

# 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.

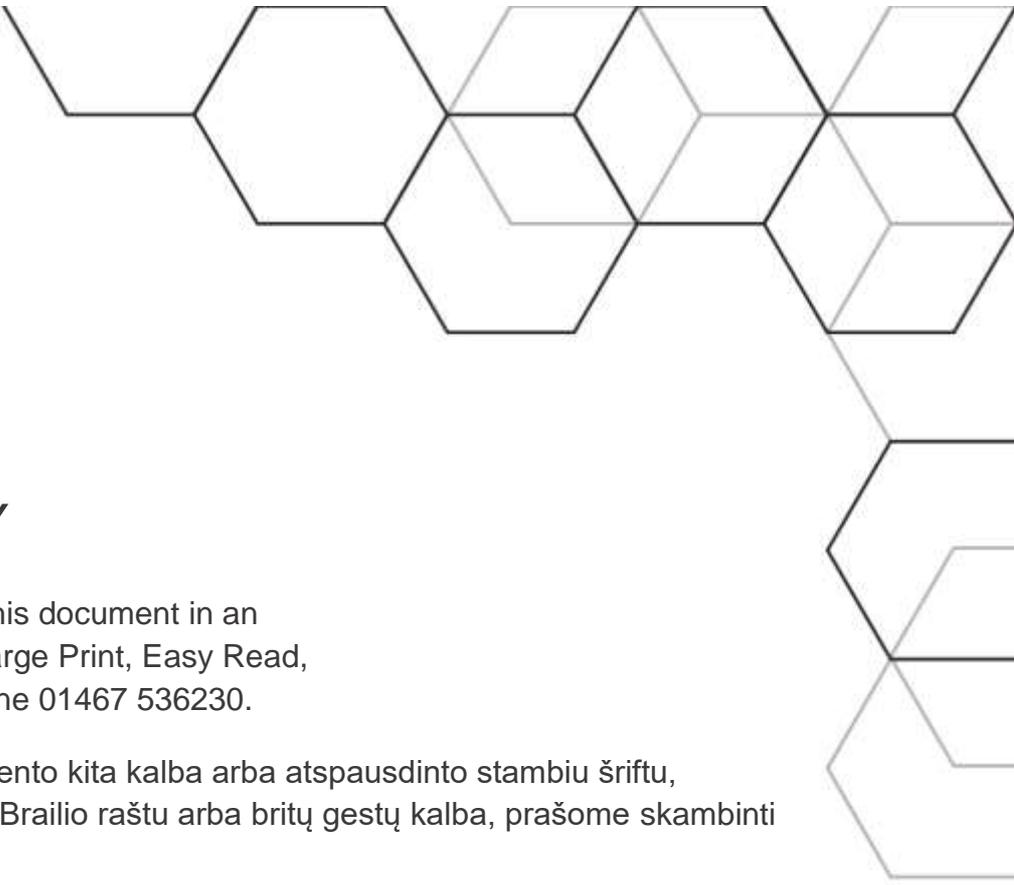
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved 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 31 July 2020\*.

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

*\*UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



## 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.

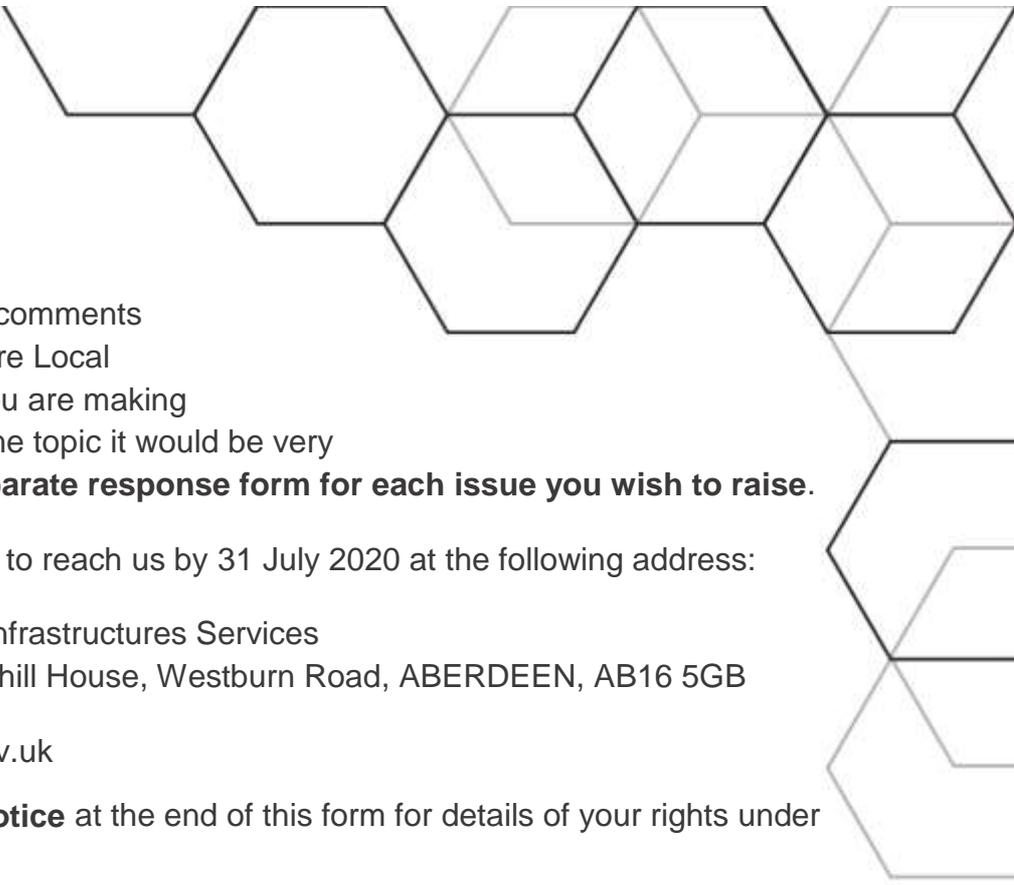
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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 31 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:	Mr
First Name:	Michael
Surname:	Lorimer
Date:	28/7/20
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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

Are you responding on behalf of another person? Yes  No

If yes who are you representing?

