

# 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

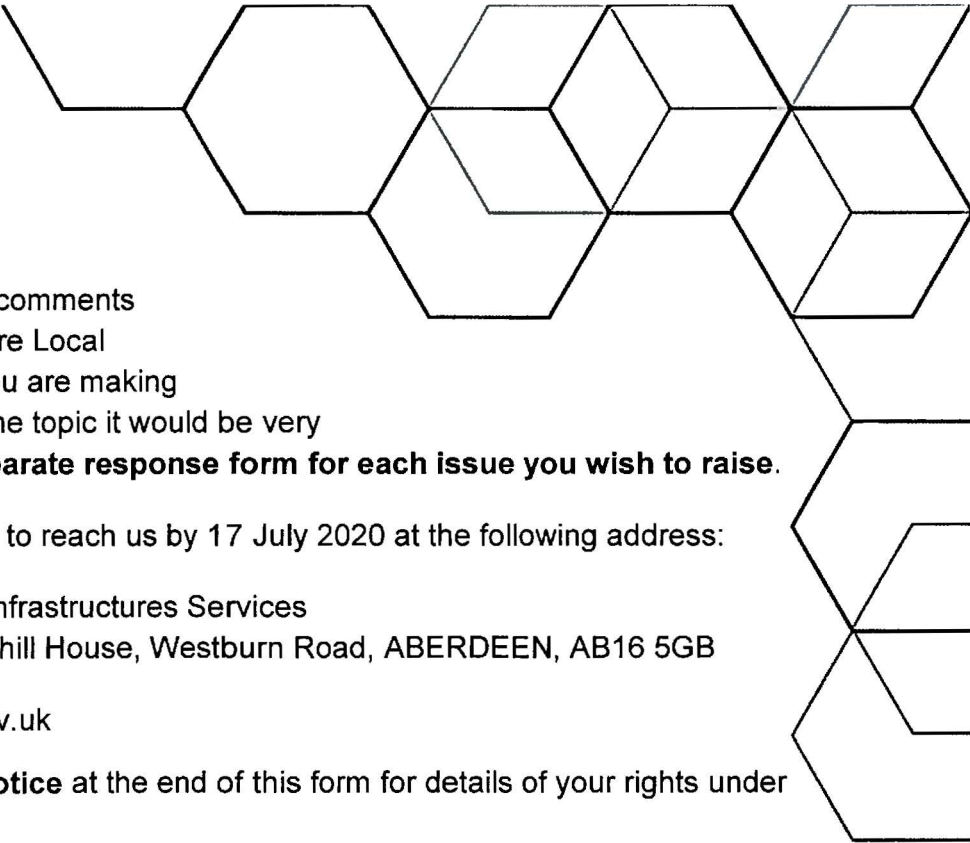
Tel: 01467 536230

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:	15 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):

**Pitmedden Settlement Statement:**

**Site OP 2: Land South West of Pitmedden should be removed as an Opportunity Site from the Proposed Local Development.**

**Reason for change:**

Site OP2 in Pitmedden has been zoned for 219 homes, a primary school and community uses. Developer bids (given the reference FR007 and FR006) were promoted for the site for 142 homes. Aberdeenshire Council have arbitrarily increased the number of homes for the site and included the requirement for a primary school and community facilities. This is somewhat surprising given that the Council themselves identified a number of material constraints to developing the sites in the Main Issues Report (MIR). The site is prime agricultural land and is home to protected species, namely badgers and red squirrels. The reality of the scale of development proposed is that mature tree trees which provide habitat and foraging for these protected species will have to be removed. The Council specify in their Proposed Plan a requirement for a loop road with two points of access – one on the B9000 and one on the B999. This cannot be delivered without removing a significant number of trees between the site and the B9000.

Further constraints to the development identified by the Council at the development bid/Main Issues Report stage are unresolved. These include the visually prominent nature of the site, especially on the southern and western approaches to Pitmedden. Indeed, Historic Environments Scotland (HES) have objected to the site's zoning through the MIR due to its impact on the nearby Udney Castle. Less visually prominent sites are available for development in the village. Further, the topography of the site, which results in its visual prominence creates challenges for creating SUDs which the Council also recognised in their MIR.

It would appear that this proposed allocation has not been considered fully, particularly as the Council have now added a primary school and community facilities to the proposal without considering whether it is deliverable and viable. It is noted that there is also a requirement to upgrade drainage infrastructure to accommodate the scale of development now proposed. It is concerning that the draft Action Programme is silent on the delivery of any of these and we therefore have to question the deliverability of the site. Scottish Planning Policy at paragraph 119 advises that planning authorities should be confident that land can be brought forward for development in the plan period. We do not have confidence that this site can be brought forward in the plan period.



