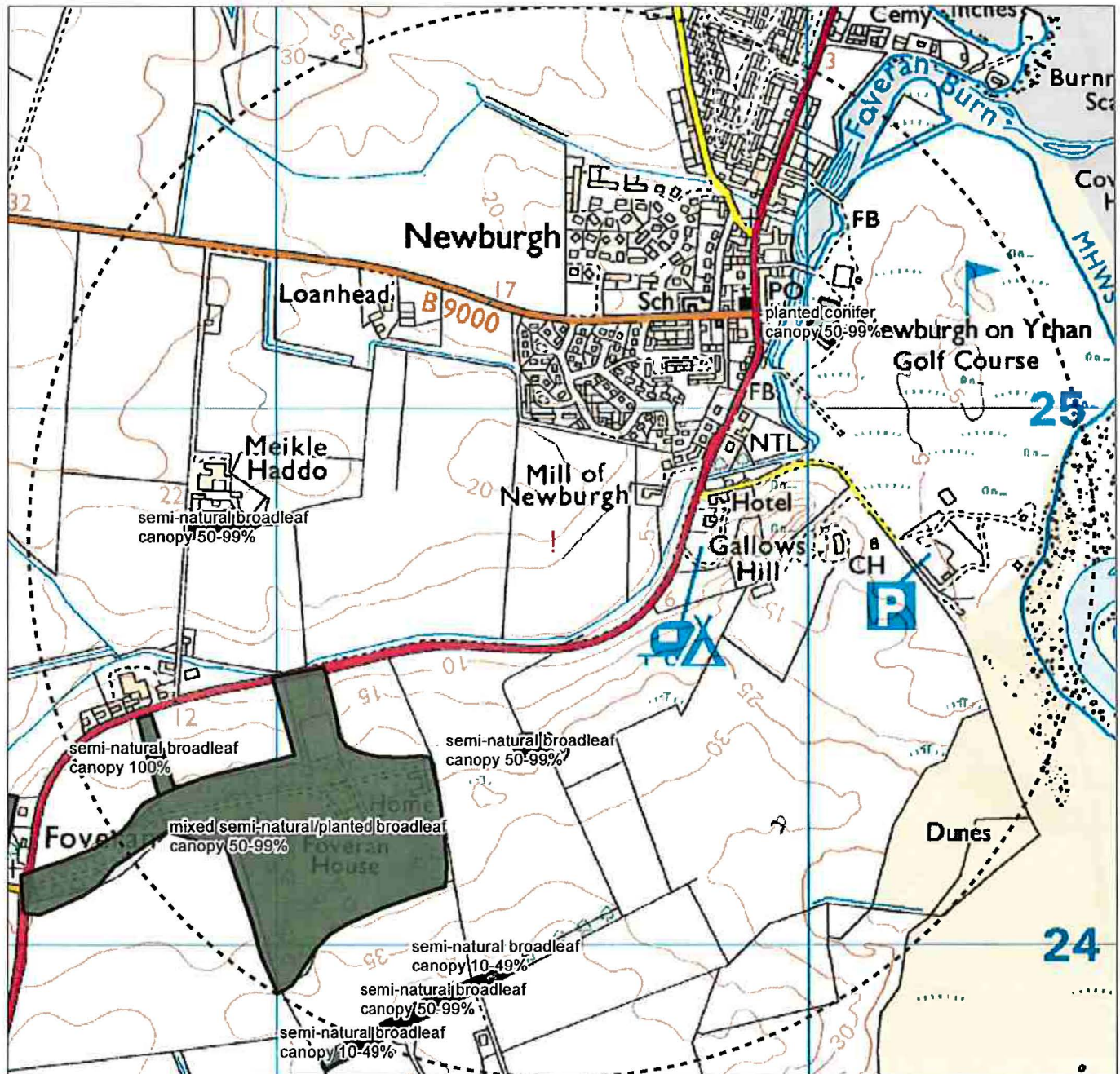


20120319	FC National Forest Inventory 2010	W - Woodland NW - Non Woodland AW - Assumed Woodland	Newburgh	NJ 99537 24749	Housing development
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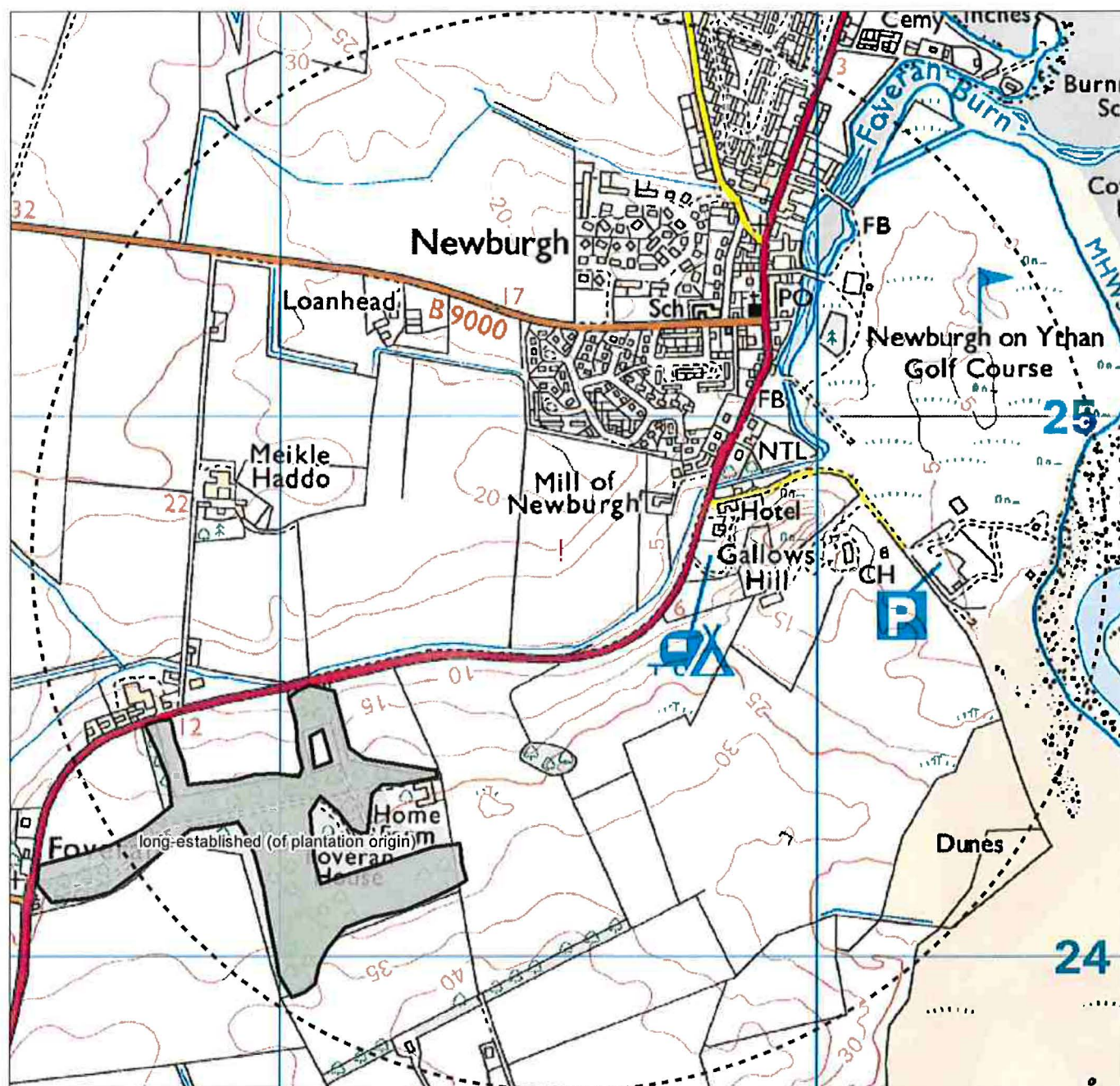