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

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

# YOUR COMMENTS

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

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

Appendix 7f – Settlement Statements – Marr (Torphins pages 863-866) should be modified to include Site MR005 – Annesley Farm as an Opportunity Site for 50 homes. The settlement statement map should be updated to identify the allocation.

Proposed Plan Appendix 6 - Housing Land Allocations, Table 3: Housing Allocations in the Rural Housing Market Area should be updated to include an allocation of 50 Homes at Torphins.

## Reason for change:

On behalf of our client, Graham Homes Limited, objection is taken to the failure of the Proposed Aberdeenshire Local Development Plan (LDP) to identify Site Ref: MR005, Annesley Farm, Torphins as a residential allocation for 50 homes. This representation requires to be considered in the context of the Development Bid submitted at the pre-MIR stage (Appendix 1), as well as the subsequent representation submitted to the MIR consultation (Appendix 2).

Torphins lies just outwith the Aberdeen Housing Market Area, yet remains a popular settlement due to its relative proximity to Aberdeen, as well as employment centres at Westhill and Banchory. As a larger village of around 1,300 inhabitants, Torphins boasts a wide range of services and amenities. These include a primary school, local shops and a post office, a Mitsubishi car dealership, a pharmacy, bowling green and tennis courts, the Laearney Arms Bar and Restaurant, Platform 22 café and Mid Deeside Parish Church. The settlement also benefits from a 9 – hole golf course located to the north west of the village. Despite such a wealth of amenities, as previously noted by Officers within the MIR, the village *“has had very limited growth over the past 10 years given its size”*. The Proposed LDP also notes a ‘disjointed’ pattern of development owing to ribbon development which has taken place along the main A980 and Craigmyle Road.

In reality, Torphins has suffered from a lack of substantial development for closer to 20 years. It is therefore disappointing that Aberdeenshire Council have not identified the land to the south of Torphins at Annesley Farm, subject to Development Bid Ref MR005, as it would provide the opportunity to reinforce the settlement pattern of the village and bolster the wide range of services and amenities, through an appropriately phased housing allocation of 50 market and affordable homes.

It should be noted at MIR stage, Officers had identified three further sites as preferences for the development of an additional 56 homes, beyond the existing OP1 allocation for 48 homes at Station Garage, which would also be carried forward into the next LDP, with an adjustment to increase its boundary to the south. It is therefore reasonable to assume that Officers considered that the village could accommodate said levels of moderate growth, without presenting significant impacts on education capacity or available drainage infrastructure. Notwithstanding, the three Officer's preferences have been removed from the Proposed LDP, thereby resulting in the existing OP1 allocation, for a mixed-use redevelopment of the Station Garage as the only identified growth of the village planned over the 10 year life cycle of the next LDP.

Whilst Graham Homes do not object to the identification of the OP1 site and acknowledge that recent progress has been made in respect of a grant of detailed planning permission for 47 homes on the site in November 2019, it should be noted that this development hinges on the relocation of the existing operational car dealership business and subsequent demolition of the associated buildings, which is likely to lead to delays in the delivery of these homes. Conversely, the land at Annesley Farm is free of such constraints and can be readily delivered following the adoption of the LDP.

As was highlighted within the Development Bid (Appendix 1), the Annesley Farm site was promoted through two previous LDP Reviews. As part of the preparation of the 2012 Plan, the site was initially allocated within the MIR, whereby Officers considered the northern portion of the site to be developable, but noted that the southern portion of the site was undevelopable due to flooding issues. The MIR acknowledged that the site lay close to the centre of the village and concluded that the *"...east/west thrust would be satisfied in the interim with development at the Annesley Farm site"*. Unfortunately, the site was omitted from the proposed Local Development Plan due to a perceived flood risk affecting said southern portion of the site.

Flood risk was again highlighted as a primary concern when the site was promoted through the preparation of the extant 2017 LDP. Crucially however, in considering the site at Examination Stage, the Reporter noted that only the southern extent of the site was at risk of flooding and given the extent of built development would be outwith this area, flood risk should not be considered as a total constraint. Additionally, he acknowledged that the scale of development would be proportionate to meeting local, rather than strategic needs in consistency with the provisions of the Strategic Development Plan (SDP). However, given there was an adequate land supply identified through the proposed LDP at the time, the perceived landscape impacts would outweigh the benefits attributable to the delivery of housing.

With regard to the current Housing Land Supply position, it has been acknowledged by Aberdeenshire Council during the course of preparing this new LDP that additional allocations were required to augment the existing effective supply, in order to meet the Housing Land Requirement set by the SDP. In recognition that a significant portion of the 'effective' supply comprises large scale, strategic sites which have slow to deliver, new allocations within the Proposed Plan have generally been of a smaller scale, with a focus

placed on deliverability. This approach was generally echoed by the Reporter during the recent examination of the Proposed SDP, accepting that *“allocations should be of a scale which would not inhibit the delivery of current strategic allocations and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise”*. Site MR005 therefore continues to be of a scale consistent with the SDP wording, which would deliver a phased development within Torphins, over the lifetime of the LDP to meet local demand.