We note that the Strategic Environmental Assessment for the FR007 part of the site has been assessed on the basis of the 32 home bid rather than the 110 homes now proposed. We question whether an appropriate assessment of the proposal has in fact been carried out. It would not appear to consider the increase in the number of homes or the proposed primary school and community facilities which result in material changes to the bid proposals.

A further matter of concern is that the Council's assessment of the part of the site that was FR006 advises that the site could in fact accommodate 566 homes (MIR). That combined with the 110 homes proposed on FR007 would mean 676 homes could potentially be applied for. This may be used to argue for the viability of the housing and additional facilities but would overwhelm the village. Indeed, we would argue that the 219 homes already proposed is out of scale with the existing settlement. Large allocations should be directed to the settlements closer to Aberdeen City as encouraged by para 3.11 of the Proposed Plan.

In summary, we believe the proposed allocation of site OP2 in Pitmedden should be deleted from the Proposed Plan. The site has a number of fundamental constraints which have been recognised by the Council themselves. We believe the scale of the development is too large particularly given the need for two points of access which will destroy woodland and red squirrel and badger habitats.

# 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:

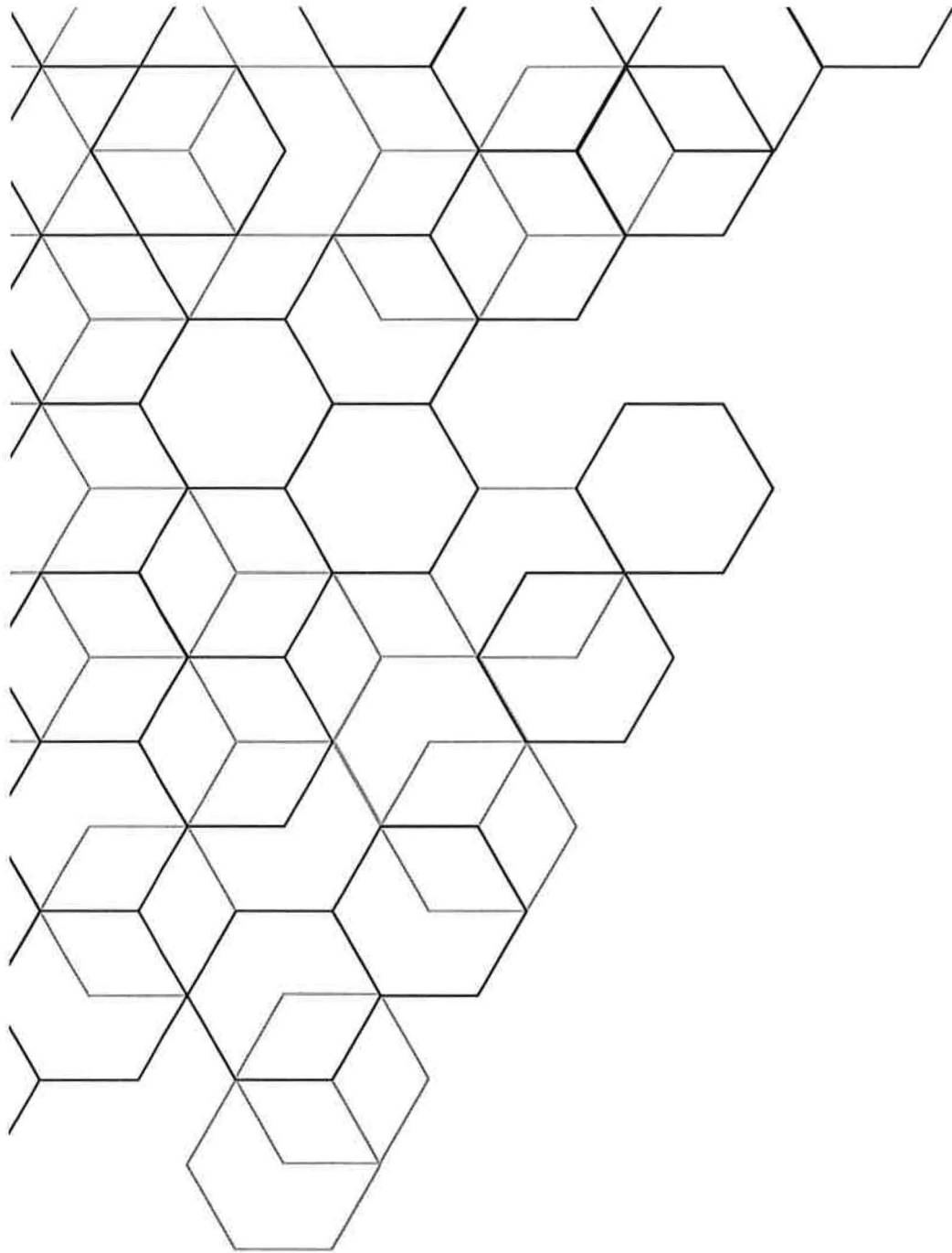
Aberdeenshire Council will only keep your personal  
data for as long as is needed. Aberdeenshire Council  
will retain your response and personal data for a retention  
period of 5 years from the date upon which it was  
collected. After 5 years Aberdeenshire Council will review  
whether it is necessary 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 2