20120319	scottish semi-natural woodland inventory (2000)	Planted Conifer (50-99%) Mixed Semi-natural/Planted Broadleaf (50-99%) Semi-natural Broadleaf (50-99%) Semi-natural Broadleaf (100%) Semi-natural Broadleaf (10-49%)	Newburgh	NJ 99537 24749	Housing development
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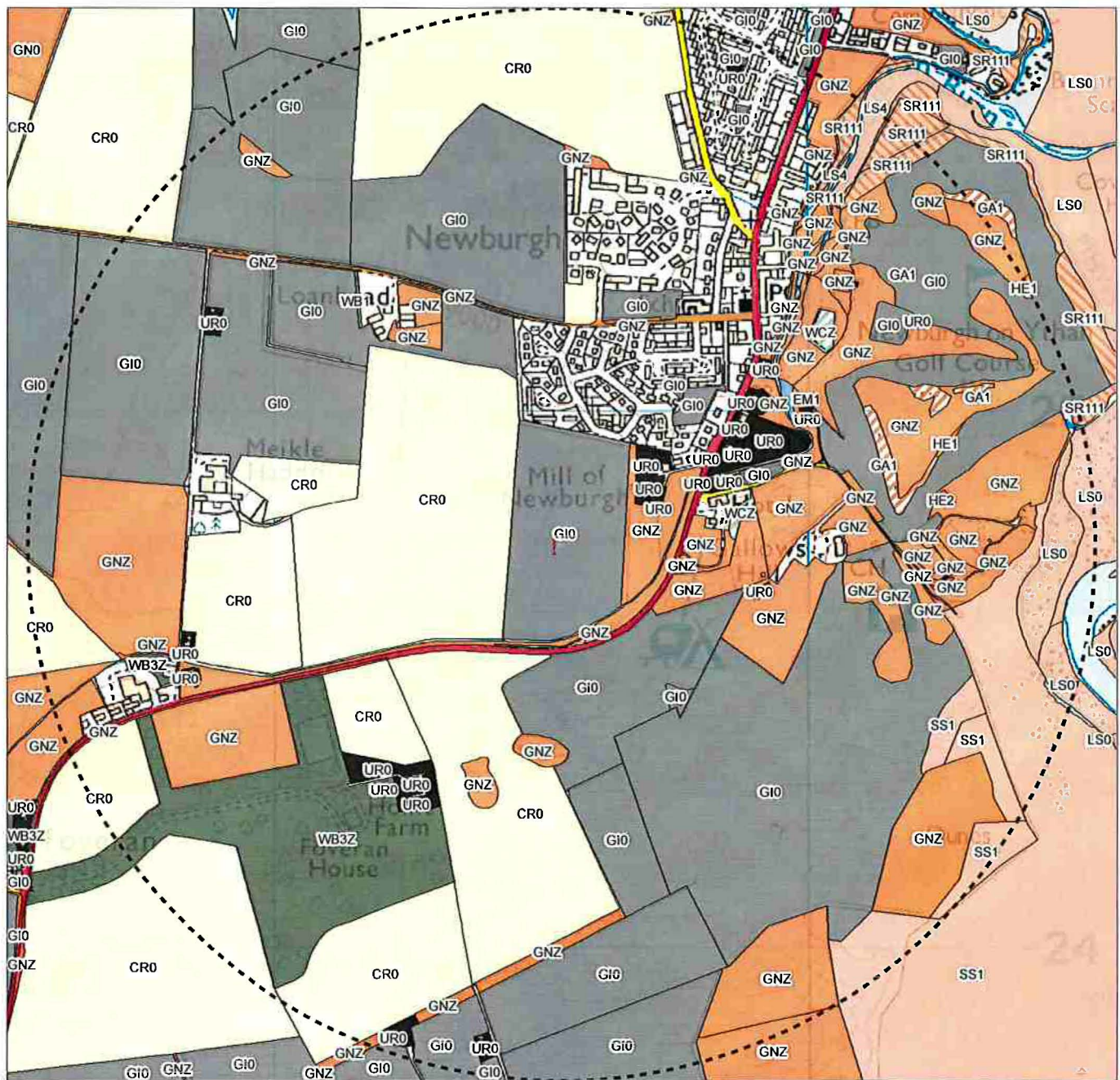


20120319	ancient woodland inventory	Long-Established (of plantation origin)	Newburgh	NJ 99537 24749	Housing development
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20120319	integrated habitat system (2004-2007)	GNZ - other neutral grassland GIO - improved grassland UR0 - built-up areas and gardens WCZ - other coniferous woodland GA1 - lowland dry acid grassland HE1 - european dry heaths SR111 - coastal grassland WB3Z - other broadleaved woodland CR0 - arable and horticulture HE2 - wet heaths LS0 - littoral Sediment SS1 - coastal sand dunes LS4 - mudflats WB1 - mixed woodland EM1 - swamp	Newburgh	NJ 99537 24749	Housing development
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For internal use only

## **Aberdeenshire Local Development Plan 2021: Main Issues Report 2019**

### **Main Issues Report Response Form**

#### **Important Information: Please Read**

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

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

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

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

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

<b>Name</b>	
<b>Organisation (optional)</b>	Ryden LLP
<b>On behalf of (if relevant)</b>	Stewart Milne Homes
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone (optional)</b>	
<b>E-mail (optional)</b>	



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

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## Fair processing notice

Please tick to confirm your agreement to the following statements:

☒

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

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

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

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

### Your Data, Your Rights

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

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

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

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





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

## Your comments

### Representations on behalf of Stewart Milne Homes in relation to Site Ref: FR027 – Land to the South West of Red Inch Circle, Newburgh

On behalf of Stewart Milne Homes, objection is taken to the failure of the Main Issues Report (MIR) to identify bid site FR027 as a preferred option for the construction of 80 homes. It is considered that this site is suitable for identification as a reserved site for future development. In turn, objection is also made to the failure of the Draft Proposed Local Development (DPLDP) to identify this as a Future Opportunity Site for housing.

This representation requires to be read in conjunction with Stewart Milne Homes' general representations on the MIR as well as their representation to the Strategic Development Plan both at the MIR (Appendix 1) and Proposed Plan stage (Appendix 2), in particular, the housing land requirement. It also requires to be considered in the context of the Development Bid submitted at the pre-MIR stage. The bid and representations demonstrate the capability of the site to accommodate development to address the housing requirements set by the Strategic Development Plan.

At the outset, it is important to highlight concern at the failure of the MIR to provide any clarity on the scale of housing land release to be accommodated in Newburgh and other settlements in order to satisfy the housing allowances set by the proposed Strategic Development Plan. This issue is addressed more fully in separate representations. In the absence of such information, it must be assumed that sites for around 240 units require to be found in Newburgh, as this appears to be the number of additional units preferred for development in the village. However, the MIR presents a somewhat confused picture as to how much additional housing is being preferred.

The Main Issues Report makes a number of statements to which we wish to respond.

#### **“The proposed site is situated immediately outwith the settlement boundary”**

This would be the case for all sites promoted through the Local Development Plan process, considering any sites within the settlement boundary would be treated as white land appropriate for infill development.

A location immediately outwith the settlement boundary is considered to be a suitable and sustainable location for development, given it lies as close to the settlement boundary and can share infrastructure provision. Bid site FR027 is considered a logical location for future development given its proximity to the settlement boundary and the completed housing site to the north, which is now fully occupied. This site has been a very popular location for housing, demonstrating demand for housing in the area.

This is supported in the vision for Newburgh contained in the DPLDP which acknowledges that Newburgh lies within the **“Energetica Corridor and a key planning objective will be to provide housing and employment opportunities in line with the Energetica vision which will contribute to transforming the area into a high quality lifestyle, leisure and global business location”**. As such, Newburgh is a strategic location for housing and has capacity for further allocations in the Proposed Local Development Plan. It is considered that the FR027 site is an ideal location for future housing, close to existing development and should be identified to meet demand for housing in the Energetica Corridor.

Within the DPLDP, the text for the OP1 site to the north makes specific reference to the agreed Masterplan and that development should be in line with this and **“not preclude future development to the south”**. As such, it is considered that the development of bid site FR027 has always been considered as a future location for development by Aberdeenshire Council and it is disappointing that this site is not identified within the DPLDP.



**“Development of this site would equate to a substantial extension into open countryside, the site would be visually prominent and have a significant impact on the landscape setting of the village”**

The approved Masterplan for Newburgh identifies significant land for public open space to the south of the site. In fact, development is only proposed on the northern portion of the site. As such, it is not considered to be a substantial extension into open countryside as a significant part of the site will remain as open space.

The local landscape was analysed as part of the Masterplan process. The site is not located within an area of landscape significance and is bound on two sides by development in the form of existing housing. Any further development on the bid site would mainly be seen in the context of existing development. The open space to the south will contain appropriate landscaping to screen development from any approaches which will mitigate any visual impact of new development and protect the landscape setting of the village. Further to this, lower density development is proposed adjacent to the area of open space to soften any impact further.

**“A large proportion of the site is identified as being prime agricultural land, or at risk of flooding”**

In terms of flooding, this is addressed in the Masterplan document. SEPA's Indicative Flood Risk Map provides predictive guidance on the possible extent of functional floodplain (1 in 200 year flood event). This is located to the south of the site, which has been taken into consideration in the indicative layout in the Masterplan. All land within the floodplain would be retained as informal open space, with an additional landscape buffer placed over the rising ground between the floodplain and housing. Housing is proposed beyond this to the north and the topography of the site ensures that any built development is not at risk from flooding. Flood risk is therefore not an impediment to development of the site and can be fully mitigated.

In terms of prime agricultural land, the site is classified as 3.1 agricultural land. This means that it is *capable* of being used to produce a wide range of crops. It does not mean that it is utilised as prime agricultural land. This agricultural classification covers the majority of the land in Aberdeenshire, therefore the loss of this site is not significant in the wider context. Given the location of this bid site immediately adjacent to the settlement boundary and its identification in the Masterplan to deliver a link road, it has long been accepted by Aberdeenshire Council for future development. The benefits associated with its identification to meet the demand for housing in the area and to deliver infrastructure, outweigh the loss of the agricultural capability of the site.

