

# 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.

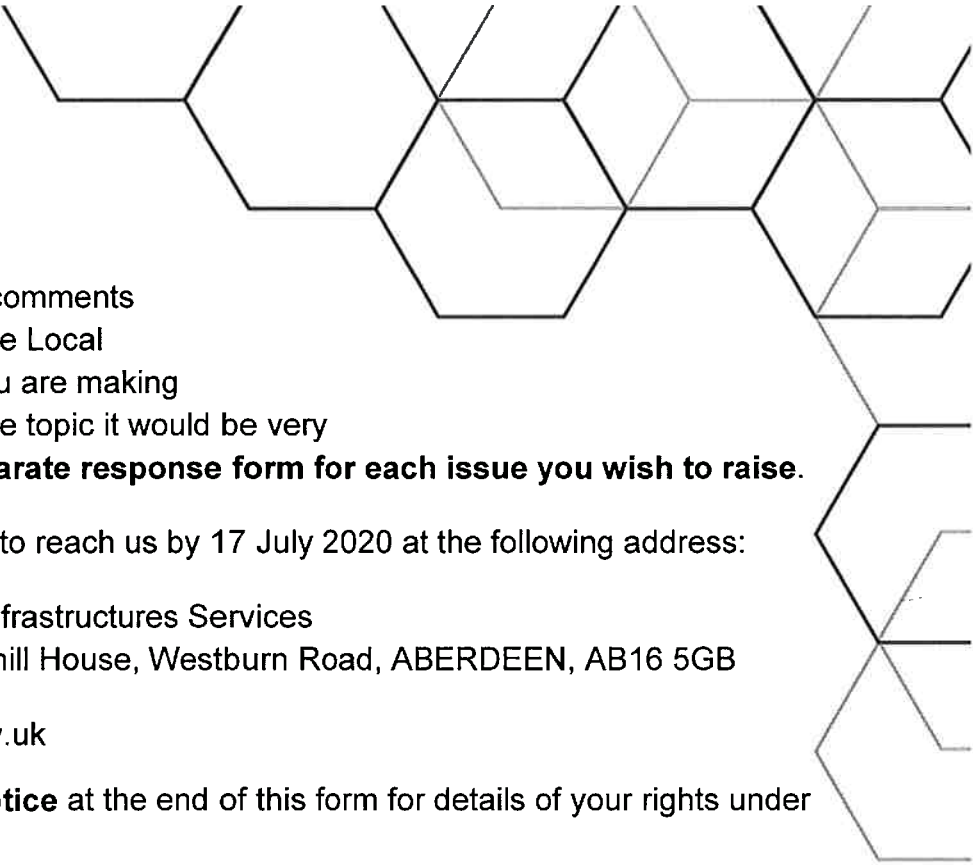
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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):

**Portlethen Settlement Statement:**

**Land at Clashfarquhar (Ref KN082) should be zoned as an Opportunity Site for up to 150 homes**

**Reason for change:**

We object to the site at Clashfarquhar, Portlethen not being zoned in the Proposed Aberdeenshire Local Development Plan as an opportunity site for residential development for up to 150 homes. The site is located to the south of Portlethen and is free from constraints and can be delivered for development in the short term. The site can accommodate up to 150 homes providing a mix of detached, semi detached and terraced homes which would range from 2 to 5 bedrooms. It is noted that Portlethen has one of the greatest demands for affordable housing and this development will provide at least 25% affordable homes. Stewart Milne Homes (SMH) has a proven track record in working with Aberdeenshire Council and Registered Social Landlords (RSLs) to deliver affordable homes in the early phases of development.

The site has previously been considered suitable for development in capacity studies carried out by Aberdeenshire Council and scored highly in the Portlethen Capacity Study 2008 and was considered suitable for development in 3 out of the 4 growth proposals.

The site is well related in terms of public transport with buses passing within 400m of the site with services to Aberdeen, Stonehaven and Montrose as well as within Portlethen itself. The site is also within 1.5km of Portlethen Train Station. It is also within safe and easy walking distance of Fishermoss Primary School (where capacity exists for development) and Portlethen Academy.

A masterplan (Appendix 1) has been prepared for the site following a full site analysis and appraisal. The potential noise for impact from the railway, existing drystone dykes and an area of higher surface water have been considered carefully as part of the masterplan. This has resulted in a development with a strong landscape containment with the opportunity for a significant central open space leading to a SUDs feature in the South West corner. The opportunity has also been taken to enhance the existing open space at Bramble Way with the potential enhance the existing playpark. A buffer to the railway has been allowed for and the precise detail of this will be finalised through as future planning application.

In terms of the Officers assessment of the site at developer bid and MIR stage, we do not agree with their conclusions and sadly it would appear that the masterplan has not been considered. We note and welcome that officers agree the site is not prominent from the A92(T) (Main Issues Report). The site is not at risk of flooding from the Burn of Daff as suggested and this is confirmed by the SEPA Flood maps. There is an area of high surface water to the south west of the site and this will be incorporated into the SUDs proposal and create a feature in this area. We note that SNH do not have any objection to the site (Issues and Actions Paper – Kincardine and Mearns) and their requests can be accommodated as part of a future planning application. Additionally, an appropriate assessment of whether a lowland raise bog is located on site would inform the final layout of a future planning application.

Whilst we recognise that the site is currently considered to be Green Belt, we do not accept that removing the site from the Green Belt would compromise its integrity. Scottish Planning Policy (SPP) p.15 which identifies the role of a Green Belt advises:

“For most settlements, a green belt is not necessary as other policies can provide an appropriate basis for directing development to the right locations. However, where the planning authority considers it appropriate, the development plan may designate a green belt around a city or town to support the spatial strategy by:

- directing development to the most appropriate locations and supporting regeneration;
- protecting and enhancing the character, landscape setting and identity of the settlement; and
- protecting and providing access to open space”.