Turning to the recent publication of the Council's Issues and Actions Papers, Officers continue to rely on concerns raised at MIR stage, *“principally on visual impact”*, as justification for not including the site as an allocation within the Proposed LDP. As with any new greenfield development on the edge of a settlement, there will be an associated degree of visual impact, however this is not significant and can be appropriately mitigated. Indeed, such a response was provided on behalf of Graham Homes to the MIR (Appendix 2), confirming that the perception of any adverse landscape impacts were overstated. The proposed housing would only be visible on the approach to Torphins on the B993 from the south and would be viewed in the context of the existing housing lying at a slightly higher level to the north. As identified within the indicative layout submitted along with the Bid (Appendix 1), the development would be further mitigated by the proposal for a large swathe of open space and strategic landscaping on the lower ground adjacent to the Beltie Burn, which forms a natural and defensible boundary to the southern aspect of Torphins.

Considering the growth direction established by the inclusion of OP1: Station Garage, which has been further extended to the south within the Proposed LDP, this would suggest that Officers clearly accept that Torphins can expand in a southerly direction toward the Beltie Burn. Accordingly, Site MR005 should also be considered in respect of this emerging residential and employment allocation. As highlighted in the representation for the MIR, the site at Annesley Farm would constitute infill development given the further expansion southwards to the Beltie Burn proposed on the OP1 (MR060) site immediately to the east. As a result, Site MR005 is a logical and natural location for expansion of the settlement.

Furthermore, any future planning application for the site would be subject to a detailed masterplanning process, as well as further ecological studies, a Construction Method Statement, an assessment of landscape and visual impact, transportation and flooding to the satisfaction of the Planning Service and relevant consultees, thereby allaying any local concerns regarding such matters.

It should also be reiterated that Officers acknowledged a number of benefits associated with the site at MIR stage, determining that the site, *“would not be an unreasonable extension to the village in terms of its proximity to the centre”*, and *“could have a positive impact on supporting the local primary school”*. In regard to the latter, the 2019 School Roll Forecasts (Appendix 3) identifies that the local primary school is operating below its 200 pupil capacity and has a steady falling school roll, with only 137 pupils programmed for 2027. This also accounts for the OP1 allocation which is contained within the current LDP. Furthermore, Aboyne Academy is also operating below its 750 pupil capacity, which is programmed to rise slightly over the next few years, before steadily declining to 537 pupils

by 2027. It should therefore be considered pertinent to allocate additional housing within the village to reverse this steady decline of both primary and secondary school rolls, as well as helping sustain the wider services and amenities within the village.

The Council's Issues and Actions Paper also highlights that a number of responses received to the MIR suggested that there is no need to allocate any housing in Torphins due to "*insufficient demand*". As noted above, there has been no substantial new development in the village for over a decade, due to a lack of housing allocations, which would suggest that such assertions are completely unsubstantiated. Given there were a substantial number of bids put forward for the settlement at pre-MIR stage, also demonstrates there is evident demand for new housing in the settlement. Whilst there are a number of properties within the village on the market, these are second hand stock and a couple of plots for self-build, which do not cater for everyone's needs, particularly those on more modest incomes. The allocation of site MR005 would broaden the range of available housing, including affordable homes. Considering the character and attractiveness of the village and the range of amenities on offer, Graham Homes are fully confident the site would attract appropriate demand from the market.

In summary, Site MR005: Annesley Farm, Torphins should be allocated for residential development within the next LDP. The village has not seen any substantial housing allocations for well over a decade, therefore it is vital that additional housing is brought forward in the settlement, which is free from constraints and can be delivered over the 10 year lifecycle of the next Plan. Torphins benefits from a wide range of services and amenities for its size and it is therefore crucial that these are sustained through the continued growth of the village, particularly the falling school rolls. The site is located immediately adjacent to the settlement boundary and would continue growth in a southerly direction to tie in with the development of the neighbouring OP1 site at Station Garage, thereby avoiding further ribbon development through any eastern/western expansion. Concerns over any visual impacts would be suitably addressed through the sensitive layout and substantial degree of open space and landscaping afforded along the southern aspects of the site.