**“The watercourse on the boundary will require a buffer strip”**

The Masterplan for the site identifies a significant buffer strip along the Foveran burn to the south. The developer proposes to enhance the biodiversity of this area and this can be seen as an advantage of the site, rather than an impediment to development.

**“Development has the potential to impact on protected species on the site”**

This is not accepted. A Phase 1 Habitat Survey was completed as part of the Masterplan process and found the site to be of low ecological value, comprising arable land and reseeded pasture. Only part of the site to the north is proposed for development, with the remainder being retained as open space and landscaping.

The necessary studies will be carried out to determine if there are any protected species on the site and the identification of large areas of open space will ensure they are their habitats are protected and enhanced. If protected species do exist, it is likely that there would be located along the burn to the south. As stated above, a buffer strip will be retained and biodiversity improved in this area. As such, there will be no significant impact on protected species.

**“The principle access to the site would be from the A975”**

Access to the site could also be taken through the completed housing site to the north, meeting the B9000 at its northern boundary. This would link through the bid site connecting to the A975 to the south. This link road has long been recognised by Aberdeenshire Council as a requirement for this site and discussions took place during the Masterplan process back in 2012.

The need for a link road continues to be identified in the DPLDP which states, in relation to site OP1 that **“a link road between the B9000 and the A975, must be provided on the site”**. Considering the OP1 site does not extend to the A975, this link road cannot be completed without the identification of bid site FR027.



The vision for Newburgh within the DPLDP acknowledges that there is considerable traffic congestion within the Main Street of the village, with the proposed OP3 site supporting **“a distributor road that links the B9000 and the A975 to the north of Newburgh in order to reduce traffic through the village”**. If the identification of OP3 to the north is identified to continue that distributor road, bid site FR027 must also be identified to ensure this links to the A975.

Both sites north and south of OP1 require to be allocated and the failure to identify bid site FR027 compromises the ability of the Local Development Plan to deliver appropriate infrastructure in the area to relieve congestion in the village centre. The bid proposer controls all of this the land and as such, there is no impediment to the delivery of this land and the provision of the link road.

**“There are a number of infrastructure constraints associated with the site, namely road access and education provision at Newburgh Mathers Primary School”**

As demonstrated above, road access is not a constraint to development. In fact, failure to identify bid site FR027 for housing constrains access and the delivery of the required link road to the A975.

In terms of Newburgh Mathers Primary School, it is currently operating at 78% of capacity, however, it is expected to be over capacity by 2020. Education contributions would be required and this would be addressed at the planning application stage.

**“The site does not align with the Community Council aspirations that development to the south should not be promoted”**

Bid site FR027 has been through public consultation with the local community and Aberdeenshire Council as it forms part of the M1 Newburgh Masterplan. This included the community council. Aberdeenshire Council have long had an aspiration to provide a link road between School Road (B9000) and the A975. This can only be delivered through the identification of bid site FR027. Any suggestion that the site does not align with the aspirations of the Community Council are disappointing considering the benefits the site can bring in delivering the long term aspirations of Aberdeenshire Council.

It is understood that the Community Council do not want development to the south given the perceived visual impact on the settlement. However, as stated above, it is demonstrated through the Masterplan that development would be concentrated to the north of the site, with the southernmost part of the site being retained as open space and landscaping to protect the landscape setting of Newburgh.

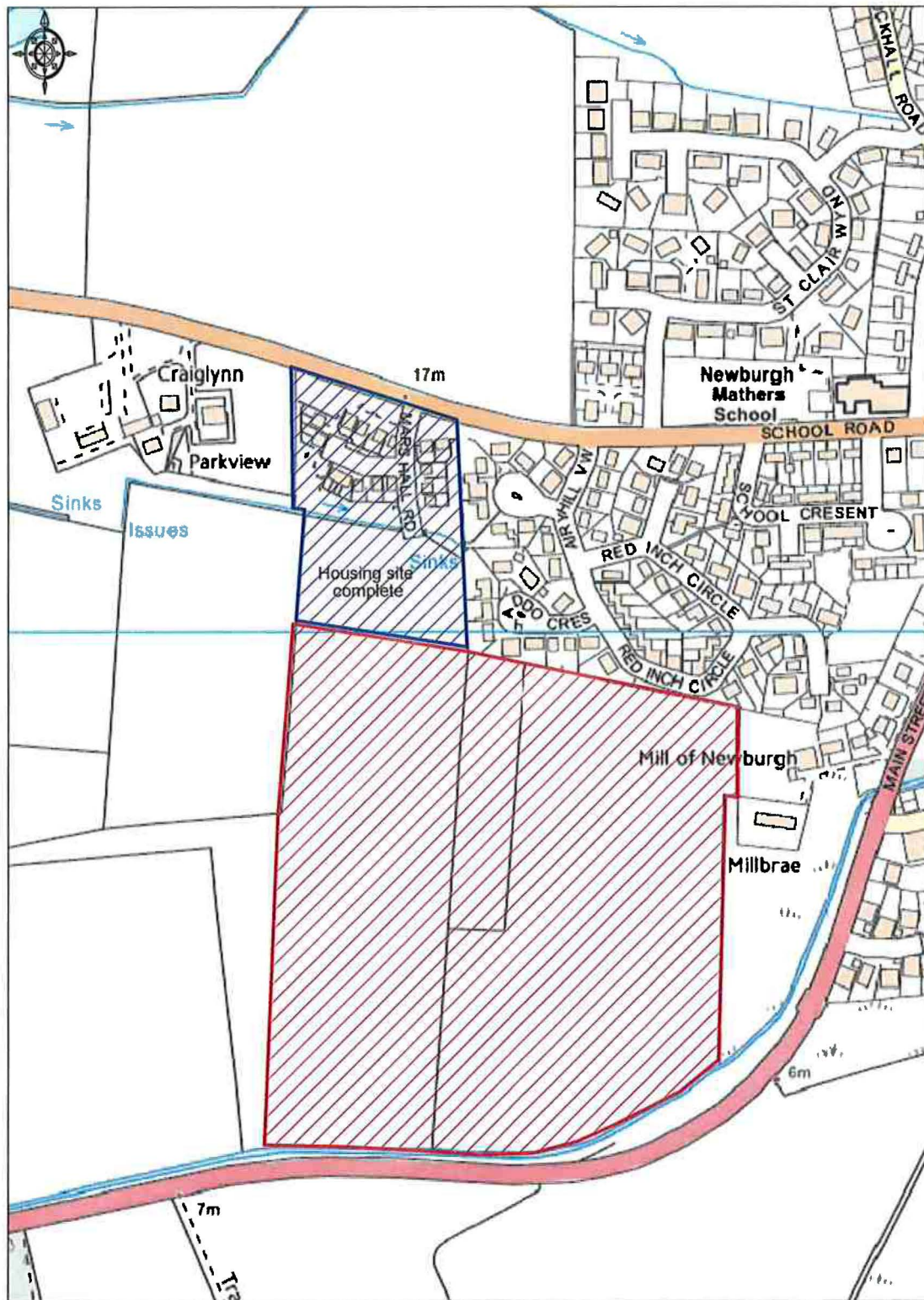
It is argued that the benefits that the link road can bring outweigh any perceived impact from development and if the Community Council do not support the scale of development required to justify a by-pass in the short term, this site should be identified as a Future Opportunity Site for housing in the Proposed Local Development Plan to ensure future development, including the important link road, is certain.

## Conclusion

The Draft Proposed Local Development Plan acknowledges the strategic location of Newburgh within the Energetica Corridor and the need to provide housing to contribute to transforming the area into a global business location. Newburgh is therefore well placed to accommodate significant housing.

The identification of a link road connecting the A975 to the north of Newburgh has been a long term aspiration of Aberdeenshire Council and bid site FR027 was contained in the approved Masterplan for Newburgh in order to deliver that infrastructure. The importance of this continues to be highlighted in the Draft Proposed Local Development Plan in order to relieve traffic congestion in the centre of the village is. Bid site FR027 is the only site that can provide a link to the A975 and should be identified in order to provide that infrastructure. This should be identified as a Future Opportunity Site in addition to the proposed allocations in the DPLDP and Stewart Milne Homes control all of the land to allow this infrastructure to be delivered.

There are no other impediments to development which are not addressed in the Masterplan document and as such it is respectfully requested that bid site FR027 to the south west of Red Inch Circle, Newburgh is allocated as a Future Opportunity Site for housing in the Proposed Aberdeenshire Local Development Plan.