In terms of these three criteria above, it is noted that the Council have historically supported the release of this site from the Green Belt and the 2008 Portlethen Corridor Capacity Study identified the land as a preferred option for development. The minimal impact on the Green Belt would be justified where the expansion of the settlement would be logical and appropriate. The development has the potential to enhance the identity of the settlement and create a location which would support both the new and existing residents of the Portlethen. The site is not open space; therefore, the development of the land will not prevent access to an area of public open space rather the development can create access links within the site to the surrounding area.

The impact on the Green Belt would be *de minimus* in the overall context of the Aberdeen Green Belt and would be justified for the development of a logical and appropriate site. The development as shown in the indicative masterplan will enhance the identity of Portlethen through providing a defined edge to the town. Indeed, development of the site will provide open space that will be accessible. Portlethen is an appropriate location for development being situated within a Strategic Growth area where the majority of strategic allocations are anticipated. Indeed paragraph 3.11 of the Proposed Plan advises, “the area around Aberdeen City continues to be the powerhouse of economic activity in the region and so the land allocations made in settlements around Aberdeen City reflect this.”

Stewart Milne Homes and Homes for Scotland have submitted representations arguing the need for more housing land to be identified through the Local Development Plan. In addition, Aberdeenshire Council themselves have at Infrastructure Services Committee on 3 October 2019 (Appendix 2) advised Councils that due to the lack of sites proposed to be taken forward in Portlethen, 85% of new sites in the Strategic Growth Area would be removed and other sites may have to be included. A shortfall of at least 300 homes therefore exists in this corridor. This site at Clashfarquhar is effective and can be delivered in the short term and should be identified as an opportunity site for up to 150 homes accordingly.

This site at Clashfarquhar is an ideal site for development and can be delivered in the short term for development. The site masterplan shows how development can be accommodated in a manner that respects the character of the area and enhances the urban edge of Portlethen whilst consolidating the settlement boundary and providing a robust and defensible edge to prevent visual and physical coalescence with Newtonhill.

## 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	[REDACTED]
Organisation (if applicable)	<b>Stewart Milne Homes</b>
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
Do you wish to subscribe to our newsletter?	<b>Yes</b>

### 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:	<b>The land is under option to Stewart Milne Group.</b>
Do these owners know this is being proposed for development?	<b>Yes</b>

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 at Clashfarquhar, Portlethen</b>
Site address	<b>Clashfarquhar, Portlethen</b>
OS grid reference (if available)	<b>NJ915954</b>
Site area/size	<b>6.3 hectares</b>
Current land use	<b>Agriculture</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 controlled by a long term option.</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 pre-application discussions will be held following the zoning of the site in a Proposed Plan.</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>Included as part of bid KM088</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>No</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>Housing</b>
Housing	Approx. no of units	<b>160</b>
	Proposed mix of house types	Number of: • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows):
	<b>A range of housetypes will be provided to meet market needs prevailing at the time of development</b>	Number of: • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private/Other (please specify): <b>A mix of mainstream and affordable homes will be built</b>
	Affordable housing proportion	<b>25% or other appropriate proportion based on prevailing affordable housing policy.</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?	<b>N/A</b>
Other	Proposed use (please specify) and floor space	<b>N/A</b>
	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>Existing funding facilities would cover future 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)	✓
	Priority habitat (UK or Local Biodiversity Action Plan)	x
	Local Nature Conservation Site	x
	Local Nature Reserve	x
<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p><b>The appended masterplan document shows how existing trees will be integrated and enhanced as part of the development.</b></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):	Various	
<p>Please provide details: <b>A number of biodiversity enhancements will be included as part of these proposals and all of the above will be considered.</b></p>		

## 11. Historic environment

<b>Historic environment enhancement</b>	
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. 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	x
	Inventory Historic Battlefields	x
	If yes, please give details of how you plan to mitigate the impact of the proposed development <b>N/A</b>	

## 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> 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</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: <b>The site is not located within an SLA. The masterplan document fully considers the natural landscape features and demonstrates how these can be enhanced through the development of the site.</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>Yes</b> If yes, please specify and explain how you intend to mitigate this risk: <b>There are some localised areas of high surface water. This will be mitigated through development by introduction of SUDs.</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:
Could development of the site help alleviate any existing flooding problems in the area?	<b>Yes</b> If yes, please provide details: <b>The introduction of SUDs will provide compensatory storage</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: Discussions have taken place as part of monthly meetings	
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>	Please provide details of any known education constraints. Is additional capacity needed to serve the development? <b>There is sufficient capacity in Fishermoss Primary which is at 77% capacity. Portlethen Academy is due to breach capacity by 2022 and we assume Aberdeenshire Council are planning for this. Developer contributions will be made where it is considered to be appropriate.</b>	
Has contact been made with the Local Authority's Education Department?	No 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?	No If yes, please give details of outcome: <b>N/A</b>	
Has contact been made with the Local	No	



Authority's Transportation Service? They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	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 400 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>Pedestrian/cycleways will be to the rest of the town</b>
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	Electricity: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	Heat: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	Broadband: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
Have any feasibility studies been undertaken to understand and inform capacity issues?	<b>Yes</b> Please specify: <b>The provision of utilities will not delay the delivery of development</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 enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)	<b>Yes</b> Please specify: <b>The attached masterplan shows how the proposed green spaces will link to and enhance those already in the area.</b>

You can find the boundary of existing green networks in the settlement profiles in the LDP	
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>	<b>Yes</b> Please specify: <b>The site masterplan shows that more than 40% of the site will be made over to open space.</b>
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 specific requests are made for Portlethen however the development of this site could enhance the existing play facility.</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:

<b>Aberdeen Green Belt</b> <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>Yes</b>
<b>Carbon-rich soils and peatland</b> <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>
<b>Coastal Zone</b> <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>
<b>Contaminated land</b>	<b>No</b>
<b>Ground instability</b>	<b>No</b>
<b>Hazardous site/HSE exclusion zone</b> (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>
<b>Minerals – safeguarded or area of search</b> <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>
<b>Overhead lines or underground cables</b>	<b>No</b>
<b>Physical access into the site due to topography or geography</b>	<b>No</b>
<b>Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site.</b> <a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	<b>No the land is grade 4.1</b>
<b>'Protected' open space in the LDP (i.e. P sites)</b> <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	No
Topography (e.g. steep slopes)	No
Other	No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development: <b>See Supplementary Statement</b>	

#### 16. Proximity to facilities

How close is the site to a range of facilities? *Delete as appropriate	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-1 km
	Residential areas	400m
	Bus stop or bus route	400m
	Train station	>1 km
	Other, e.g. dentist, pub (please specify)	There are a range of facilities and services in Portlethen and these range from 800m to 1.5km from the site

#### 17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	<b>Not yet</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>Community engagement will be carried out at an appropriate time in the plan making process.</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.	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.  <b>See attached 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.)