# 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:

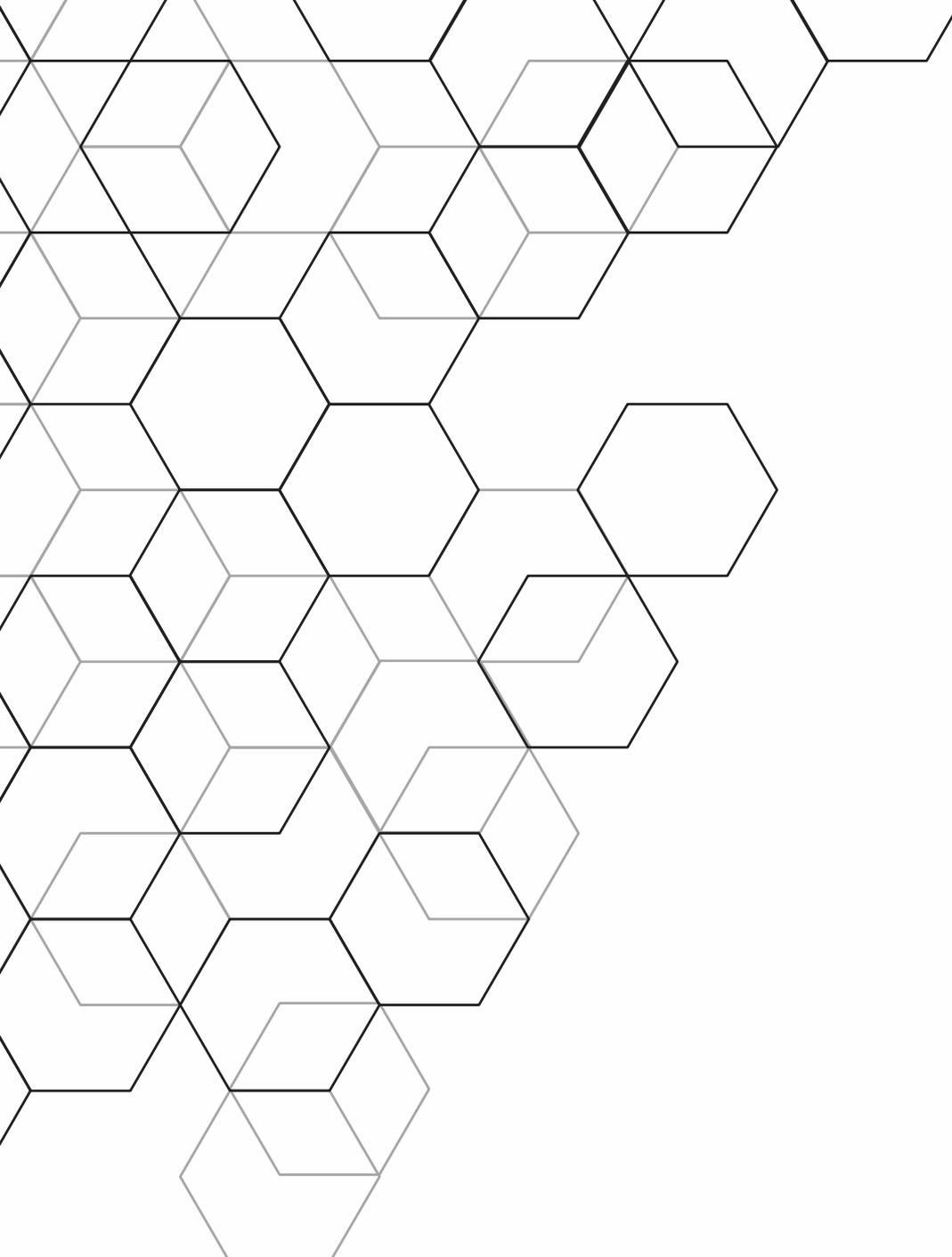
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



**APPENDIX 1**  
**Development Bid**

# Local Development Plan 2021

## Call for Sites Response Form



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

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

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

Completed forms and Ordnance Survey “Landline” site maps should be returned by email to: [ldp@aberdeenshire.gov.uk](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)	Ryden LLP
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
Do you wish to subscribe to our newsletter?	Yes

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

Name	[REDACTED]
Organisation (if applicable)	Graham Homes Limited
Address	c/o Ryden LLP [REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	The site is in the sole ownership of Graham Homes Limited.
Do these owners know this is being proposed for development?	N/A

**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)	Annesley Farm, Torphins.
Site address	Land immediately to the south of Torphins.
OS grid reference (if available)	NJ 626 013
Site area/size	12.5 hectares
Current land use	Agricultural
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

#### 5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Graham Homes Limited
Is the site under option to a developer?	No
	The land is in the ownership of a house builder.
Is the site being marketed?	No
	It is already owned by a house builder.

#### 6. Legal Issues

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

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	The site has not been the subject of any pre-application discussions. The intention is to promote it through the appropriate Local Development Plan process.
Previous planning applications	There have been no previous planning applications on the site. However, it was promoted through the 2012 and 2017 Local Development Plans.
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>	Previous Bid Reference No. Ma005. Please see details at Q19.
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? No
	If yes, do you wish to change the site description and or allocation? N/A

## 8. Proposed Use

Proposed use		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	50
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> <li>• Detached:</li> <li>• Semi-detached:       Details at Q19</li> <li>• Flats:</li> <li>• Terrace:</li> <li>• Other (e.g. Bungalows):</li> </ul>
		Number of: <ul style="list-style-type: none"> <li>• 1 bedroom homes:</li> <li>• 2 bedroom homes:    Details at Q19</li> <li>• 3 bedroom homes:</li> <li>• 4 or more bedroom homes:</li> </ul>
	Tenure (Delete as appropriate)	Private and Affordable Housing
Affordable housing proportion	25% or such other proportion as agreed in accordance with Planning Policy requirements at the time of development.	
Employment	Business and offices	N/A
	General industrial	N/A
	Storage and distribution	N/A
	Do you have a specific occupier for the site?	N/A
Other	Proposed use (please specify) and floor space	N/A
	Do you have a specific occupier for the site?	N/A
Is the area of each proposed use noted in the OS site plan?		N/A

## 9. Delivery Timescales

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

## 10. Natural Heritage

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

## 11. Historic environment

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

## 12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> )	Yes <b>If yes</b> , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development: Dee Valley SLA. Please see details at Q19.
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> <li>SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> <li>SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/review/037.pdf">http://www.snh.org.uk/pdfs/publications/review/037.pdf</a></li> <li>SNH (1998) South and Central Aberdeenshire landscape character assessment</li> </ul>	<b>If your site is not within an SLA</b> , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:  Please see details at Q19.