# 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)	Stewart Milne Homes
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)	-
Address	-
Telephone number	-
Email address	-

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	The land is under option to Stewart Milne Group
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)	<b>Land to West and North West Pitmedden</b>
Site address	<b>Pitmedden, Aberdeenshire</b>
OS grid reference (if available)	<b>NJ887278</b>
Site area/size	<b>15.6 acres</b>
Current land use	<b>Vacant</b>
Brownfield/greenfield	<b>Greenfield</b>
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)	<b>Sole owner</b>
Is the site under option to a developer?	<b>Yes</b> If yes, please give details <b>The site is under a long term option to a housebuilder</b>
Is the site being marketed?	<b>No</b> <b>N/A</b>

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

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	<b>No</b> <b>N/A.</b>
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: <b>N/A</b>
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>	Please provide Previous 'Call for sites'/'Bid' reference number: <b>Promoted as site FM063</b>
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? <b>n/a</b> If yes, do you wish to change the site description and or allocation? <b>n/a</b>



### 8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify): <b>Residential use</b>
Housing	Approx. no of units	<b>90</b>
	Proposed mix of house types	Number of: • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows):
	<b>A variety of housetypes and sizes will provided depending on the market conditions at the time.</b>	Number of: • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	<b>Private and affordable</b>
	Affordable housing proportion	<b>25%</b>
Employment	Business and offices	Indicative floor space: m <sup>2</sup>
	General industrial	Indicative floor space: m <sup>2</sup>
	Storage and distribution	Indicative floor space: m <sup>2</sup>
	Do you have a specific occupier for the site?	
Other	Proposed use (please specify) and floor space	
	Do you have a specific occupier for the site?	
Is the area of each proposed use noted in the OS site plan?		<b>Yes</b>

### 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	<b>Yes</b>	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.) <b>Funding is available for the development</b>	
Are there any other risk or threats (other than finance) to you delivering your proposed development	<b>No</b>	
	If yes, please give details and indicate how you might overcome them: <b>N/A</b>	



## 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	x
	Special Area of Conservation	x
	Special Protection Area	x
	Priority habitat (Annex I)	x
	European Protected Species	x
	Other protected species	x
	Site of Special Scientific Interest	x
	National Nature Reserve	x
	Ancient Woodland	x
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	x
	Priority habitat (UK or Local Biodiversity Action Plan)	x
	Local Nature Conservation Site	x
	Local Nature Reserve	x
	If yes, please give details of how you plan to mitigate the impact of the proposed development:	

### Biodiversity enhancement

<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), <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):	Various
Please provide details: A number of biodiversity enhancements will be included as part of the proposals and all of these will be considered through the detailed design.		

## 11. Historic environment

Historic environment enhancement	
Please state if there will be benefits for the historic environment.	N/A
	If yes, please give details:



<p>Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> <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	x
	Locally important archaeological site held on the Sites and Monuments Record	x
	Listed Building and/or their setting	x
	Conservation Area (e.g. will it result in the demolition of any buildings)	x
	Inventory Gardens and Designed Landscapes	√
	Inventory Historic Battlefields	x
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development</p> <p><b>The site neighbours a designed landscape. The Reporter to the last Local Development Plan Examination concluded that the development of the site would not impact on Pitmedden Gardens.</b></p>	

## 12. Landscape Impact

<p>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>)</p>	<p><b>No</b></p> <p>If yes, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:</p>
<p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> <li>• SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>• SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> <li>• SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/review/037.pdf">http://www.snh.org.uk/pdfs/publications/review/037.pdf</a></li> <li>• SNH (1998) South and Central Aberdeenshire landscape character assessment <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>	<p><b>If your site is not within an SLA, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</b></p> <p><b>The local landscape has been analysed as part of the masterplan. It demonstrates that development will provide an opportunity to enhance the landscape setting of the area.</b></p>



### 13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?  (You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	<b>No</b> If yes, please specify and explain how you intend to mitigate this risk: <b>N/A</b>
Could development on the site result in additional flood risk elsewhere?	<b>No</b> If yes, please specify and explain how you intend to mitigate or avoid this risk: <b>N/A</b>
Could development of the site help alleviate any existing flooding problems in the area?	<b>N/A</b> If yes, please provide details: <b>N/A</b>

### 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	Yes
	Waste water	Yes.
Has contact been made with Scottish Water?	Yes If yes, please give details of outcome: <b>Discussions have taken place as part of monthly meetings</b>	
Will your SUDS scheme include rain gardens? <a href="http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centalscotlandgreennetwork.org/campaigns/greener-gardens</a>	<b>This will be considered at the appropriate design stage</b>	
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>	Please provide details of any known education constraints. Is additional capacity needed to serve the development? <b>There is significant capacity at Pitmedden Primary School.</b>	
Has contact been made with the Local Authority's Education Department?	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	
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>	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	
Public transport	Please provide details of how the site is or could be served by public transport: <b>The site is within 800 metres of an existing bus service.</b>	



Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: <b>Connections will be made to existing footpaths where possible.</b>
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	<b>Gas: Yes</b> If yes, please give details of outcome(s): <b>There is no mains gas in Pitmedden. Communal gas tanks will be provided as part of the development.</b>
	<b>Electricity: Yes</b> If yes, please give details of outcome(s): <b>Capacity is available</b>
	<b>Heat: Yes</b> If yes, please give details of outcome(s): <b>Capacity is available</b>
	<b>Broadband: Yes</b> If yes, please give details of outcome(s): <b>Capacity is available</b>
Have any feasibility studies been undertaken to understand and inform capacity issues?	<b>Yes</b> Please specify: <b>A desktop assessment has been carried out by our consultant engineers</b>
Is there capacity within the existing network(s) and a viable connection to the network(s)?	<b>Yes</b> Please specify: <b>As per above</b>
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)	<b>Yes</b> If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): <b>The relevant technologies will be used at the time of development.</b>
<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	<b>Yes</b> Please specify: <b>Connections have been designed to link to surrounding area</b>
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b>	<b>Yes</b> Please specify: <b>The masterplan shows 40% of the site is made over to open space</b>



<a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	
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>	<b>Not applicable</b> Please specify: <b>No shortfall was identified in the area</b>
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	<b>No</b> If yes, please specify: <b>N/A</b>
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?	<b>No</b> If yes, please provide details:

### 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>	<b>No</b>
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>	<b>No</b>
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>	<b>No</b>
Contaminated land	<b>No</b>
Ground instability	<b>No</b>
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	<b>No</b>
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>	<b>No</b>
Overhead lines or underground cables	<b>No</b>
Physical access into the site due to topography or geography	<b>No</b>
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>	<b>Part 3.1/3.2</b>
'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	<b>No</b>
Rights of way/core paths/recreation uses	<b>No</b>
Topography (e.g. steep slopes)	<b>No</b>
Other	<b>No</b>
If you have identified any of the potential constraints above, please use this space to identify	



how you will mitigate this in order to achieve a viable development:  
**See Supplementary statement**

#### 16. Proximity to facilities

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

#### 17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	<b>No</b>
	If yes, please specify the way it was carried out and how it influenced your proposals:
	If not yet, please detail how you will do so in the future: <b>See supplementary statement</b>

#### 18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="" type="checkbox"/></p>
If you have any further information to help demonstrate the deliverability of your proposal, please provide details. <b>See supplementary statement</b>	

#### 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.) <b>See supplementary statement and masterplan</b>
--

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.







## 1.0 INTRODUCTION

- 

**Figure 1: Bid Site boundaries**

- 1.2 The Stewart Milne Group, of which Stewart Milne Homes is part, was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned housebuilders. The Group have a commitment to building quality homes in places where people want to live. We are currently building in a number of locations throughout the UK but are proud to be headquartered in the North East of Scotland.**



## **2.0 PITMEDDEN AND THE SITE**

- 2.1 Pitmedden is a popular rural village in Aberdeenshire, situated midway between Ellon and Oldmeldrum, and approximately 16 miles from Aberdeen City Centre. The village has a number of local shops, Pitmedden Primary School, Church, Medical Centre, Village Hall, Football Club and mainland Scotland's first community owned, built, financed and operated wind turbine. Pitmedden is well connected to the transportation network lying on the B999 Aberdeen to Tarves route and is only 6km from the A90 Trunk Road.
- 2.2 The proposed site wraps around the north-western edge of Pitmedden, gradually rising upwards towards the south-western corner and measuring approximately 16.3 acres (6.6 hectares) in area. The area to the north of the site is allocated for employment purposes and is identified as BUS1 within the 2017 adopted LDP. The BUS1 site bounds the B999 and forms the upper most reach of the settlement to the north. Pitmedden House and gardens exists to the north-west and this is set within the extensive wooded grounds which form a 3m buffer between the house, gardens and the promoted site.

## **3.0 THE PROPOSAL**

- 3.1 Following full analysis of the site and the preparation of a masterplan for the site, our proposal is to bring forward the land for residential development. Access to the site would be taken from the B999 Tarves Road with a southerly, secondary access point being from Keithleigh Gardens. The vehicular connections would be accompanied by a permeable network of footpaths with a further dedicated footpath link being formed on the southern boundary of the site connecting to Keithleigh Gardens. The site would allow for a green buffer to the perimeter of the site further strengthening the existing tree belt that bounds the site and Pitmedden House grounds. Open space to the front of the site bounding onto the B999 will create a green gateway entrance that will frame the western boundary and access, creating a green and welcoming entrance to the site. Maintaining the site's links with the surrounding land to the south is paramount and a substantial green open space with landscaping and footpath connections are identified to this boundary.