**See attached supplementary statement and Masterplan**

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.





**SUPPLEMENTARY STATEMENT  
ABERDEENSHIRE COUNCIL CALL FOR SITES  
STEWART MILNE HOMES  
LAND AT CLASHFARQUHAR, PORTLETHEN**

## 1.0 INTRODUCTION

- 1.1 This development bid is prepared and submitted by Stewart Milne Homes who have an option on the land at Clashfarquhar, South Portlethen. The land referred to as the subject of this bid document is identified in Figure 1 below. This supplementary statement should be read in conjunction with the "bid" form and masterplan document submitted by Stewart Milne Homes for the land at Clashfarquhar. The documents set out the reasoned justification for zoning this site for residential development in the next Aberdeenshire Local Plan.**



**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 PORTLETHEN AND THE SITE

- 2.1** The town of Portlethen lies immediately to the south of Aberdeen, situated on the A90 Trunk Road. The town is one of the largest in Aberdeenshire and contains a wide range of shops and services including a large supermarket (ASDA) located alongside a number of other



brand names such as Argos, B&M Stores and Matalan, small parades of shops and takeaways, 4 primary schools, an academy, health centre, library and train station.

2.2 Portlethen is located within the strategic development corridor between Aberdeen and Laurencekirk as defined by the Aberdeen City and Shire Strategic Development Plan and therefore has a significant role to play in delivering homes.

2.3 The proposed development site lies on the southern edge of the settlement; bounded to the east and west by The East Coast Rail Line and the Burn of Daff respectively. It measures 6.3 hectares in area. The quality of the land as defined by the Macaulay Classification for agricultural capability which identifies it as Class 4(1) which means that it is not prime agricultural land and only suitable for the cultivation of a narrow range of crops. The adjoining land uses include residential and agricultural.

### 3.0 THE PROPOSAL

3.1 The bid proposal comprises a residential development which would include a range of house types and densities. Site analysis and proposed masterplan are appended to this bid statement. Vehicular access would be taken from Bramble Road to the north creating a primary loop road. An area for provision of public open space would be formed towards the north and centre of the site.

### 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 KM088. The Reporter to the last Local Development Plan Examination considered the site to be relatively well contained.

**Question 8: Proposed Use** - The site is being proposed for residential development and has the capacity to accommodate 160 homes. This would include a mix of homes including detached, semi-detached and terraced houstypes providing a range of 2, 3, 4 and 5 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** – The site is currently zoned as Green Belt. However, we do not believe that the site should be in the Green Belt. Scottish Planning Policy (SPP, 2014) at paragraph 49, clearly advises that for most settlements that green belt is not necessary. It advises that where a planning authority considers it appropriate, the development plan may designate green belt around a city or town to support the spatial strategy by:

- directing development to the most appropriate locations and supporting regeneration;
- protecting and enhancing the character, landscape setting and identity of the settlement; and
- protecting and providing access to open space.

Portlethen does not have any remaining brownfield sites for development and therefore future development in this strategic location must be directed to greenfield sites. The masterplan for the site clearly demonstrates that the site has limited character and it does not protect the landscape setting of the town. It does not offer access to open space being used for grazing purposes. The development of the site will ensure a defensible edge is created to the town of Portlethen. The site does not meet the criteria for green belt and should be removed therefrom. Indeed, previous capacity studies by Aberdeenshire Council (Portlethen Capacity Study 2008) considered 4 potential growth options for the town. The land at Clashfarquhar being promoted through this bid scored highly and was recommended for development by Aberdeenshire Council in 3 out of the 4 options for growth. From these earlier recommendations it has been accepted that the site is more appropriate for development land than green belt.

**Question 12: Landscape Impact** – The landscape capacity of the site has been fully analysed as part of the preparation of the masterplan. At present the settlement edge at Bramble Way 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 small parts of the site are prone to areas of higher surface water. Development of the site will include Sustainable Urban Drainage Systems (SUDS) to control surface water levels and improve drainage within the site.

**Question 14: Infrastructure**

- a) **Water/drainage** – the proposed development can be serviced by an appropriate means of drainage. Water capacity is also available.
- b) **Education** - There is significant spare capacity in Fishermoss Primary School which is located within easy walking distance of the development site as it is only at 77% capacity. We note that Portlethen 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. Existing bus services are located within 400m of the site and provide regular services to Aberdeen, Stonehaven and Montrose. The proposal site is also located within 1.5km of Portlethen Train Station. 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.
- e) **Open Space** – The masterplan shows that 40% of the site has been made over to useable open space. In addition, there is the opportunity to enhance existing open space and play provision adjacent to the site.

**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 It is recognised that the new settlement at Chapelton of Elsick has failed to deliver in terms of the number of homes being delivered. In order to meet the strategic aspirations of the Portlethen to Stonehaven corridor it is essential that further allocations are made to increase the variety and choice of housing available. The site at Clashfarquhar is ideally located to deliver homes. SPP is clear in that it states that existing facilities, services and existing infrastructure should made use of and taken into account when allocating sites for development. Portlethen has significant infrastructure capacity including a railway station that has recently had services increased making it one of the most sustainable locations within the southern growth corridor.
- 5.2 The site at Clashfarquhar was included as a preferred option for development in 3 of the 4 options for growth which were included in the Portlethen Capacity Study. This study took into account a range of characteristics including potential landscape impact, and given its inclusion in 3 of the 4 options, it is clear that the site can be developed without causing adverse effects. The site is a natural extension to the settlement and can be easily developed in the next Local Development Plan period.
- 5.3 It is therefore requested that this site be zoned for up to 160 homes to be delivered in the short to medium term.