# Strategic Development Plan Review

## **Main Issues Report Consultation 12<sup>th</sup> March - 21<sup>st</sup> May 2018**

The Aberdeen City and Shire Strategic Development Planning Authority are currently reviewing the Strategic Development Plan for the area. Our Development Plan Scheme outlines a timetable for the review of the Plan, and also identifies where there are opportunities to participate. It is available to view at:

<http://www.aberdeencityandshire-sdpa.gov.uk/DevelopmentPlan/DevelopmentPlanSchemes.aspx>

The **Main Issues Report** is the first formal stage in the review process – it describes and invites discussion on options for future policies, as well as employment and housing land targets for the next Plan. No settled view on the content of the next Strategic Development Plan has yet been reached, making the Main Issues Report the key stage for public consultation. Giving us your views will help to shape the future strategy for development and the policies by which future planning applications are determined.

**You can view a copy of the Main Issues Report on our website at:**

<http://www.aberdeencityandshire-sdpa.gov.uk/CurrentWork/CurrentConsultations.aspx>

**Copies are also available to view at all Council Offices and Libraries within the Strategic Development Plan Area.**

A series of accompanying documents, including an Interim Environmental Report, Monitoring Statement, Housing Needs and Demand Assessment and Interim Cumulative Transport Appraisal can also be viewed on our website (by following the above link).

## How to Respond

The Main Issues Report contains a series of issues and questions on which we would like to hear your views. Please use this form to respond to these, or any other issues raised by the Main Issues Report or any other accompanying documents.

**Consultation Responses must be received by 12pm on Monday 21<sup>st</sup> May 2018**

You can make your views heard in a number of ways:

- **By Post - please return a completed version of this form to:**  
Aberdeen City and Shire Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB
- **By Email - please return a completed version of this form to:**  
[team@aberdeencityandshire-sdpa.gov.uk](mailto:team@aberdeencityandshire-sdpa.gov.uk)  
If you choose to fill out our online Word form, please be aware that you must download the form and save any changes before submission.

Letters and emails which do not make use of this form will also be accepted, however please make sure include your name, address, telephone number and email address (if applicable), as well as the details of anyone you are representing, if you would like us to be able to contact you with any queries on your submission.

### Using your Personal Information

Information you supply to the Strategic Development Planning Authority (SDPA) by responding to this consultation will be used to prepare the next Strategic Development Plan for the area. The SDPA will not share the personal information provided in response to this consultation with other parties or organisations. The SDPA will not disclose any contact information about you to any organisation or person unless it is authorised or required to do so by law.

The SDPA Officers may use your contact details to contact you about the comments you have made. Your name and organisation may be published alongside your comments but contact details will not be made public. If you chose not to provide a name or contact details, your comments will still be valid but we will not be able to contact you in the future.

For further information on how your information is used, how the SDPA maintain the security of your information, and your rights to access information the SDPA holds about you, please contact: Claire McArthur, Acting Team Leader, Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

## Contact Details

<b>Name (Mr/Mrs/Miss/Ms)</b>	
<b>Organisation (if relevant)</b>	Ryden LLP
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	
<b>Email</b>	

Please tick this box if you wish further correspondence to be directed to this address:

☒

**If you are completing this form on behalf of an organisation, group or landowner, please provide their details below.**

<b>Name (Mr/Mrs/Miss/Ms)</b>	
<b>Organisation (if relevant)</b>	Stewart Milne Homes Ltd
<b>Address</b>	
<b>Postcode</b>	
<b>Telephone</b>	c/o Agent
<b>Email</b>	c/o Agent

If you wish to be added to the SDPA distribution list to be kept informed of our progress in producing the next SDP, please tick this box and provide the email you to be added to our database (if different from above):

☒

wish

Email :





## Your Views

Please use a separate box for each issue/question you wish to respond to. If you wish to continue on a separate sheet, please attach to the paper copy or email.

<b>Main Issue / Question Number:</b>	<b>1. Do you agree with the updated Vision as set out in the Preferred Option?</b>
<p>The vision contained within the extant Strategic Development Plan is on the whole, worthy of retention, albeit with a number of minor tweaks as proposed within the MIR which promote industry diversification and resilience, in recognition of the challenges the North East has experienced through the recent Oil and Gas restructuring. My client is comfortable that the vision ties in with the Regional Economic Strategy and favours the preferred option, rather than proceeding with no change at all. In light of our ever changing environment, opting for the latter could be present a degree of short-sightedness when planning for a period spanning the next 20 – 25 years.</p> <p>One minor suggestion would be to slightly amend the second bullet point within the vision to read “the unique qualities of our <u>built and natural</u> environment”, in recognition of the significant contribution that the housebuilding industry makes in shaping the places we live, work and do business, as well as the high quality natural environment we benefit from across the City and Shire Region.</p>	

<b>Main Issue / Question Number:</b>	<b>2. Do you agree with the Preferred Option that the existing spatial strategy, in general terms, remains fit for purpose and should be carried forward?</b>
<p>The Spatial Strategy generally remains appropriate, and my client agrees with the overarching approach, to focus investment in areas of growth to ensure the maximum return on that investment in terms of direct and indirect jobs and economic prosperity. The MIR highlights widespread support for the spatial strategy for almost a decade, however, there remains a strong concern within the development industry that a continued focus on significant residential development within the Rural Housing Market, especially within the Strategic Growth Areas (SGAs) will continue to see more limited demand, which presents issues for maintaining an effective land supply.</p> <p>This is to the disadvantage of thriving and growing communities such as Westhill and Banchory which currently lie outwith an identified SGA. There must be a degree of flexibility to allow development in areas where there is a proven demand. My client notes the proposed alternative option to identify a modest extra site in the next LDP in recognition of delivery problems being experienced in Huntly, but would request that such flexibility is transferred to all areas, both those which are mentioned in the MIR and those which are not (Portlethen to Laurencekirk southern SGA) to assist in delivering growth.</p>	

In particular, my client considers a continued avoidance of recognising Westhill as a SGA as a significant barrier to sustainable growth, given its proximity to the City and the role it has played in recent years in the provision of housing and employment land. Westhill has been an area of sustained growth and economic performance, surrounded by Strategic Growth Areas yet somehow falling within an area of local growth. A review of Housing Land Audits from previous years indicates some 400 completions in Westhill since 2012, demonstrating strong demand for housing in the settlement. The draft 2018 Audit identifies only 13 new homes will be completed between now and 2020, with nothing programmed thereafter. This further demonstrates that the town continues to be ignored and this situation needs to be appropriately addressed.

Whilst it is recognised that the A944 corridor does not enjoy a rail link with Aberdeen this has not hindered its development, nor the contribution it makes to the North East economy. It benefits from excellent road links with the City, public transport and park & ride facilities, which will be further strengthened by the completion of the AWPR, serving as a crucial link to all of the Strategic Growth Areas. Westhill will benefit from a direct dual carriageway link with the AWPR and the delivery of a major junction in proximity to the existing settlement boundary. Accordingly, both the AWPR and Westhill should be identified as falling within a SGA and benefit from specific housing and employment allocations. Aberdeen City Council's recent decision to relocate Aberdeen Football Club's new stadium complex and training facilities to the Kingsford site on the outskirts of Westhill, further reinforces the town's capacity for strategic growth. Westhill must be the focus for more than just local growth over the course of the SDP plan period.

The introductory paragraph of the MIR highlights the next SDP will set a framework for development in the City and Shire for the next 20 – 25 years. To suggest that existing infrastructure challenges would make it "too risky" to identify the west of Aberdeen for strategic growth is not acceptable. The SDP needs to be much more proactive. My client believes that the SDP should set a clear direction for growth to the west of Aberdeen through the identification of land, both for early delivery and Strategic Reserve Land, which will benefit from the new AWPR and also form the basis of strategies geared toward resolving any existing infrastructure issues.

The employment areas located in Westhill harness a unique and highly skilled workforce, recognised as the largest concentrations of subsea engineering expertise in the world. This cannot continue to be ignored, especially as we are emerging from a restructuring within the Oil and Gas sector over the past number of years. The SDP should seek to capture this expertise and send out a message of confidence through formal recognition of Westhill as an area for planned future growth.