## **4.0 SUPPLEMENTARY RESPONSES TO QUESTIONS**

- 4.1 Using the question numbers on the bid form we would supplement our responses as follows:

**Question 7: Planning History** – The site has previously been promoted under reference FM063. The site was zoned in the previous Proposed Plan as site P1 (as a protected area to protect the setting of the settlement) and representations were duly submitted and considered

at the Examination. The Reporter concluded the site was not required to conserve the landscape setting of the village and thus removed the P1 zoning.

**Question 8: Proposed Use** - The site is being proposed for residential development and has the capacity to accommodate 90 homes. This would include a mix of homes including detached, semi-detached and terraced housetypes providing a range of 2, 3 and 4 bedroomed homes. The exact mix would be determined at the time of a planning application, taking account of the prevailing market conditions and affordable housing requirements.

**Question 9: Delivery Timescales** – There are no constraints that would delay the development of the site. Planning applications would be worked on as soon as the site is zoned in an adopted Local Development Plan.

**Question 10: Natural Heritage** – As referred to above the site is located adjacent to the designed gardens of Pitmedden House. The development will have no impact on the designated landscape as confirmed by the Reporter to the last Local Development Plan Examination.

**Question 12: Landscape Impact** – The landscape capacity of the site has been fully analysed as part of the preparation of the masterplan. The site has strong containment with mature trees around the western and northern boundaries. The development of the site will ensure any root infrastructure will not be impacted upon.

At present the village edge at Keithleigh Gardens is poorly defined and the proposed development as shown on the masterplan provides the opportunity to enhance this while creating a defensible edge.

**Question 13: Flood Risk** – SEPA's Indicative Flood Map shows no parts of the site are prone to flooding.

**Question 14: Infrastructure**

- a) **Water/drainage** – new foul and surface water sewers will be provided to serve the development.
- b) **Education** - There is significant spare capacity in Pitmedden Primary School as it is only at 69% capacity with a forecast rise to 75%. We note that Meldrum Academy is forecast to go over capacity in the near future and that Aberdeenshire Council are planning to increase capacity. Developer obligations would be provided where appropriate.
- c) **Transport** – The site is well located in terms of public transport. A Transport Assessment has not been carried out at this stage but will be prepared as part of a planning

application. The impact of the proposed scale of development is not forecast to be significant.

The site is within walking distance of existing bus routes to Aberdeen, Ellon, Banff and Oldmeldrum. The majority of facilities in the village are within easy walking distance of the site.

- e) Open Space** – The masterplan shows that 40% of the site has been made over to useable open space.

**Question 15: Other potential constraints** – a small part of the site is Grade 3.1. The loss of prime agricultural land as part of the proposed development is not significant.

**Question 17: Community Engagement** – No engagement has taken place at this time but we will offer to meet with the Community Council in due course.

**Question 18: Residual Value and Deliverability** – Stewart Milne Homes are confident that the development of the site is viable and deliverable. There are no infrastructure constraints that would delay the delivery of the proposed development.

## **5.0 JUSTIFICATION AND CONCLUSIONS**

- 5.1** The proposed development site at Pitmedden is considered to be an appropriate location for additional housing which is set in a prime location on the north western boundary of the village. The site can accommodate a high quality residential development, with the emphasis on landscaping and open space to integrate the development into the landscape and with existing development in the settlement. The creation of integrated open and usable public space is part of the proposals. With additional housing allocated within the settlement, the community may be able to support wider facilities that can only be supported through critical mass of population.
- 5.2** The site is "well related" in planning terms to the existing village and this has previously been accepted by Aberdeenshire Council in their assessment of earlier bids. The fields in question are actively farmed and have limited ecological value.
- 5.3** In addition to the site being well related to the existing village and having the capability of providing a constraint free development it is also within easy and safe walking distance of Pitmedden Primary School which has spare capacity. Appropriately scaled development is required to ensure the viability of such facilities is not lost.
- 5.4** It is therefore requested that this site be zoned for up to 90 homes to be delivered in the short to medium term.

# **PITMEDDEN, ABERDEENSHIRE**

Village Expansion March 2018





## Introduction

Pitmedden is a thriving rural village in Aberdeenshire, situated midway between Ellon and Oldmeldrum, and approximately 16 miles from Aberdeen City Centre. The village has a number of local shops, Pitmedden Primary School, Church, Medical Centre, Hotel, Hall, Football Club and mainland Scotland's first community – owned, built, financed and operated wind turbine.



Pitmedden village is home to Pitmedden Gardens which was passed to the National Trust for Scotland in 1952. The garden has an extensive five acre walled garden and glasshouse which at present has over 40,000 annual plants. There is also the Museum of Farming Life Visitor Centre, wildlife garden and woodland walk.