# CLASHFARQUHAR, PORTLETHEN

March 2018 \_ REV A



# Introduction

Originally a small fishing village, Portlethen is a coastal town which lies 7 miles south of Aberdeen City Centre along the A90. The town is one of the largest within Aberdeenshire and as such contains a range of shops and services including large retail outlets (Homebase, Matalan, Argos, Asda) a small parade of shops and takeaways, Mains of Balquharn Pub / Restaurant, Golf Course, Secondary School, Primary Schools, Health Centre, Library, Public Park & Railway Station. The development site sits to the south of Portlethen and provides an ideal opportunity to expand the existing settlement.

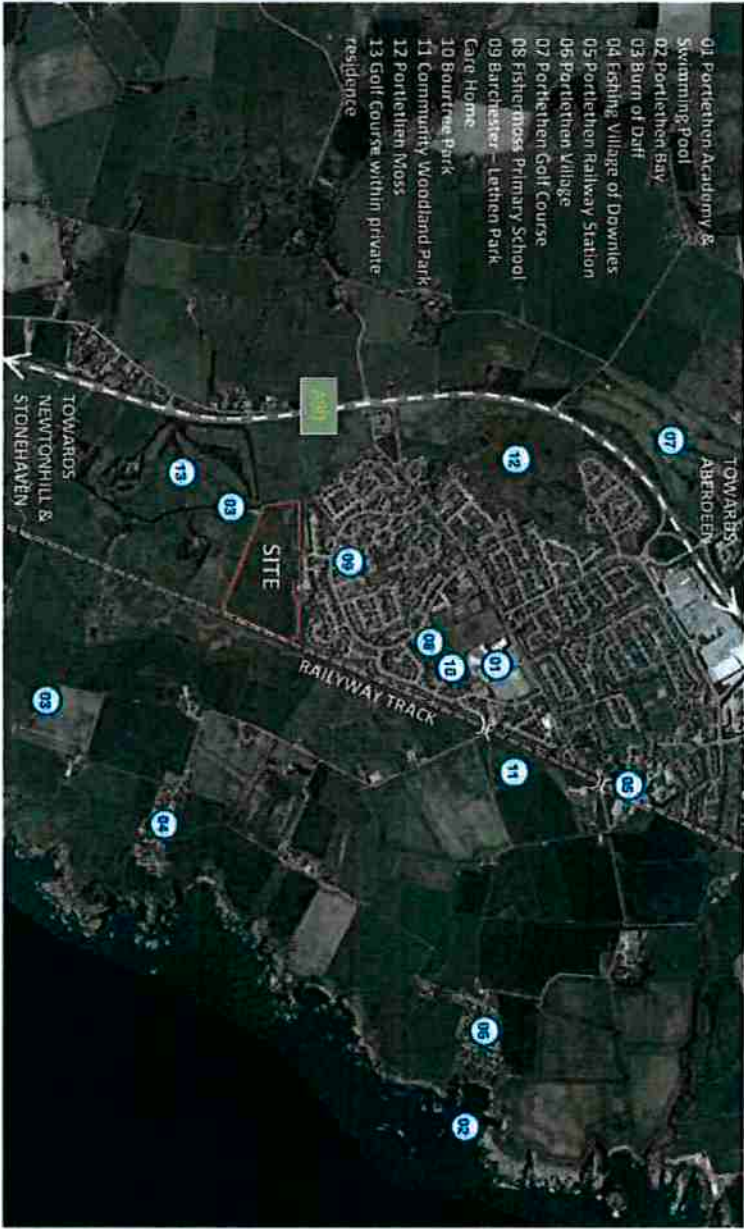


Three fishing villages, Frindon, Downies and Old Portlethen lie to the east of Portlethen and are rich in character and charm linking back to the historic routes of Portlethen.



## The Development Site

The proposed site measures 6.3 hectares and lies on the southern edge of the settlement of Portlethen. The site is bounded to the east by the East Coast Rail Line and to the west by the Burn of Daif.





## Developing Features

### Existing Features

The development site has a tranquil, rural feel. The two fields which make up the development site are bounded by a dry stone wall. An informal gap between the fields runs from the north to the south of the site and provides a well used pedestrian pathway. This pedestrian route could form the backbone to any future development, and already provides excellent links with the Bramble Way development and routes through to the village beyond. The dry stone wall field boundaries link to the use of the site and add instant character.



Depending on orientation of existing properties along Bramble Way, the buffer strip of wild planting could be tamed to provide a more considered outlook with additional houses fronting on to this space or stripped back to allow for back to back properties responding to the existing layout. Views of Fairy Hillock also add to the character of the site.



### Flood Risk

The indicative SEPA flood map shows that areas of the site are prone to high levels of surface water, unsurprisingly much of the surface water follows the path of the Burn of Daif – stand off from burn will be incorporated into the design. The addition of a carefully sited SUDs basin will naturally control levels of surface water whilst adding character and interest to the development.



### Topography

The development site slopes gently from a high point of 70m at the North Eastern corner to a low point of 66m along the south west boundary. The site slopes more steeply downwards towards the burn which runs along the western boundary but the topography is suitable for development.

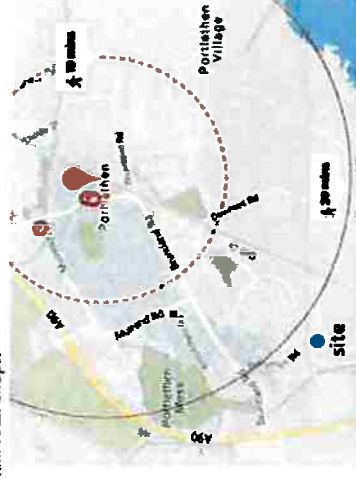


### Views

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

### Access and Connectivity

The development site lies within close proximity to the railway station (1.5 kilometres) thereby encouraging use and providing links with Aberdeen city centre to the North and Dundee and beyond to the South. Although the diagram below indicates the development site is approximately a 20minute walk from the town centre and railway station, a range of facilities/services are within a 10minute walk including Portlethen Academy and swimming pool, Fishermoss Primary School and a number of small local shops.