<b>Main Issue / Question Number:</b>	<b>3. Do you agree with the Preferred Option that the new plan should protect the junctions of the Aberdeen Western Peripheral Route from inappropriate speculative development?</b>
<p>My client clearly recognises the long overdue benefits associated with the completion and operation of the AWPR when it opens later this year. Given its purpose is to facilitate the free flow of traffic and ease historic congestion within the confines of the city, it is accepted that this should not be compromised through inappropriate development. However, my client also recognises the potential this new major transport corridor will have in unlocking a number of sites for well-planned development that would benefit from close proximity to key junctions and the sustainable transportation benefits it will offer.</p> <p>The SDP should aim to strike a balance between the proposed and preferred MIR options, in recognition that the route offers some potential for growth. The suggested wording of the preferred option suggests that “any development proposals” near the AWPR junctions should come through the LDP process. This however would be overly restrictive to the detriment of well-planned development proposals. It would therefore be more appropriate to suggest that any “Major” development proposals should be restricted to the LDP process, allowing for smaller scale speculative applications, which could be considered on their own merits.</p>	

<b>Main Issue / Question Number:</b>	<b>4. Do you agree that the Preferred Option for the new plan should focus on the towns of Banff, Macduff, Fraserburgh and Peterhead for regeneration</b>
<p>My client disagrees that the new SDP should solely focus its regeneration priorities on these four towns alone. Regeneration should be viewed as a priority throughout the SDP region, setting out strategies for injecting life and economic activity into many rural communities which have experienced neglect and decline over the years.</p> <p>Aberdeen City Centre must also remain a focus for regeneration. Whilst the MIR briefly highlights the ongoing work as part of the City Centre Masterplan, my client feels that the importance of the City Centre Masterplan needs to be strongly emphasised within the SDP and it too should be included as a “hotspot” for regeneration activity. My client would note that whilst every effort should be made to regenerate brownfield sites, this should not be to the detriment of greenfield housing release.</p>	

<b>Main Issue / Question Number:</b>	<b>5. Do you agree that we should present an optimistic view of future economic growth in the new plan?</b>
<p>Stewart Milne Homes strongly believes that an optimistic view of future economic growth and resilience should underpin the new plans aims and aspirations. Additionally, the Plan should provide sufficient flexibility to facilitate significantly more levels of growth than has recently experienced in the previous few years as a result of a fall in global oil price. The plan period is for the next 20 -25 years, and the city region must remain competitive on a global stage, attracting inward investment and promoting innovation and growth across all sectors to meet economic diversification expectations by 2040, in the face of a global shift away from a reliance on fossil fuels. The SDP cannot, therefore, be viewed as planning for decline.</p> <p>My client is part of a working group represented by a number of Housebuilders across the north East and HFS. They commissioned Aberdeen and Grampian Chamber of Commerce to prepare economic research. The Regional Context paper (Appendix 1) highlights significant improvements and signs of growth, as the region emerges from the challenges experienced in previous years as a result of the restricting within the oil and gas sector. It notes that economic activity levels are high, with the 2018 UK powerhouse study indicating that Aberdeen ranked second in terms of growth in Q3 of 2017, with a 2% increase in GVA, which is predicted to grow again by a further 1.24% in 2018. This evidence further demonstrates the SDP should provide an optimistic view of future economic growth.</p>	
<b>Main Issue / Question Number:</b>	<b>6. Do you agree with the Preferred Option that the new plan should delay releasing safeguarded employment land until after 2030 and look at improving existing employment areas for future use?</b>
<p>In recognition of the existing levels of employment land and the buoyant supply of both office and industrial floor space across the City and Shire, my client is in broad agreement that the employment land currently identified as Strategic Reserve (2027 – 2035) continues to be safeguarded for release post 2030. My client strongly agrees with the MIR's suggestion of a detailed review of existing employment sites, particularly more historic stock and vacant land to ensure they are fit for purpose.</p> <p>The only exception to the above would be Westhill where more limited land is available and should there should therefore be an opportunity for further release as part of residential-led, sustainable mixed use development.</p> <p>In that respect, the new SDP should recognise that a degree of pragmatism and flexibility is required when considering alternative new uses on those sites. Supported should be given to proposals which may not fit neatly into the more traditional employment Use Classes 4, 5 and 6, as per existing LDP requirements relating to allocated employment land across the City and Shire. This would ease existing restrictions on vacant/disused sites which have little prospect of securing new occupiers for traditional employment uses, and look to diversify these areas for appropriate alternative uses, which could provide equal employment opportunities in leisure, retail and tourism sectors. These sites may also prove suitable for residential developments or local authority-led affordable housing schemes.</p>	



<b>Main Issue / Question Number:</b>	<b>8. Is there anything more that the planning system should do to support sustainable economic growth?</b>
<p>The SDP should explicitly acknowledge the positive relationship between home building and sustainable economic growth. The home building industry generates significant social and economic benefits through the delivery of new homes, both direct and indirect benefits.</p> <p>Homes for Scotland published research in November 2015 which demonstrated the social benefits of Home Building in Scotland. To support sustainable economic growth in the north east, the SDP must plan for growth, and plan to meet the housing need and demand identified in the HNDA, providing for a range of sizes and locations of new housing sites across the city region to allow the delivery of new homes which will support growth.</p>	

<b>Main Issue / Question Number:</b>	<b>10. Do you agree that the housing supply target should be based on a composite scenario rather than directly on any of the three scenarios identified in the Housing Need and Demand Assessment?</b>
<p>My client has serious reservations in relation to the proposed Housing Supply Target (HST) identified within the MIR. There appears to be very little evidence or justification provided in respect of how the figures have been arrived at, which conflicts with the requirements of SPP Paragraph 115, which requires "compelling evidence" to back up the HST. Additionally, the proposed Allowances do not appear to correlate with the proposed Housing Land Requirement. There needs to be further clarity provided on this.</p> <p>The proposed "composite" growth scenario bears no relation to any the actual scenarios contained within the HNDA. It is based on past/recent trends to try and justify an unambitious growth plan for the period 2016 – 2030. This is not recognised best practice. Why set the target for the next five years with one that reflects completion levels achieved in 2016 (1,950 homes a year)? The North East was in the midst of a period of uncertainty created by a global drop in the price of oil, when house completions would naturally have reflected lower numbers than previous years. We are now emerging from that period of uncertainty and there are positive signs of stability and optimism returning to the market. Continued growth in the economy is predicted as sentiment in the Aberdeen oil and gas industry improves and the price of oil has currently stabilised at around \$78 a barrel. This confidence will have a positive knock-on effect on the housebuilding industry, therefore my client believes the Housing Supply Targets should be set to reflect a more optimistic growth plan.</p> <p>A primary concern is that the current SDP sets clear aspirations to be building 3000 homes per annum by the year 2020, yet the MIR suggests a target of only 2,100 - 2,200 homes per year in the period 2020 – 2030. This is significantly short of existing aspirations, therefore the MIR housing section appears to be planning for decline. Given the main thrust of the next SDP plans for growth and prosperity for the region, my client believes that setting the HST at the suggested MIR levels sends out a negative message. Such low targets impact on the Housing</p>	



Land Requirement (HLR), thus creating unnecessarily conservative Housing Land Allowances beyond what is considered to be the Existing Effective Supply as identified within table 6 of the MIR, particularly in the 2016 – 2030 period. My client feels a total allowance of 5,500 homes within this period demonstrates a lack of ambition for future growth and continues to rely heavily on an established land supply, laden with strategic sites which have failed to deliver at their projected rates over the previous 5 years. Indeed, the MIR highlights a shortfall of 2,769 from the SDP requirement between 2011 and 2016. The requirement for these homes has not gone away, and requires to be carried forward into the HLR within the next Plan.

My client believes that the SDP should adopt the suggested alternative MIR option, and utilise the high growth scenario contained within the Housing Needs and Demand Assessment (HNDA). This proposes house building levels closer to the 3,000 homes per annum target as contained within the current SDP. In turn, this would boost the Housing Land Requirement for the region over next SDP period, and create more ambitious Housing Allowances as a result, bolstering market confidence and ensuring sustained growth. This approach would coincide with positive signs of continued economic growth for the region, as set out within AGCC's Regional Context Paper (Appendix 1). It highlights some £8.9 billion worth of investment in committed infrastructure projects across the region, therefore the SDP must take a more proactive approach to planning for a growing population.

Additionally, the next SDP's proposed date of approval is 2020, the first period of the Plan should therefore be 2016-2032 in accordance with SPP paragraph 118 which states the amount and broad locations of land should be identified in local development plans to meet the housing requirement up to year 12 from the expected year of approval. The plan periods within the MIR do not reflect this. My client therefore suggests that the plan periods are formalised into two periods 2016-2032 and 2033-2040. This is a small change which would provide closer alignment with SPP.

My client proposes an amendment to MIR Table 1: Proposed Housing Supply Targets which is based on a HST that corresponds with HNDA scenario (Scenario 3), and adjusts the plan periods to include the first 12 year period (2016 -2032), and the remaining 8 years as the second period (2033-2040).