## The Development Site

The proposed site measures approximately 6.6 hectares and wraps its self round the North West corner of the existing settlement of Pitmedden and is an ideal location for an expansion to the village. A dense band of mature woodland separates the site from Pitmedden Gardens to the North West, this woodland continues along the western boundary. The B999 forms the eastern boundary offering easy access to the village centre. The site is currently in agricultural use.





## Development Site

### Existing Features

Mature trees and woodland trails offering a well used amenity space for local residents and habitat for local wildlife, surround the north and western boundaries of the development site. Views through the trees reveal the historic walled garden of Pitmedden gardens establishing a unique sense of place.



The site naturally splits into two developable areas separated by a dry stone wall, band of mature trees and level change. The upper portion of the site can be accessed through the existing community on Keithleigh Gardens. The south eastern corner of the upper site joins an area of community open space which could be enhanced and extended.



The lower portion of the site enjoys street frontage on to the B999 providing an opportunity to create a new sense of arrival to the village from the north. Existing housing along the southern boundary is elevated with retaining walls along this edge. A tree lined trail to the north provides screening to the neighbouring industrial building.

### Flood Risk

SEPA's indicative Flood Map below confirms that the site is not at risk of flooding and indicates no areas prone to surface water within the development site.



### Topography

The land generally slopes from south to north from a high point of 70m to approximately 55m where the site boundary meets the B9000. The site also slopes up steeply towards the woodland belt surrounding Pitmedden Garden. This level change coupled with the mature woodland zone provides natural separation between the adjacent sites preserving the special character of the Pitmedden Gardens setting.

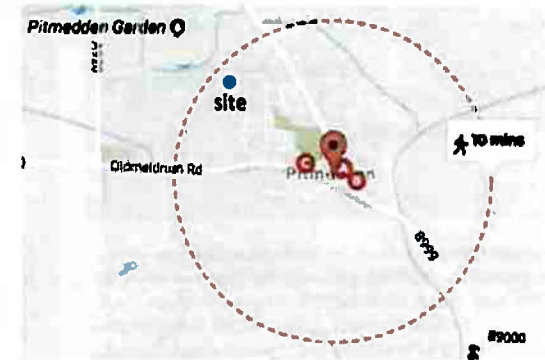


### Views

The photos on the following page record the existing character of the site.

### Access and Connectivity

Although on the edge of the settlement of Pitmedden, the development site is still within a 10 minute walk of the village centre. 3 bus stops serve the village and are highlighted on the map below. Stagecoach run a number of service (290 & 291) from Pitmedden, at Bronie Crescent into Aberdeen which takes around 50 minutes. Buses providing access to Ellon, Dyce, Peterhead and Inverurie are also in operation at key times throughout the day.



Pitmedden Community Bus is a service run by volunteers to provide people from the Tarves and Pitmedden areas with transport to Ellon Episcopal Church on a Sunday morning.

### Utilities

The following utility information was sourced from an external consultant to inform the initial design concept :

- BT OPENREACH Layout
  - SSE Electric 1 of 2 (scale 1-1250)
  - SSE Electric 2 of 2 (scale 1-1250)
  - No Gas Records – Gas not present in development area
  - Water & Wastewater Plan
- The proposed development can be serviced by an appropriate means of drainage and water supply is also available.