Stagecoach run frequent services (77A/78) between Aberdeen Union Square & Stonehaven with a number of bus stops along Berrymuir Road within easy walking distance of the development site.

### Utilities

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

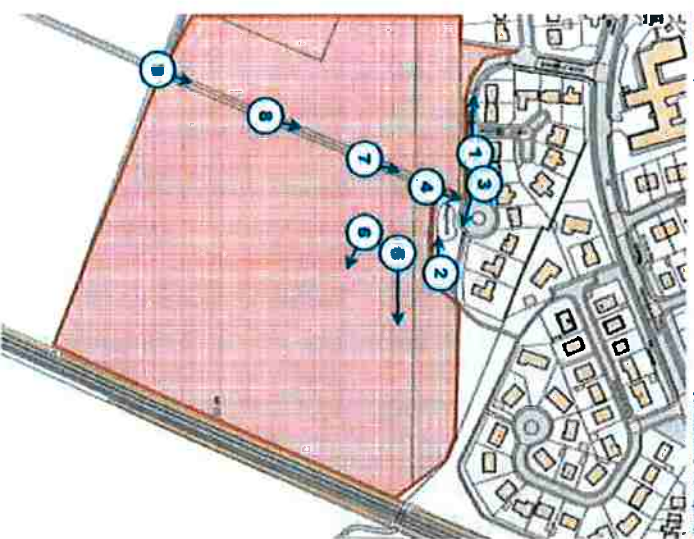
- BT OPENREACH Layout
  - SSE Electric (scale 1:1250)
  - SGN Gas Records
  - Water & Wastewater Plan
- The proposed development can be serviced by an appropriate means of drainage and water supply is also available.



# Development Site Site Appraisal



Location Key



1. Panoramic View of Kromle Way with access to site and pedestrian pathway.



2. Kromle Way



3. Area designed as a play park - play equipment removed due to maintenance issues (intended to restore as part of proposals)



4. View of Kromle Way development from footpath in development site



5. View towards Ferry Hillside

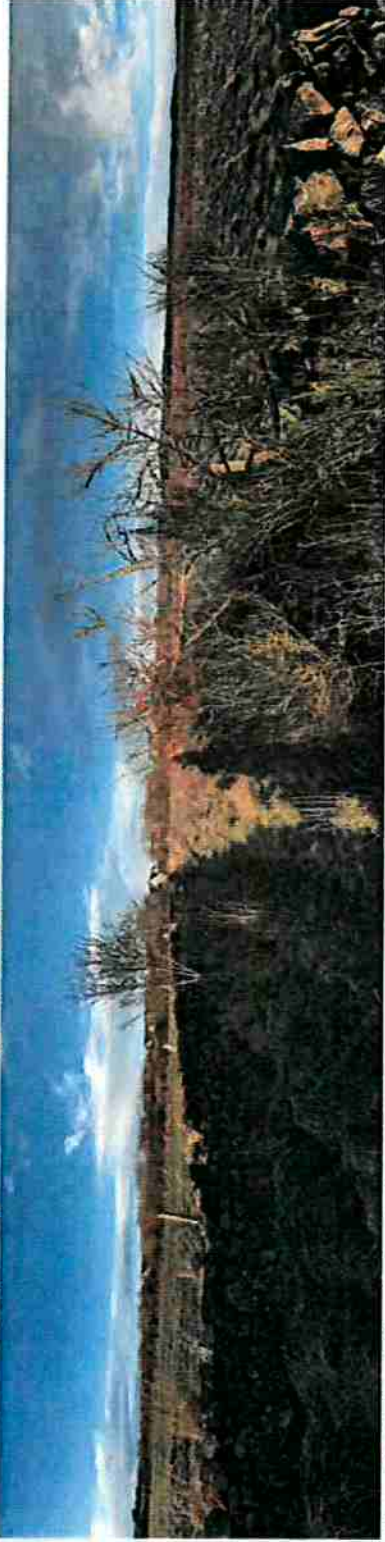


6. View from Ferry Hillside towards development site

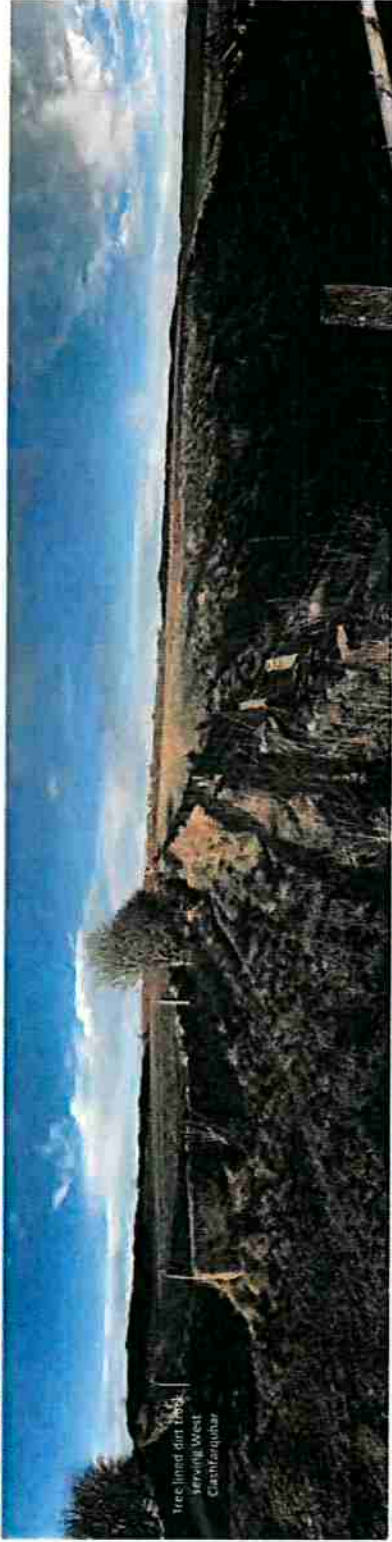




7. Panoramic View from footpath, with development site to either side and desirable Way Development visible behind the dense strip of vegetation and trees