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

### 13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?  (You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes If yes, please specify and explain how you intend to mitigate this risk: A low lying area to the south of the site adjacent to the Beltie Burn is at risk of flooding. This area will form landscaped open space with development occupying the higher ground to the north. Please see details at Q19.
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk: N/A
Could development of the site help alleviate any existing flooding problems in the area?	No If yes, please provide details: N/A

### 14. Infrastructure

<b>a. Water / Drainage</b>		
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?	No If yes, please give details of outcome: N/A	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	Yes Please specify: Dependent on topography and ground conditions.	
<b>b. Education – housing proposals only</b>		
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>	Capacity is available to accommodate the scale of development proposed. Please see details at Q19.	
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome: N/A	
<b>c. Transport</b>		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	N/A	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	No If yes, please give details of outcome: N/A	
Public transport	Please provide details of how the site is or could be served by public transport: Torhins is	

	served by 5 bus services on A980 north of site.
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Development would provide open space and a footpath network along Beltie Burn. Please see details at Q19.
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: No mains gas is available in the area. If yes, please give details of outcome(s): N/A
	Electricity: No If yes, please give details of outcome(s): Network connection available.
	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: No If yes, please give details of outcome(s): Network connection available.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: Utilities are available adjacent to the site and there is no constraint to development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation.
<b>e. Public open space</b>	
Will the site provide the opportunity to <b>enhance the green network?</b> (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)  You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes Please specify: A substantial area of landscaped open space will be provided along the Beltie Burn and will link with play areas and public open space within the wider village. Please see further details at Q19.
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b> <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	Yes Please specify: Open space provision, and the nature of that provision, will be in accordance with the standards set by Aberdeenshire Council. Please see further details at Q19.
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for	Please specify: The development will increase the range of open space available within the

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>	village which the Audit identifies as already benefitting from a good range of open space. Please see further details at Q19.
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Yes If yes, please specify: Existing top soil and sub soils will be re-used as appropriate within the site.
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No If yes, please provide details: NA

### 15. Other potential constraints

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

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

### 16. Proximity to facilities

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

### 17. Community engagement

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

### 18. Residual value and deliverability

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

## **19. Other information**

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

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

#### **Introduction**

This Development Bid is submitted in response to a call for sites by Aberdeenshire Council to be considered for inclusion within the Aberdeenshire Local Development Plan 2021. The land which is the subject of this Development Bid is owned by Graham Homes Ltd who are promoting the site for development.

Graham Homes Ltd are a locally based housebuilder who have undertaken residential development in both the City and Shire. They completed the earlier development immediately to the north of the proposal site.

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

#### **Q4. Site Details**

The Bid site lies immediately to the south of Torphins, one of the larger rural service centres lying within the Aberdeenshire Rural Housing Market Area. Torphins lies approximately 3 miles to the west of Aberdeen accessed by the A980. It lies almost equidistant between the two main service centres of Banchory to the east and Aboyne to the west.

The land promoted for development lies immediately to the south of Torphins between the settlement boundary and the Beltie Burn. The site, which extends to 12.5 hectares, is well defined being bound by recent housing to the north and to the south and west by the Beltie Burn. The waste water treatment works serving the village and its access from Craigour Road bound the site to the east. The adjoining land to the east falls within the settlement envelope and has been identified as Opportunity Site OP1 in the extant Local Development Plan for a mix of uses, including 48 homes and a business park.

The Bid site enjoys a south facing aspect falling gradually from the existing housing to the north towards the Beltie Burn. Currently in agricultural use, for grazing purposes, it is characterised by long narrow fields running north-south towards the Beltie Burn. These are defined by drystone dykes and post and wire fences.

Due to the topography of the area, the site is relatively well contained. There is a notable change in level towards the Beltie Burn and the only views afforded into the site are from the southern approach on the B993. However, the existing settlement edge is already viewed on this approach and future development would require to be considered in that context. Other than some localised scrub on the site boundaries and field boundaries, the land is devoid of trees. The existing built up area and rising land beyond would form a backdrop to any new development.

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

#### **Q5. Ownership/Market Interest**

The site is owned by a local housebuilder, Graham Homes Ltd.

Cont./

## **Q6. Legal Issues**

Graham Homes Ltd confirm that there are no 'ransoms' which would restrict access to the development. A right of access has been retained through the development immediately to the north, previously completed by Graham Homes Ltd. They further confirm that there are no other legal impediments to the development of the site.

## **Q7. Planning History**

A Development Bid was first submitted for this site in November 2008 in response to a call for sites by Aberdeenshire Council to be considered for inclusion in their Local Development Plan 2012. The Main Issues Report (MIR) published in May 2009, allocated the site Reference M83 and considered the northern portion of the site to be developable, but noting that the southern portion of the site was undevelopable due to flooding issues. The MIR acknowledged that the M83 site lay close to the centre of the village and concluded that the **"...east/west thrust would be satisfied in the interim with development at the Annesley Farm site"**. Unfortunately, the site was omitted from the proposed Local Development Plan due to a perceived flood risk affecting part of the site.

More recently, a further Bid was submitted in April 2013 in response to a call for sites to be included in the Local Development Plan 2017. The Development Bid acknowledged the flooding issue adjacent to the Beltie Burn and sought to exclude development from that area.