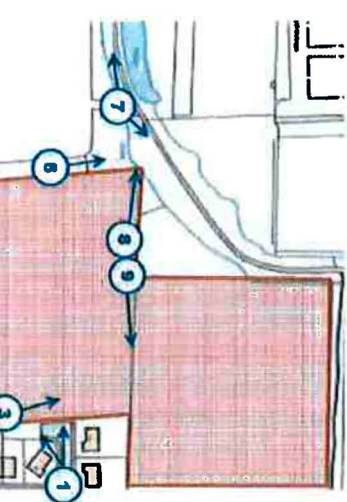
# Development Site Site Appraisal



Location Key



1. View from Kenilworth Gardens through to development site



2. Tree survey required to establish health of trees along the eastern boundary



3. View across site towards Rembrandt Garden Estate into the western corner



4. View along corner of development site and adjacent open space separated by dry stone wall field boundary





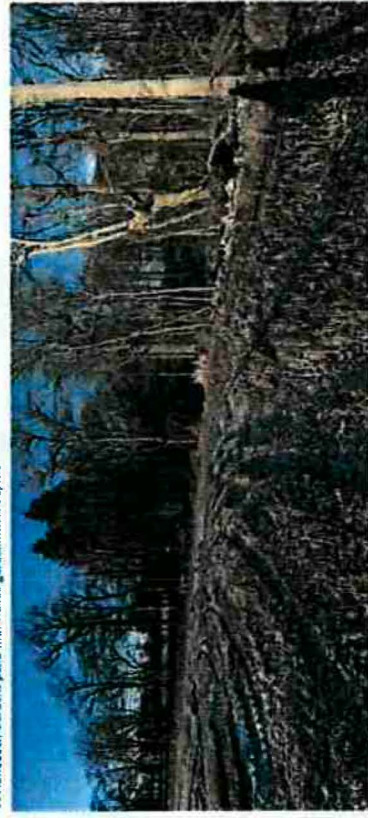
5. Woodland walk along air boundary



6. Network of woodland walks within Pitmedden Gardens Estate



7. Pitmedden Gardens pond with walled garden visible beyond



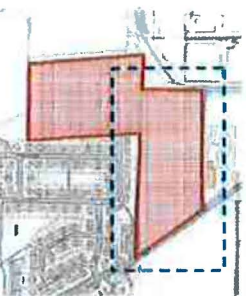
8. View back along field boundary towards Pitmedden Gardens



9. View along existing field boundary which cuts through development site from west to east



# Development Site Site Appraisal



Location Key



10. View along 8999 towards village centre with development site to the west



11. View along 8999 towards Pymöckan Gardens



12. View along 8999 towards Pymöckan Gardens



13. View along 8999



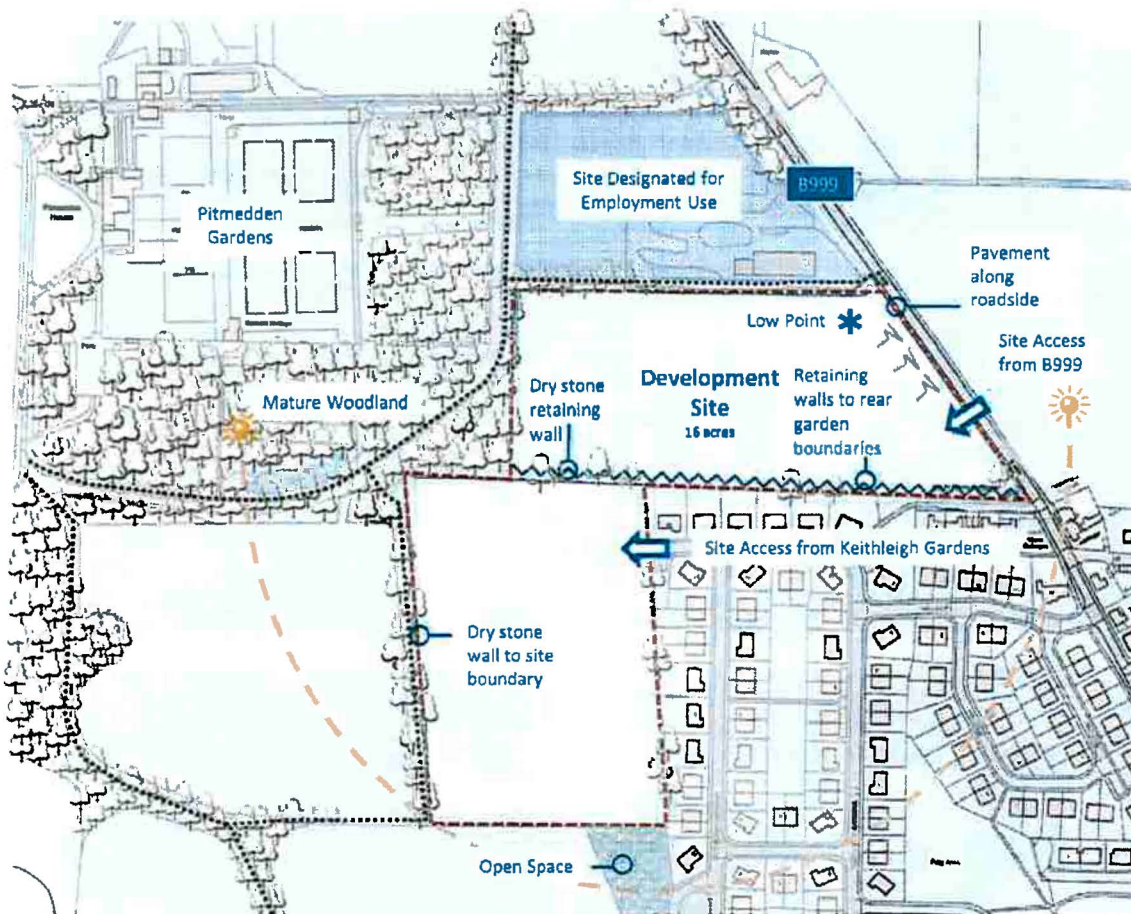
## Local Area

### Site Context

The village of Pitmedden is a rural community which consists of a range of community facilities and small businesses.

The majority of housing within the heart of the village follows the traditional one and a half storey typology. A number of recently approved applications will see the introduction of larger two storey dwellings on the outskirts of the village.