8. Panoramic View from footpath which cuts through, and is included within the development site



9. Panoramic View from southern boundary showing start of footpath and tree-lined dirt track running along the boundary edge



# Development Site Site Appraisal



Location Key



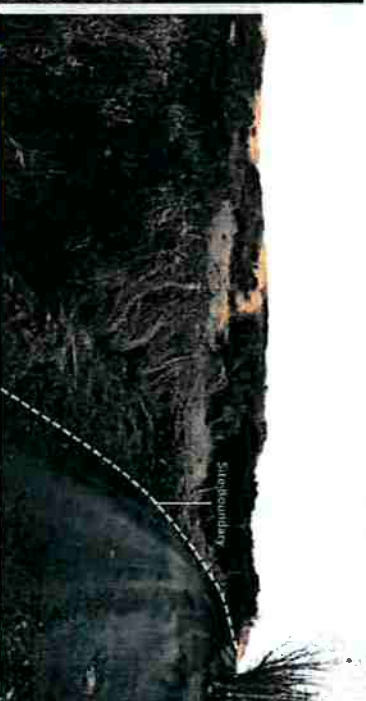
10. Panoramic View of western portion of development site



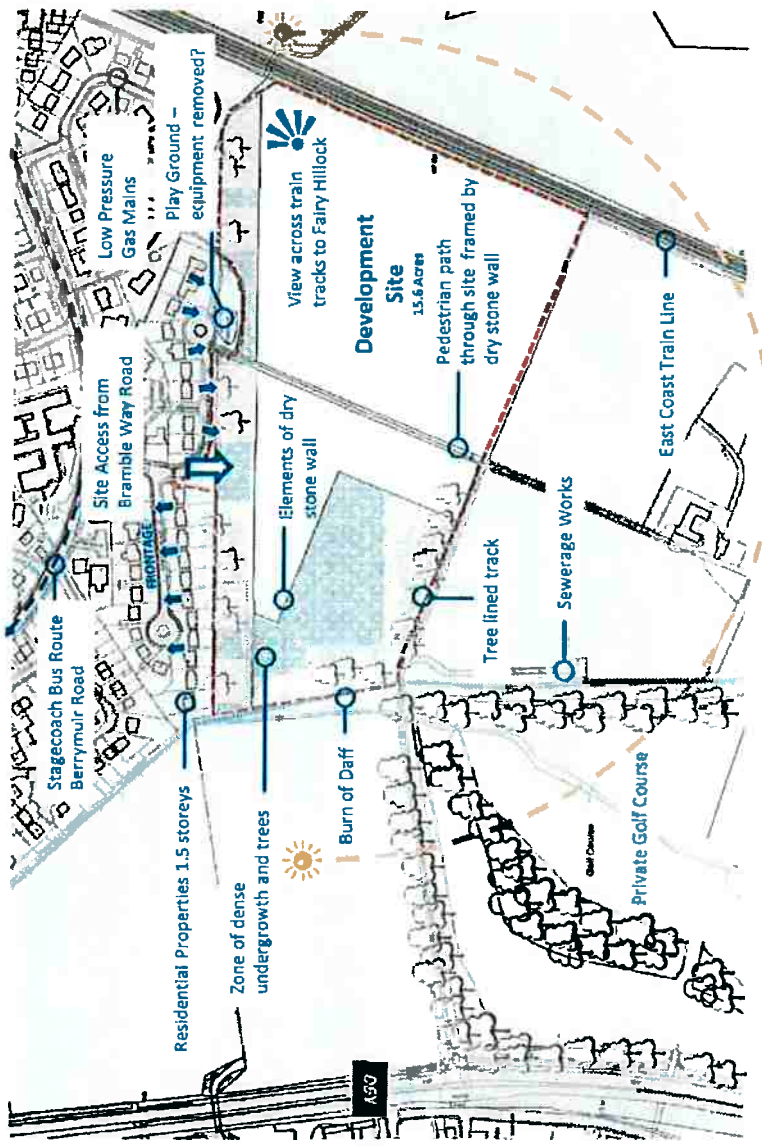
11. Track to southern boundary of site – leads to A90



12. Bank of Cliff



13. Track with development sites to south



## Development Site

### Site Opportunities / Constraints

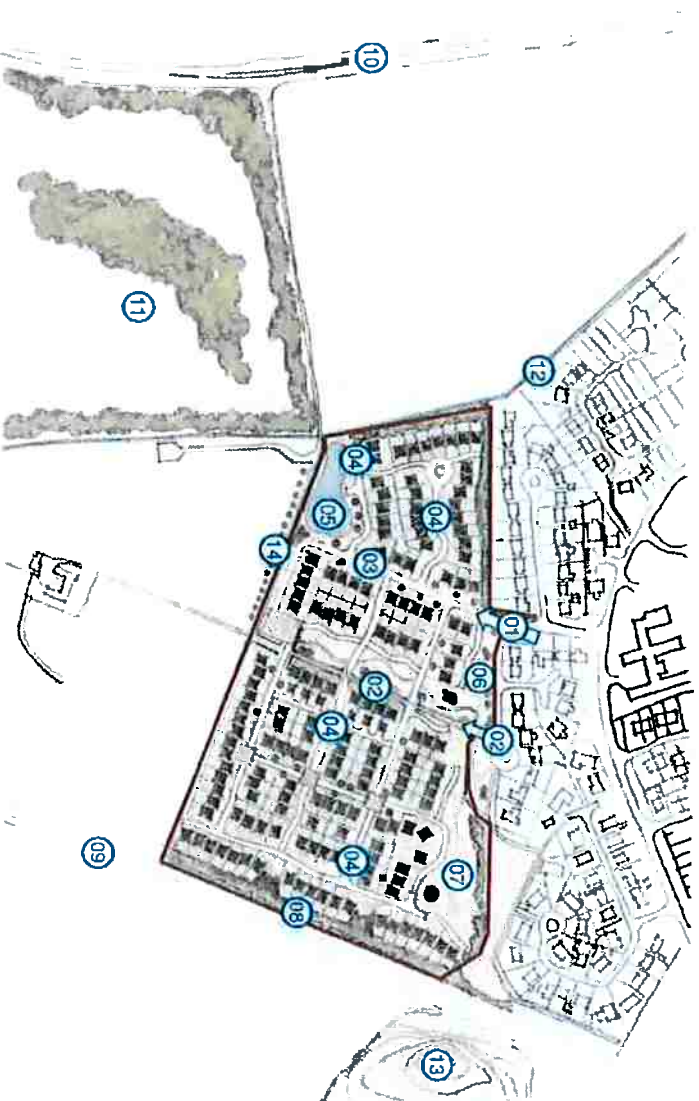
The key opportunities/constraints which influence the site are:

- Fishermoss Primary School is easily accessible (within 400m of site) and has capacity available
- Portlethen Secondary School & Swimming Pool are within a 10 minute walk of the site
- Surface Water – proximity to Burn of Daff. Carefully designed SUDs basin to deal with surface water
- Proximity to Train Line has not affected neighbouring development. Inclusion of a planted buffer strip will enhance separation.
- Opportunity to reinstate play park equipment to adjacent site as part of proposals
- Point of access through established residential area - opportunity to enhance open space for enjoyment by new and existing residents
- Dry stone wall field boundaries frame a well used pedestrian route through the centre of the site adding to the character. Views of Fairy Hillock to the east add to the sense of place.
- Tree lined track to the south of the development site provides a pleasant outlook
- Existing strip of undergrowth contains a number of quality trees which should be retained



# Development Site Option

## Vision Site Layout



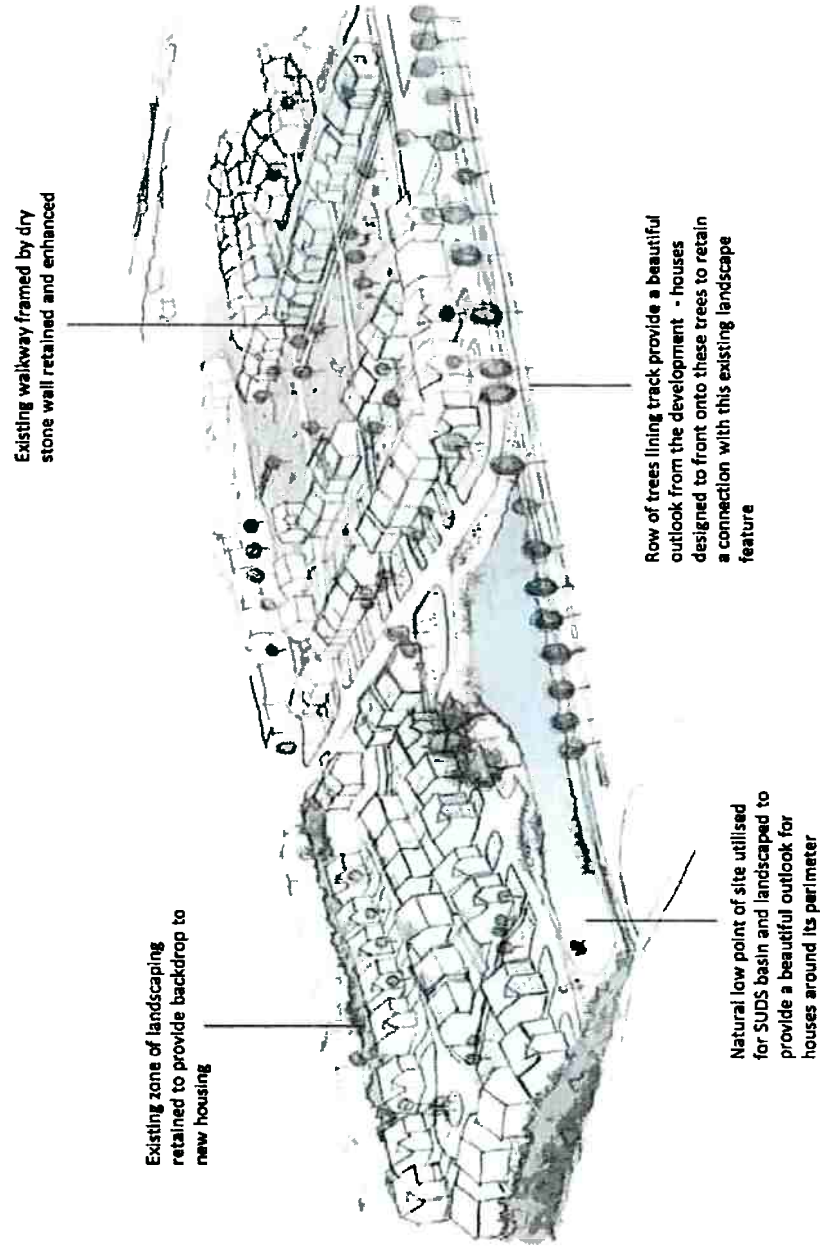
Site – to deliver approx. 160 homes

- 01 Pedestrian & vehicular site access from Bramble Way Road
- 02 Characterful pedestrian pathway framed by dry stone walling cutting across the site retained and celebrated. Openings to be formed in the wall as required. Gates set into the dry stone wall will allow access to the small front gardens of selected feature plots. Frontage along this spine provides a safe, overlooked pedestrian route.
- 03 Tree lined Primary Road
- 04 Secondary road / lane
- 05 SUDS
- 06 Open space with frontage from new & existing development – retain trees within existing planted/overgrown buffer strip
- 07 Open space / landscaped park with views to Fairy Hillock
- 08 Buffer strip
- 09 East Coast Train Line
- 10 A90
- 11 Golf Course (Private)
- 12 Burn of Daif
- 13 Fairy Hillock
- 14 Tree lined track

# Development Sketch

## Landscape Proposals

This sketch aims to demonstrate the significant and varied areas of landscaped open space throughout the development proposals which respond to and enhance features within the existing setting.