**Amended Table 1:  
Proposed Housing Supply Targets**

	<b>2016-2032</b>	<b>2033-2040</b>
<b>Aberdeen Housing Market Area</b>	37,060	17,400
<b>Rural Housing Market Area</b>	10,268	4,032
<b>Total</b>	47,328	21,432
Split as follows:		
<b>Aberdeen City Council</b>	23,664	10,716
<b>Aberdeenshire Council</b>	23,664	10,716

<b>Main Issue / Question Number:</b>	<b>11. Do you agree that we should assume continued funding for affordable housing at 2020/2021 levels from the Scottish Government for the whole of the next plan period?</b>
<p>Given the Scottish Government's commitment to the delivery of affordable housing, it appears sensible that the MIR preferred option assumes funding levels remain similar to the agreed 2020/2021 levels over the course of the next plan period. Stewart Milne Homes would however stress that appropriate land needs to be allocated to ensure the continued delivery of affordable housing as new mainstream housing developments come forward. My client welcomes the MIR's statement that there will no plans to increase the 25% obligation for affordable housing. Instead the focus should be on securing flexible and alternative delivery mechanisms such as Council-led partnership initiatives to deliver fully affordable development sites. Whilst 25% delivery is the current requirement for all sites in the City and Shire, recognition of viability implications on some sites need to be considered to ensure their ultimate delivery is not compromised.</p> <p>Similarly, the Aberdeen City Centre Masterplan has an objective to create a "living city for everyone" and aims to add some 3,000 new residents to the city over the next 25 years. The MIR touches on this briefly under its section on regeneration, however in order to unlock city centre sites and bring forward new housing proposals to meet these ambitious demands, a degree of flexibility must be provided. City Centre brownfield sites will often experience more constraints and extraordinary development costs, therefore a relaxation in current affordable housing requirements would serve as a strong incentive for delivery of new housing in the City Centre.</p>	

<b>Main Issue / Question Number:</b>	<b>12. Do you agree that significant generosity should be included in the early years of the plan but, for the later periods, no generosity should be added? This would be subject to review in future plans.</b>
<p>In general, my client agrees that there should be significant generosity included within the Housing Land Requirement (HLR) in the early years of the plan and would encourage the proposed application of 20% generosity. However this generosity should be extended across the entire plan period, not just the early years. As highlighted in response to question 10 above, the Housing Land Requirement is deemed to be too conservative, based on the HST set out within the MIR. Adopting out a more ambitious growth plan, by increasing the supply target to reflect HNDA scenario 3, would provide a greater HLR. This could also present an opportunity for the generosity to be reduced to a slightly lower rate across the entire plan period, rather than the MIR's suggestion of restricting it to the initial 2016 -2030 period only, which conflicts with SPP paragraph 116 requirements.</p> <p>It is important to appreciate the reasoning behind the generosity margin. Over the lifecycle of a plan, some land may not come forward for development at the rate anticipated. This has large allocations in the City and Shire such as Chapleton of Elsick and Cromleybank at Ellon, which are not delivering at the rates anticipated in the LDPs. Therefore, a flexibility margin in</p>	



the form of 'generosity' is important to ensure that a generous supply of land is allocated in LDPs, informed by SDP allowances. This generous supply of land will ensure that enough homes can be delivered across the life of the Plan to meet the need and demand for new homes identified in the HNDA.

Accordingly, my client proposes an amendment to MIR Table 4: Proposed Housing Land Requirements allowing for 20% generosity extending over the plan period to 2040,

HFS Amended Table 4: Proposed Housing Land Requirements			
	2016-2032	2033-2040	TOTAL
<b>Aberdeen Housing Market Area</b>	44,472	20,880	65,352
<b>Rural Housing Market Area</b>	12,322	4,838	17,160
<b>Total</b>	56,794	25,718	82,512
Split as follows:			
<b>Aberdeen City Council</b>	28,397	12,859	41,256
<b>Aberdeenshire Council</b>	28,397	12,859	41,256

**Main Issue / Question Number:**

**13. Do you agree that our Preferred Option should allow Local Development Plans to make some further housing allowances?**

Stewart Milne Homes agree strongly that additional housing allocations are required beyond existing LDP allocations to ensure a healthy land supply is maintained at all times. However, my client has concerns over the proposed allowances as they do not appear to correlate with the Housing Land Requirement when deducted from the Existing Effective Housing Land Supply. Further clarity on the figures needs provided. Notwithstanding, an allowance of only 5,500 homes up to 2030 is much too low and as highlighted in response to Question 10 above on the Housing Supply Target, the MIR figures do not appear to be planning for growth.

Additionally, at the time of publication of the MIR, the 2017 Audit had been agreed and was publicly available and should therefore have formed the evidence base for the MIR. The 2018 audit is likely to be agreed prior to the publishing of the Proposed MIR and my client would request that this forms the basis of establishing the Effective Housing Land Supply and proposed allowances.

In recognition of the previous shortfall of 2,769 homes in the period 2011 to 2016 from the SDP requirement, as well as existing SDP's aspirations to move toward building 3,000 homes per annum by 2020, a more ambitious Housing Supply Target must be set, more in line with Scenario 3 within the HNDA. Based on the revised HST and HLR proposed in modified Tables 3 & 4 above, my client proposes a further modification to MIR Table 6: Proposed Allowances as a result of adopting a more ambitious HST based on HNDA scenario 3. As illustrated, this provides a much more ambitious plan for growth than the 5,500 quoted within the MIR in the



initial plan period. In turn, this would allow City and shire LDPs to allocate further sites, with a focus on areas which have proven market demand and are deliverable to ensure a healthy land supply going forward. In that regard, my client must also express disappointment that the allowances only look at the overall numbers and high level splits rather than breaking it down further into SGAs. To ensure no marketability or potential infrastructure constraints exist, this should really have been presented within the MIR for discussion, rather than Proposed SDP stage which is really too late.

**HFS Amended Table 6:  
Proposed Allowances  
(land to be identified beyond the 2016 effective supply)**

	<b>2016-2032</b>	<b>2033-2040</b>	<b>TOTAL</b>
<b>Aberdeen Housing Market Area</b>	16,576	17,423	33,999
<b>Rural Housing Market Area</b>	3,907	3,562	7,469
<b>Total</b>	20,483	20,985	41,468

**Main Issue / Question Number:**

**14. Do you agree that any new greenfield allocations should preferably be under 100 houses in size?**

My client recognises that both Councils have a desire to see existing LDP allocations delivered, however these should not serve as an impediment to new sites coming forward. Whilst there should be a strong focus on delivery, restricting all new greenfield allocations to below 100 homes, is not perceived to be the best way to ensure delivery of sites. Accordingly, a range of sites of various sizes, providing variety and choice in areas where there is proven market demand should be the preferred option. There would be a concern that allocating too many smaller scale sites could present the same infrastructure requirements as a smaller number of strategic allocations, which can achieve the required economies of scale to deliver the infrastructure requirements. An over-reliance on small sites could lead to future viability issues.

**Main Issue / Question Number:**

**16. Do you agree that the next Strategic Development Plan should continue to identify regionally significant long-term transport projects and cumulative transport interventions?**

My client is in broad agreement that the SDP is an appropriate document to identify strategic-term transport projects and cumulative interventions, however the MIR falls short in providing clarity on timescales and responsibilities for the delivery of these key pieces of infrastructure.

Too often in the past, there has been an overreliance on the development industry to fund these projects. The previous STF was effectively a development tax and served to add a further financial burden on the housebuilding industry, often leading to exorbitant costs being placed on sites over and above standard developer obligations, thus resulting in viability issues. The STF has since been quashed by the Supreme Court, who deemed it to be unlawful. We therefore remain in a state of limbo, with identified projects yet to be delivered, stymieing further development in those areas and a lack of detail within the MIR on how investment in those projects will be made.

## Proposed Aberdeen City & Shire Strategic Development Plan Representation Form

Please use this form to make comments on the Proposed Aberdeen City & Shire Strategic Development Plan, ensuring that your comments relate to a specific issue in either the Proposed Plan, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

**The period for representations will run between Monday 8 October - Monday 17 December 2018**

<b>Name</b>	[REDACTED]
<b>Organisation (optional)</b>	Ryden LLP
<b>On behalf of (if relevant)</b>	Stewart Milne Homes Ltd
<b>Address</b>	[REDACTED]
<b>Postcode</b>	[REDACTED]
<b>Telephone (optional)</b>	[REDACTED]
<b>E-mail (optional)</b>	[REDACTED]

What is your preferred method of communication: Email

<b>What document are you commenting on?</b>	Proposed Strategic Development Plan <input checked="" type="checkbox"/>		
	Proposed Action Programme <input type="checkbox"/>		
	Strategic Environmental Assessment Environmental Report <input type="checkbox"/>		
<b>Issue</b>	4. Our Communities	<b>Paragraph(s)</b>	Section 4



**What would you like to say about the issue?**

*(if you would like to write more than the box allows then please attach this form to any additional papers)*

Stewart Milne Homes (SMH) are generally supportive of the objective to ensure new development meets the needs of the whole community, both now and in the future, and make the city region a more attractive and sustainable place for residents and businesses to remain, grow, and relocate to. However, in order to realise this there must be an abundant supply of housing land in locations where people wish to live, close to employment opportunities and infrastructure. It is recognised that these communities should be mixed in terms of type and size of homes, as well as tenure and cost, as set out in paragraph 4.7 of the proposed Plan, which reinforces the requirements of SPP to create sustainable, mixed communities. However, in reality the range and size of house types will be determined by the market and Local Development Plans should avoid being over-prescriptive in this regard.

Affordable Homes

SMH welcomes the clarity provided within the Proposed SDP under the section on 'Our Communities' which advises that the target will be for housing to meet the needs of the whole community, through the provision of appropriate levels of affordable housing at "*generally no more than 25%*". This aligns with the benchmark figure set by Scottish Planning Policy (SPP) in its quest to ensure the delivery of sustainable, mixed communities and SMH welcomes clarification in the Proposed SDP that this level will remain unchanged across the City and Shire. As highlighted by SMH at MIR stage, there will be instances where viability implications ultimately determine the level of affordable housing which can be sought from a site, without compromising its overall deliverability.