The Main Issues Report, published in October 2013, identified the site as Ma005. However, it was not preferred for development due to the perceived extent of the flood risk area leaving only a small area to the north of the site not at risk from flooding. It was further considered that the location and scale of the proposal had the potential to have a significant impact on the setting of the village.

Graham Homes Ltd objected to the failure of the Main Issues Report to identify the site as a preferred option for development and made further representations in respect of the proposed Plan's failure to allocate it for housing. At the Examination in Public into the 2017 Local Development Plan the Reporter noted that a substantial portion of the site was identified at high risk of flooding, but acknowledged that the site's promoter had made it clear that no development would be located within such areas of the site. Having regard to this, he confirmed that he was satisfied that flood risk should not be considered as a total constraint to the site's development.

The reporter expressed reservations regarding the impact of development upon the landscape setting of the settlement in views from the south, but considered that the scale of development proposed on the site would be consistent with the provisions of the Strategic Development Plan and would be proportionate to meeting local housing needs, rather than providing for a more strategic level of need. However, the Reporter considered there to be an adequate supply of effective housing land identified through the proposed LDP and did not consider the site's inclusion to be justified at that time as the adverse landscape impacts would outweigh the benefits of any consequent increase in the rate of delivery during the Plan period.

Importantly, the Reporter considered the northern part of the site, beyond the area at risk from flooding, to be capable of development. His concerns regarding the visual impact on the setting of the village from the south can be adequately addressed through native tree planting and landscaping of the area to the south at risk of flooding.

## **Q8. Proposed Use**

The site is proposed for residential development comprising mainstream and affordable housing. Given the proportion of the site capable of development, it is considered that around 50 houses could be accommodated on the site with significant areas of landscaped public open space to the south.

Cont./

The exact number of houses, however, can only be determined following a detailed assessment of the extent of the flood plain and design of the layout having regard to Aberdeenshire Council's requirements for privacy distances and private garden ground. A range of house types, sizes and tenures would be provided. It is anticipated that 25% will be provided as affordable housing in accordance with Planning Policy.

The development is likely to comprise a mix of semi-detached and terraced properties ranging from 2-5 bedrooms, reflecting the character of the adjoining residential development to the north and the wider village. Exact details of the mix can only be provided at the planning application stage having regard to prevailing market conditions and demand at that time.

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

Given the availability of infrastructure it is considered that development could commence in the first 5 year Plan period with completion during the course of the second 5 year Plan period, dependent upon take-up.

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

Although the site is some distance from the River Dee Special Area of Conservation, the Beltie Burn, which flows into the River Dee, is also protected by that designation. This, however, is not a constraint to the development of the site. A Drainage Impact Assessment and Construction Method Statement will be prepared and any necessary mitigation measures considered necessary to safeguard the Special Area of Conservation will be implemented. The adjoining OP1 site is similarly affected and the designation in respect of that requires a Construction Method Statement to take account of the potential impacts of the qualifying interests of the River Dee Special Area of Conservation.

There are no other nature conservation or natural heritage designations applicable to the site, nor are there any likely to be impacted through the development of the site.

The land is presently in agricultural use for grazing purposes. However, the existing field boundaries and the Beltie Burn corridor provide a range of habitats. The development, and in particular the significant expanse of open space and landscaping to be provided along the Beltie Burn, as highlighted in the indicative Masterplan, provide an opportunity to significantly enhance habitat and bio-diversity across the site. The landscaping, which would comprise native species, would provide linkages between habitats. It would also provide additional walkways and recreational space for existing residents of the village.

#### **Q11. Historic Environment**

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

#### **Q12. Landscape Impact**

The site lies on the very boundary of the Dee Valley Special Landscape Area (SLA). The northern boundary is formed by the southern settlement boundary of Torphins. The SLA encompasses the valley of the River Dee from Dinnet in the west to Peterculter in the east. It includes the river and associated landscapes, taking in the adjoining hills and covers the setting of riverside towns. The boundary has been drawn to include landscapes which help to frame the river and its setting.

Classed as a Valley Landscape type, the emphasis is on maintaining the current patterns of land use and settlement, with development focussed within existing towns and villages. It highlights that proposals should not impact on the sense of place provided by the river and wooded banks, rising to moorland hills. Furthermore, it requires that development should contribute to the distinctive form of policy woodland plantations and riparian woodland in the area.

Cont./

The development proposed at Annesley Farm will comply with the management principles set for the SLA, and focus on the organic growth of an existing settlement. The development will reflect the traditional vernacular and local character of the village whilst the extensive landscaping proposed will integrate the development into the landscape and provide a sense of enclosure to the south of the village.

The development of the Bid site for housing would have minimal impact upon the landscape setting of Torphins. The proposed housing would only be visible on the approach to Torphins on the B993 from the south and would be viewed in the context of the existing housing lying at a slightly higher level to the north. It would be further mitigated by the proposal for informal open space and strategic landscaping on the lower ground adjacent to the burn. This would comprise a substantial area and would provide a 'soft' edge to the settlement.

### **Q13. Flood Risk**

SEPA's indicative River and Coastal Flood Map indicates that an area of the site adjacent to the Beltie Burn is prone to localised flooding. As such, the development proposals will require to avoid the flood plain, thereby limiting development to the northern portion of the site.

The development of the site would be subject to a full Flood Risk Assessment, in order to determine areas at risk and identify any mitigation measures required. The flood risk issue was considered by the Reporter at the Examination in Public into the 2017 Local Development Plan and the Reporter was satisfied that flood risk should not be considered as a total constraint to the site's development.