## Development Site

### Site Opportunities / Constraints

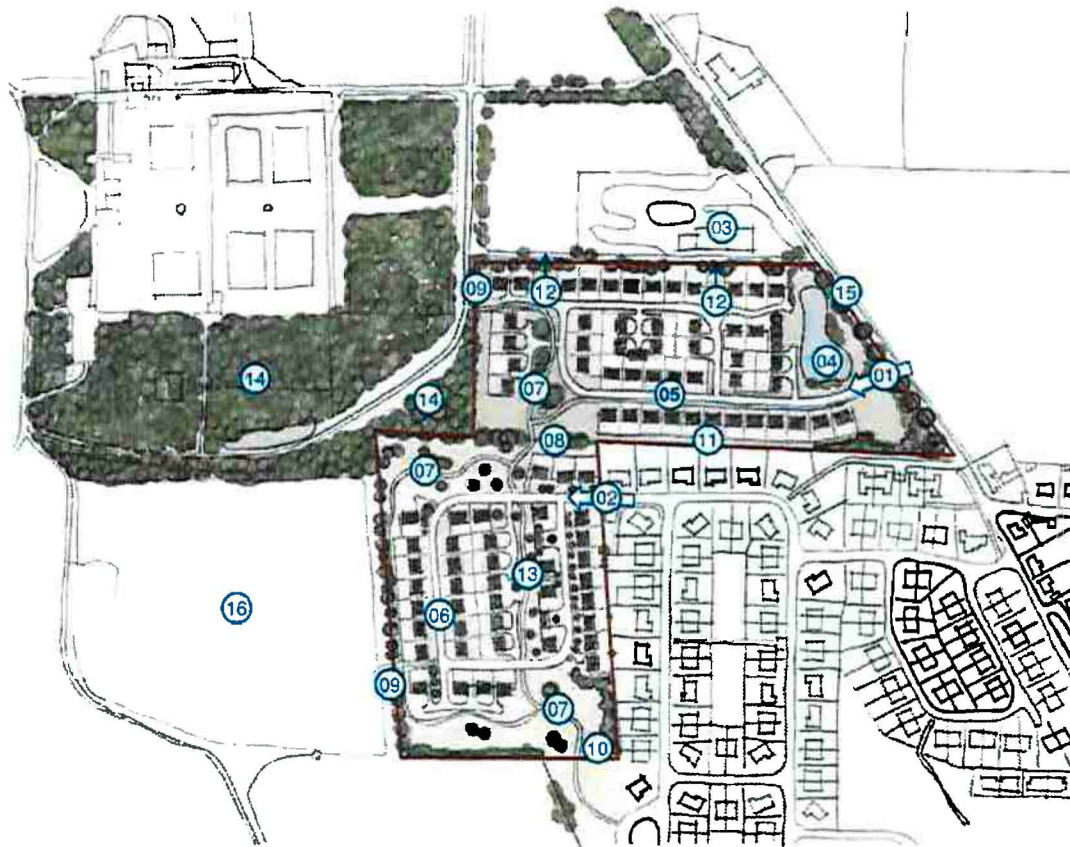
The key opportunities/constraints which influence the site are:

- Tiered topography naturally splits development along line of field boundary
- Proximity to Pitmedden Gardens National Trust Site – mature woodland and topography create natural separation between adjacent sites
- Beautiful woodland backdrop providing amenity space for local residents and a habitat for wildlife
- Proximity to existing settlement and community facilities school etc.
- Development site sits adjacent to site designated for future employment use
- Opportunity to improve sense of arrival into the village from the north approach.
- Dry stone walling along field boundaries adds to character
- Existing housing sits at a higher level along the southern boundary with a retaining wall dealing with the level change
- Access from B999 restricted due to levels along site boundary – proposed sketch layout utilises the point at which entrance to the site would take advantage of natural site levels
- Access through Keithleigh Gardens integrates development into existing community
- Opportunity to expand on and enhance existing open space to the south of the development site
- Explore opportunities to link into existing network of pedestrian paths



# Development Site Option

## Vision Site Layout



- 01 Entrance to lower portion of development site from B999
- 02 Entrance to upper portion of development site through Keithleigh Gardens
- 03 Industrial building
- 04 SUDS
- 05 Loop road with branches of accommodation nestled into landscape
- 06 Loop road – continuation of Keithleigh Gardens
- 07 Pedestrian routes through site
- 08 Pedestrian pathway cutting through dry stone wall and band of mature trees linking upper and lower pockets of development
- 09 Pedestrian routes linking into existing network
- 10 Play park – enhance use of existing open space
- 11 Buffer strip between retaining wall and rear of proposed properties
- 12 Views through to tree lined woodland path
- 13 Landscaped core
- 14 Pitmedden Gardens Estate
- 15 B999
- 16 Agricultural Land

Site – to deliver approx. 89 homes

# 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.