In recognition that some 75% of affordable housing is delivered by the development industry through Section 75 Legal Agreements and the anticipated decrease in Scottish Government funding post 2021, SMH would stress that appropriate land needs to be allocated to ensure the continued delivery of affordable housing as new mainstream housing developments come forward.

SMH would reiterate their comments made in their representations at MIR stage, that the provision of affordable homes should not be the sole responsibility of the housebuilding industry. Council-led partnership initiatives and alternative mechanisms to deliver affordable housing at scale must also continue to play their role in meeting demands and targets. The final bullet point on Page 27 of the Proposed Plan is therefore welcomed, which identifies that both Councils will consider "*innovative ways to ensure the delivery of affordable housing in order to address identified need*".

### Density Targets

SMH is generally content with the Proposed SDP Target for sites larger than one hectare to provide no less than 30 dwellings per hectare in SGAs, which has been rolled forward from the Targets set within the extant SDP. However, setting a higher target of 50 homes per hectare across the Aberdeen City SGA could present some issues. Whilst this may be appropriate in some higher density, inner city locations, it may not be appropriate or indeed achievable for every site. The focus should be on the creation of sustainable mixed communities, however high density development in excess of 50 units per hectare is unlikely to provide a range and mix of family homes. SMH would object to any strict application of a 50 units per hectare requirement being rolled out across the Aberdeen City SGA.

### Housing Need and Demand

With regard to delivering new homes across the Region, SMH appreciates that there has been significant discussion on this matter between the Strategic Development Planning Authority, Homes for Scotland and a number of housebuilders (including Stewart Milne Homes) who had submitted their concerns at MIR stage. We therefore welcome the adjustments made to the Plan periods within the Proposed SDP from those presented at MIR Stage. In line with SPP Paragraph 118, these now identify the amount and broad locations of land which should be allocated in local development plans to meet the housing land requirement up to year 12 from the expected year of plan approval (2020-2032), as well as beyond year 12 and up to year 20 (2033-2040).

SMH also tentatively welcomes the SDPA's decision to rightly move away from the 'composite' growth scenario as previously set out as the preferred option within the MIR, which lacked sufficient evidence to justify the suggested Housing Supply Target (HST), Housing Land Requirement (HLR) and related Allowances. Notwithstanding, SMH do not agree with the use of the Modified Principal Growth Scenario, details of which are set out below.

SMH support the 20% generosity applied to the Housing Supply Target (HST) in the plan period (up to 2032), in line with Paragraph 116 of SPP. It is noted that it is proposed to reduce this to 10% in the second plan period (2033-2040), however SMH would seek the 20% generosity to be extended across all plan periods to ensure the SDP maintains an ambitious plan for growth and a generous supply of land for housing is provided as per SPP, paragraph 116. It should also be made mandatory for LDPs to make provision for Strategic Reserves for the period 2033 to 2040. Further comment on this is provided below.

Paragraph 4.16 of the Proposed SDP identifies that the Housing Allowances derived from the HLR will now be split proportionately on the basis of 80% directed to the Aberdeen Housing Market Area (AHMA) and 20% to the Rural Housing Market Area (RHMA). This is supported by SMH, who strongly agrees that the balance must be heavily weighted toward the AHMA, to support sustainable communities, secure positive



placemaking and make the most efficient use of infrastructure and resources. However, in recognition of the consistently low completion rates in the Rural Housing Market Area and recognition within Paragraph 6.7 of the Housing Methodology Paper that 40% of completions within the RHMA between 2006 – 2016 came from unallocated sites (in comparison to 25% in the RHMA), my client would query whether increasing the allowances within the more marketable AHMA to 85% and reducing those in the RHMA to 15% would be a more appropriate split. Additionally, it is apparent from Tables 1, 2 and 3 that the split for the period 2016 - 2019 appears to be 75%/25%, with no reasoning provided. This should be amended to include a consistent split between all three plan periods.

SMH believe that the modified version of the Principle Growth Scenario presented within the Proposed SDP and supporting Housing Methodology Paper, would result in unambitious aspirations for growth across the next SDP Plan period. Whilst the Proposed SDP is now slightly better aligned with the Principal Growth scenario as set out within the HNDA, from that proposed under the previous 'composite' scenario at MIR stage, further assessment of the Proposed SDP's use of a Modified Principal Growth Scenario appears to be flawed.

All three growth scenarios contained within the HNDA give a declining Supply Target in the later years. The SDPA has attempted to reverse this through the creation of a "Modified Principal Growth Scenario", providing a rising HST through the Plan periods. Disappointingly however, it is apparent from our assessment of the Modified Principal Scenario, that it actually provides more conservative growth aspirations for the period up to 2032 from those that would be achieved utilising the standard Principal Scenario as contained within the HNDA. Paragraph 4.10 of the Proposed SDP is therefore misleading, as it suggests the Housing Supply Target has been informed by the Principle Scenario from the HNDA, but fails to mention that in fact it presents a negatively modified version of this.

The supporting Housing Methodology Paper, which informs the Proposed SDP suggests that the HST for both the Principal and Modified Principal Scenarios result in 43,420 homes up to the period 2035. Whilst that may be true, assessment of the annual HST figures across the 2016 – 2032 plan period actually demonstrates a shortfall of some 1,084 new homes between the Proposed SDP's Modified Principal Scenario and the Principal Scenario contained within HNDA. The HST deficit in this initial plan period would only catch up through enhanced supply post-2032, however there is no certainty over this as it would fall to strategic reserve, which will be subject to review as part of future Local Development Plans.

SMH thereby object to the proposed use of the Modified Principal Growth Scenario on the basis that it departs from the Principal Growth Scenario as contained within the HNDA and further reduces the aspirations for the delivery of new homes across the lifetime of the emerging SDP and subsequent LDPs. Paragraph 115 of SPP requires the HST to be "supported by compelling evidence", however SMH do not



consider that the Methodology Paper provides sufficient explanation for adopting the Modified Principle Scenario and the apparent implications this would cause for the period up to 2032.

The Housing Methodology Paper cites the pace and scale of delivery experienced through historic completion rates and concern regarding the ability of the housebuilding industry to deliver higher targets, as one of the main reasons for adopting the modified Principal Growth Scenario. It states that since 2009, completion rates have only once surpassed 2,000 homes in 2015. The 2018 Housing Land Audit (HLA) Audit has now been agreed and published. My client would request that this forms the basis of establishing the Effective Housing Land Supply as it forms the most up-to-date evidence base at the time of writing. The 2018 HLA also demonstrates that the 2,000 homes figure was again surpassed in 2017, with 2,059 new homes completed that year. This brings the average number of completions across the last 5 years to 2,005 homes per annum.

One must also appreciate the background and circumstances behind these trends. Since 2012, the Housing Land Supply across the North East has been dominated by large scale, strategic sites, a fact recognised by Paragraph 4.15 the proposed SDP. These sites have taken a substantial length of time to come to fruition due to complex Development Framework / Masterplanning exercises as well as significant infrastructure requirements, and delivery of these sites has really only come on stream in the last few years. Furthermore, since late 2014 the Region has experienced a period of economic uncertainty due to the downturn in the Oil and Gas sector. Accordingly, if the housebuilding industry is able to achieve an average exceeding 2,000 completions per annum in such difficult circumstances, undoubtedly the industry can achieve significantly higher completion rates going forward, as the region emerges into a period of economic recovery and accelerated delivery is being experienced on key strategic sites. If the Plan is to be aspirational and allocate sufficient land for housing, efforts must be made to ensure that there is an adequate supply of land.

As per my client's submissions made to the MIR, Stewart Milne Homes wish to see the adoption of the High Growth Scenario as detailed within the HNDA. The extant SDP sets clear aspirations to move toward building 3000 homes per year by 2020, therefore setting the HST at an average of 1,950 homes in the period 2016 – 2019 and 2,200 homes per annum between 2020 – 2032 lacks ambition and contradicts the wider growth aspirations for the regional economy. It will also send out as message that the next SDP is planning for decline, which is unacceptable to SMH. The evidence set out in the preceding paragraphs with regard to recent trends in completion rates, further compounds my client's concerns with the HST and HLR contained within the Modified Principal Growth Scenario. The High Migration Scenario therefore presents the only option within any of the HNDA scenarios that gives my client comfort in relation to achieving sufficient growth, through an ambitious HST, HLR and sufficiently generous additional allowances, thereby

creating a healthy supply of housing land and the optimum conditions to achieve accelerated housing delivery and growth within the industry.

Paragraph 4.20 of the Proposed SDP stipulates that Local Development Plans “may” choose to make provision for additional strategic reserves for housing for the period 2033-2040 in accordance with Table 3. However, it goes on to highlight that this is not a requirement. Such ambiguity could result in an inconsistent approach across the City and Shire and it is contended that there should be an obligation on both Councils to identify strategic reserves for housing over that period. This would provide some indication of the direction of growth, providing certainty for communities and the development industry.