## REPORT TO INFRASTRUCTURE SERVICES COMMITTEE – 3 OCTOBER 2019

### ABERDEENSHIRE PROPOSED LOCAL DEVELOPMENT PLAN 2021 - CONSIDERATION OF MAIN ISSUES REPORT SUBMISSIONS

#### **1 Reason for Report / Summary**

- 1.1 To resolve outstanding inconsistencies arising from the consideration by Area Committees of the Main Issues Report Issues and Actions Papers.

#### **2 Recommendations**

**The Committee is recommended to:**

- 2.1 Consider the views of Area Committees on the content and substance of the policies, settlements and proposals following evaluation of the 'Issues and Actions' of the Main Issues Report, for inclusion in the Proposed Local Development Plan; and**
- 2.2 Recommend to Aberdeenshire Council the outcomes of the Area Committee Meetings held between 20 August and 17 September 2019, having discussed and resolved the inconsistencies identified by Officers.**

#### **3 Purpose and Decision Making Route**

- 3.1 The preparation of a Local Development Plan is a statutory process with authority delegated to Aberdeenshire Council to submit a "Proposed Local Development Plan" to Scottish Ministers for examination. This represents the settled view of the Council as to the form and content of the Local Development Plan 2021.
- 3.2 Discussion has taken place with Area Committees on the development and analysis of the Main Issues Report (MIR). The MIR is a statutory precursor to a Proposed Local Development Plan. This has included informing the issues, informally evaluating the bids and discussing the content of the MIR during 2018 culminating in the overall consideration and approval to publish by Infrastructure Services Committee on 29 November 2018. Publication of the MIR was on 14 January 2019. Accompanying the Report was the [Interim Environmental Report for the Strategic Environmental Assessment](#), a [Habitats Regulations Appraisal Record](#), and a [Strategic Flood Risk Appraisal](#). These documents were subject to a full and comprehensive public consultation.
- 3.3 Area Committees met between August and September 2019 to consider "Issues and Action" evaluations of the 1085 responses received. Officers have assessed where inconsistencies with national policy, conflicts between the views of Area Committees, or the legality of actions. The purpose of this Report is to resolve these issues to inform the final content of the Proposed Local



Development Plan to be presented to Aberdeenshire Council on 21 November 2019.

## **4 Discussion**

- 4.1 A summary of the Area Committee meetings are presented at **Appendix 1**. Minutes are available on the Committee pages at <http://committees.aberdeenshire.gov.uk/>. From these Minutes the following issues have been identified that may require further consideration. A summary of extracts from the Issues and Actions papers is provided at **Appendix 2** to allow the Committee to review the issues that were raised in the public consultation, although this should not be seen as precluding Area Committees consideration of any other issues.

### **4.2 Kincardine and Mearns Committee**

At the Kincardine and Mearns Area Committee meeting held on 20 and 21 August 2019, the following issues require to be resolved:

#### **Issue 1**

Concern was expressed regarding the proposed indicative higher density of new development sites. A lower density would result in additional development allocations coming forward and promote low density development (Issue 8 Shaping Homes and Housing, Recommendation 1).

##### **Officer Response**

This statement is not agreed as it would be misleading to allocate sites for the numbers of houses proposed by landowners and developers when experience indicates that significantly higher densities are frequently sought. As an indicative density the use of 25 homes per hectare represents a good approximation for the density of development. This density takes into account the need for 25% of the site to be affordable homes and up to 40% of the site being identified as open space.

#### **Issue 2**

At Kirkton of Maryculter six sites in the countryside were supported (Issue 136 Kirkton of Maryculter, bids KN008 to KN012).

##### **Officer Response**

These sites represent proposals that are contrary to the current and emerging policy on rural development in the Aberdeen Housing Market Area and the Green Belt. It is considered that this allocation marks a precedent that could undermine the policies on rural development by giving support to rural development in places that cannot otherwise be justified and are contrary to the principles of sustainable development.

#### **Issue 3**

At Portlethen a site for 300 homes was removed from consideration for inclusion in the Proposed Local Development Plan (bid site KN027). At Marywell a further site for 52 homes was removed (bid KN029) (Issue 145 Portlethen, bid KN027 and Issue 140, bid KN029).

#### **Officer Response**

These two sites represent a significant proportion of all the new allocations being made in the Plan for the Aberdeen to Stonehaven Strategic Growth Area. This removes approximately 85% of the “new” housing allocations within the Strategic Growth Area, thus placing reliance on existing allocations. The relatively small additions made elsewhere to the wider Aberdeen Housing Market Area housing allowances may not be able to cope with this loss. One or other of the two sites may need to be reintroduced should housing land supply in the Aberdeen Housing Market Area fall below the Strategic Development Plan requirement.

#### **Issue 4**

At Woodlands of Durris a current and half-completed site recommended for inclusion in the Local Development Plan 2017 was removed. (Issue 151 Woodlands of Durris, bid KN074).

#### **Officer Response**

This site should be reintroduced to the Proposed Local Development Plan as an existing commitment (OP1). It is part of an existing marketable allocation to which road access has been provided. The developer could apply for consent, and make a start on site development, at any time on the basis of the existing Local Development Plan. Removal of the site provides no clarity for the local community.

### **4.3 Banff and Buchan Area Committee**

At Banff and Buchan Area Committee meeting on 27 August 2019 only one major issue was raised that requires to be resolved:

#### **Issue 5**

The extent of the coastal zone should be reviewed before publication to something more meaningful, and the priority given to this policy reduced (Issue 7, Recommendation 4).

#### **Officer Response**

It is the intention of the Planning and Environment Service to review the coastal zone for the Local Development Plan beyond 2021. This would be at an appropriate time in the process of which Members will be made aware. It is considered that the existing boundary and the weight given to it should be maintained.

### **4.4 Garioch Area Committee**

# 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
--	---

### 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.