SMH have been working closely with Homes for Scotland (HFS) in respect of their concerns over the delivery of new homes contained within the Proposed SDP. HFS share these concerns over the proposed use of the Modified Principal Scenario and have prepared updated Tables 1, 2 and 3 of the Proposed SDP to reflect the HST, HLR and Allowances on the basis of utilising the High Growth Scenario and 85%/15% split in favour of the AHMA. These tables are attached as Appendix 1.

**What change would you like to see made?**

*(if you would like to write more than the box allows then please attach this form to any additional papers)*

In view of the preceding arguments, my client would request the following modifications to the Proposed SDP:

Paragraph 4.16 should be adjusted to read, *"In order to support sustainable communities, the best use of infrastructure, and increased levels of housing delivery, these allocations are divided on an 85% / 15% basis between the Aberdeen Housing Market Area and the Rural Housing Market Area respectively".*

In calculating the Housing Supply Target, the Modified Principal Growth Scenario should be substituted for the High Growth Scenario and the figures within Table 1 on page 29 of Proposed SDP should be updated in line with HFS Table 1 (Appendix 1). A 20% generosity should then be applied to the High Growth Scenario HST across all three plan periods to give the HLR. Table 2 on Page 29 of the Plan should be updated to reflect Table 2 prepared by HFS (Appendix 1). This will ensure more ambitious allowances to be identified within Table 3 on Page 30 of the Plan, which should be updated to reflect Table 3 prepared by HFS as attached at Appendix 1. The initial sentence within Paragraph 4.10 should be amended to read, *"Table 1 illustrates the Housing Supply Target for the City Region, as informed by the **High Migration Growth Scenario** from the Housing Needs and Demand Assessment 2017."*

Finally, Paragraph 4.20 should be adjusted to read, *"In order to provide communities and the development industry a degree of certainty over the long term future growth of the Region, Local Development Plans should make provision for additional Strategic Reserves for housing for the period 2033 to 2040 in line with Table 3."*

**Please return the completed form and any additional papers:**

- **By Post :**  
Aberdeen City and Shire Strategic Development Planning Authority, Woodhill House, Westburn Road, Aberdeen, AB16 5GB
- **By Email :** [REDACTED]

If you wish to fill out a Word form, please be aware that you must email the above address for a copy of the form. Please save any changes before submission.



**Please ensure all representations are with us by midnight Monday 17 December 2018.**

Thank you. For more information, please visit [www.aberdeencityandshire-sdpa.gov.uk](http://www.aberdeencityandshire-sdpa.gov.uk) or contact the Strategic Development Planning Authority on 01467 539734.

## **Privacy Notice**

### **Why does the SDPA need your information?**

As part of the review of the Strategic Development Plan, the Strategic Development Planning Authority (SDPA) is obliged by the Town and Country Planning (Scotland) Act 1997 and Town and Country Planning (Development Planning) (Scotland) Regulations 2008 to consult on a Proposed Strategic Development Plan and Proposed Action Programme. The Environmental Assessment (Scotland) Act also requires us to consult on a Strategic Environmental Assessment Environmental Report.

If you choose to respond to the consultation on any of the above documents, or the associated documents which support them, then you must submit your name and address in order to ensure that your representation can be considered valid. This is because we are required by the legislation noted above to contact you in relation to your response.

By submitting a response to the consultation you understand that the SDPA will use the information contained in your response, including your personal data, as part of the review of the Aberdeen City and Shire Strategic Development Plan. This will include consultation on the Proposed Plan (including any subsequent Proposed Plan as Modified), but also the Examination of the Proposed Plan and its eventual approval.

Any personal information that you provide in response to this consultation will be jointly held by both Aberdeen City Council and Aberdeenshire Council on behalf of the SDPA. Aberdeen City Council and Aberdeenshire Council will therefore be the Joint Data Controllers for your information. This is because the SDPA is a partnership organisation made up of both Councils.

Following the end of the consultation, i.e. after 17 December 2018, your name and respondent identification number (provided to you by the SDPA on receipt of your submission) will be published alongside a copy of your completed response on the SDPA website.

Your name, respondent identification number and a copy of your response will be retained on the SDPA website until a decision on the approval of the Proposed Strategic Development Plan has been made by Scottish Ministers. This decision is currently expected sometime in 2019. Once a decision on the Proposed Plan is made by Scottish Ministers, your name, respondent identification number and response will be removed from the SDPA website.

Other personal contact details associated with your response; such as postal address, telephone number and / or e-mail address will not be made public, although we will share this information with Scottish Ministers and the Scottish Government's Planning and Environmental Appeals Division (DPEA). We are obliged under the Town and Country Planning (Development Planning) (Scotland)

Regulations 2008 to issue a copy of all unresolved issues to Scottish Ministers / the DPEA when submitting the Proposed Plan for Examination in Public. Scottish Ministers / the DPEA then have a statutory requirement to contact respondents via The Town and Country Planning (Scotland) Act 1997, which again makes it necessary for us to provide your response and preferred method of contact to them. Should the DPEA request further information from you then they may subsequently publish that information on the DPEA website.

The SDPA will only keep your personal data for as long as is needed. The SDPA 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 the SDPA will review whether it is necessary to continue to retain your information for a longer period.

### **Your Data, Your Rights**

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

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

- [REDACTED] Data Protection Officer, Aberdeen City Council, Legal and Democratic Services, Level 1 South, Marischal College, Aberdeen, AB10 1AU.
- [REDACTED] Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

## **APPENDIX 1**



**Table 1:  
Housing Supply Targets – High Migration Scenario**

Table 1: Housing Supply Target by Housing Market Area, Local Authority and Tenure Mix											
		2016-2019			2020-2032			2033-2040			2016-2040
		Affordable	Market	Total	Affordable	Market	Total	Affordable	Market	Total	Global Total
Aberdeen Housing Market Area		3,438	6,386	9,824	10,652	19,781	30,433	6,263	11,631	17,894	58,152
Rural Housing Market Area		607	1,127	1,734	1,880	3,491	5,371	1,105	2,053	3,158	10,262
Aberdeen City Council		2,023	3,756	5,779	6,266	11,636	17,902	3,684	6,842	10,526	34,207
Aberdeenshire Council		2,023	3,756	5,779	6,266	11,636	17,902	3,684	6,842	10,526	34,207
Aberdeen City and Shire	Total	4,045	7,513	11,558	12,531	23,273	35,804	7,368	13,684	21,052	68,414

**[85%/15% split between AHMA /RHMA]**

Note – components may not sum to totals due to rounding.

**Table 2:  
Housing Land Requirements – High Migration Scenario**

Table 2: Housing Land Requirements by Housing Market Area, Local Authority and Tenure Mix											
		2016-2019			2020-2032			2033-2040			2016-2040
		Affordable	Market	Total	Affordable	Market	Total	Affordable	Market	Total	Global Total
Aberdeen Housing Market Area		4,127	7,664	11,790	12,782	23,738	36,520	7,516	13,957	21,473	69,782
Rural Housing Market Area		728	1,353	2,081	2,256	4,189	6,445	1,326	2,463	3,789	12,315
Aberdeen City Council		2,428	4,507	6,935	7,519	13,963	21,482	4,421	8,210	12,631	41,048
Aberdeenshire Council		2,428	4,507	6,935	7,519	13,963	21,482	4,421	8,210	12,631	41,048
Aberdeen City and Shire	Total	4,854	9,016	13,870	15,037	27,928	42,965	8,842	16,421	25,262	82,097

**[85%/15% split between AHMA /RHMA, 20% Generosity allowance throughout]**

Note – components may not sum to totals due to rounding.

**Table 3:  
Housing Allowances – High Migration Scenario**

Table 3. <u>High Migration</u> Scenario based on an 85% Aberdeen Housing Market Area/15% Rural Housing Market Area split							
	5 Year Effective* 2016	Post 5 Year Effective* 2016	Total Effective Land Supply	Allowances 2020-2032	Allowances 2033-2035	Allowances 2036-2040	Total Allowances
Aberdeen Housing Market Area	10,083	18,125	28,708	22,799	6,942	11,833	41,574
Rural Housing Market Area	3,143	3,822	7,047	1,801	1,315	2,233	5,349
Aberdeenshire Part of AHMA				10,499			
Aberdeen City Council	6,210	11,228	17,438	12,300	4,129	7,033	23,462
Aberdeenshire Council	7,016	10,719	17,735	12,300	4,129	7,033	23,462
<b>Aberdeen City and Shire</b>	<b>Total</b>	<b>13,226</b>	<b>21,947</b>	<b>35,173</b>	<b>24,600</b>	<b>8,257</b>	<b>14,066</b>

**[85%/15% split between AHMA /RHMA]**

Note – components may not sum to totals due to rounding. Allowances will not include sites of less than 5 homes.

\*Taken from Aberdeen City and Shire Housing Land Audit 2016