As highlighted above, the southern limit of built development would be determined by the results of a 1:200 year Flood Risk Assessment. This will be used to inform the final layout of the development and will accompany any future planning application for the site.

The area at risk of flooding adjacent to the Beltie Burn would be landscaped to provide a parkland setting for the development and mitigate its visual impacts from the south. No development would be located on the area at risk from flooding.

### **Q14. Infrastructure**

Adequate water and waste water treatment capacity is available to accommodate the 50 units proposed.

Torphins Primary School has capacity for 200 pupils. The 2017 based school roll forecasts indicate that the current roll is 170 pupils. This is forecast to fall to 151 pupils at 2022, only 75% of capacity. Accordingly, there is adequate capacity within the primary school to accommodate the scale of development proposed. Secondary education is provided at Aboyne Academy, which is forecast to be slightly over capacity at 2022. Any constraints in education capacity can be addressed by developer contributions.

Vehicular access to the site would be taken from Annesley Grove to the north. This site was developed by the same housebuilder and was designed with sufficient capacity to allow for further development. An emergency access could be provided from Fare View to the east of the site or alternatively, from Kincardine Road to the west.

In terms of public transport, Torphins is served by 5 bus services linking the village with Aberdeen City and the main settlements along Deeside. Links are also provided to Westhill and Lumphanan, and westwards to Ballater. Local bus services also serve Torphins Primary School linking it with its wider catchment. A school bus service also links Torphins with Aboyne Academy. Bus stops are available on Craighour Road within 400m of the Bid site.

Cont./

No mains gas services are available within the village. Electricity and broadband connections are available with adequate capacity to accommodate the scale of development proposed. In terms of renewable energy, appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation to individual properties.

Aberdeenshire Council's Open Space Audit notes that the village already benefits from a good range of open space and amenities. Notwithstanding, the development will significantly increase the range of open space available within the village for enjoyment by existing and future residents. This will connect with the adjoining developments to the north and provide a footpath connection between Kincardine Road in the west and Craigour Road in the east along the banks of the Beltie Burn. Graham Homes Ltd have already been approached by the Community Council seeking access over the land specifically to create that footpath connection.

**Q15. Other Potential Constraints**

There are no other potential constraints to the development of the site.

**Q16. Proximity to Facilities**

Torphins with a population in excess of 1,300, and serving a wide rural hinterland, contains a significant range of rural services. These include a primary school, post office, garage, pharmacy, and a range of general shops. It further benefits from a bowling green and tennis courts with the Learney Arms Bar and Restaurant located in the centre of the village. A nine-hole Golf Course immediately abuts the settlement boundary to the north. All facilities are within acceptable walking distances from the site.

The availability of a range of services locally, and within walking and cycling distance, is a major factor in determining sites for development. The site at Annesley Farm would address the criteria specified within SPP with regard to discouraging use of the private car. Importantly, the site lies within a 400m walking distance of public transport and within the 1,600m threshold distance to local services and facilities. The location of the employment land immediately to the east would create opportunities for people to live and work in the village. The development itself would also help sustain the range of facilities and services currently available within the village.

**Q17. Community Engagement**

To date, there has been no community engagement held in relation to this Bid.

Should the site be preferred for development through the Main Issues Report, Graham Homes Ltd would be pleased to meet with the Community Council to explain their proposals and hold a Public Consultation Event to enable the public to make informed comment at the Main Issues Report stage.

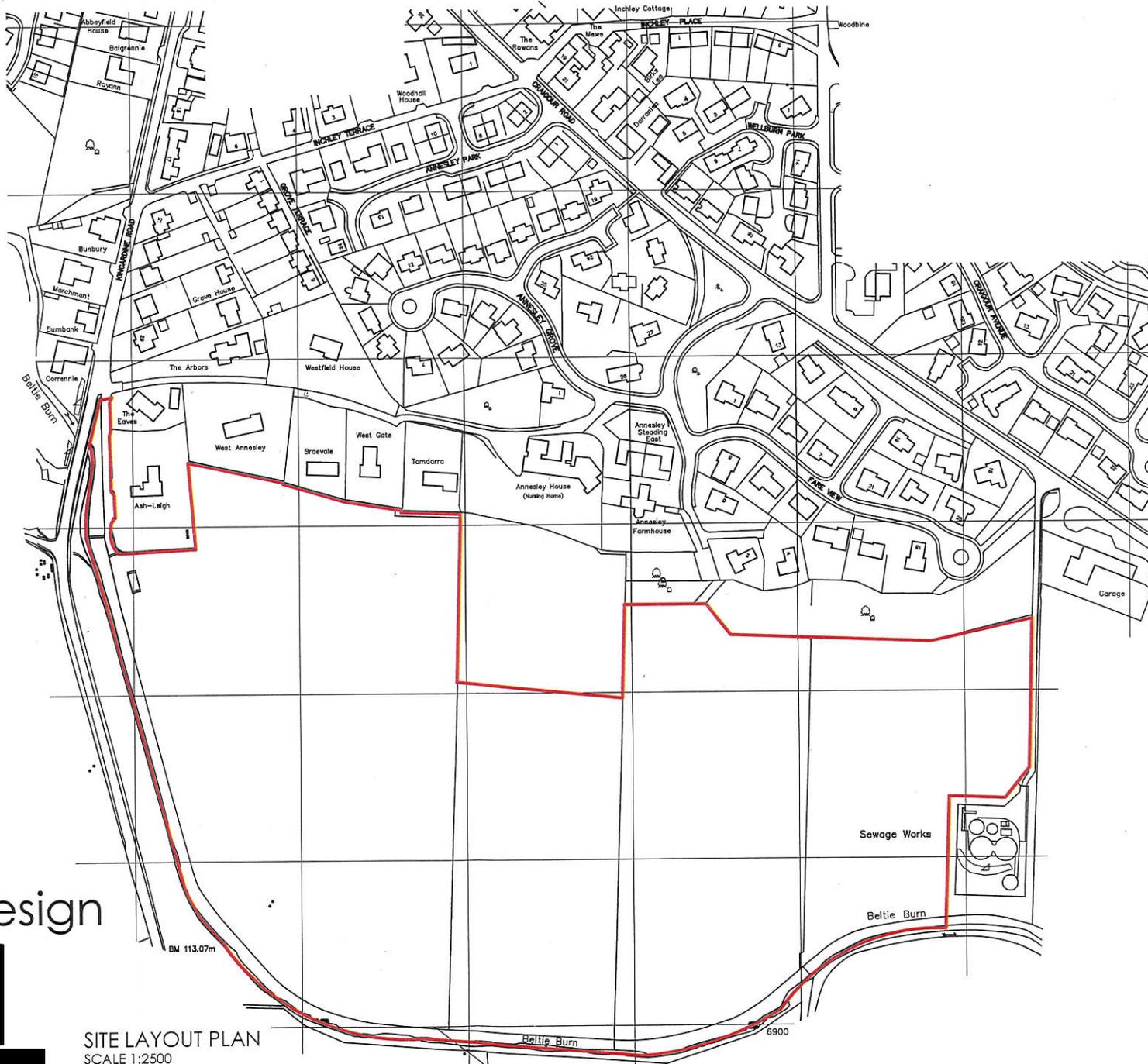
Please tick to confirm your agreement to the following statement:



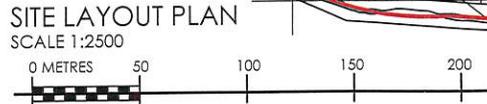
By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed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

## Appendix 1

ANNESLEY, TORPHINS



Robb Keir Design



## Appendix 2



- |   |                            |  |                     |   |                       |
|---|----------------------------|--|---------------------|---|-----------------------|
|  | Proposed Housing           |  | Informal Open Space |  | Strategic Landscaping |
|  | Access / Distributor Roads |  | Footpath Network    |   |                       |

**APPENDIX 2**  
**MIR Representation**

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

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

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

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

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

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

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

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

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

Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

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

## Fair processing notice

Please tick to confirm your agreement to the following statements:

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

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

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

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

### Your Data, Your Rights

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

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

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

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

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

## Your comments

### Representations to the Main Issues Report on behalf of Graham Homes Limited in relation to Site MR005, Annesley Farm, Torphins.

On behalf of Graham Homes Limited, objection is taken to the failure of the Main Issues Report (MIR) and the Draft Proposed Local Development Plan (LDP) 2021 to identify Site Ref: MR005, Annesley Farm, Torphins as a preferred option for residential development in the proposed Local Development Plan (LDP) 2021. This representation requires to be considered in the context of the Development Bid submitted at the pre-MIR stage.

The MIR Settlement Statement advises that there is a community desire to increase accessibility, safety and general vibrancy of the village, and opportunities should be taken to improve footway, cycle path, and parking provision for greater connectivity as well as improvements to open spaces. In its conclusions it notes that Torphins has had very limited development over the past 10 years and identifies sites capable of accommodating an additional 56 homes as Officer's preferences for allocation within the proposed LDP 2021.

These preferences comprise the further expansion of Site OP1 southwards to the Beltie Burn, two sites to the west of the village to accommodate 50 homes in two phases, and a further site lying beyond the village at Wester Beltie to accommodate a development of 6 homes. Given the fact that these sites have been identified as Officer's preferences for inclusion within the proposed LDP it must be assumed that sufficient capacity in primary and secondary education, as well as drainage provision, is available to accommodate at least 56 homes. Consequently, it is important to consider this representation in that context.

The Officer's preferences for development, specifically Sites MR034 and MR035 have previously been favoured by Officers for development. However, they have been resisted by the community due to their potential impact on the setting of the village and the pattern of its development and consequently, have been excluded from previous LDP's. It is again likely that there will be significant opposition to the inclusion of these sites and as such, it is contended that Site MR005 at Annesley Farm can readily accommodate the scale of development proposed for Torphins whilst realising a number of the community aspirations in terms of improvement to the footpath network and open space provision.

The MIR assessment of Site MR005 advises that it sits immediately to the south of the settlement and would not be "...an unreasonable extension to the village in terms of its proximity to the centre". It goes on, however, to question its impact on the setting of Torphins and specifically refers to comments made by the Reporter following the Examination in Public into the 2017 LDP. Nevertheless, it is contended that the development of the Bid site for housing would have minimal impact upon the landscape setting of Torphins.

The proposed housing would only be visible on the approach to Torphins on the B993 from the south and would be viewed in the context of the existing housing lying at a slightly higher level to the north. It would be further mitigated by the proposal for informal open space and strategic landscaping on the lower ground adjacent to the burn. The Beltie Burn forms a natural and defensible boundary to the settlement

which would be reinforced by the substantial area of strategic landscaping proposed on the lower ground. This would provide an attractive soft edge to the settlement for the enjoyment of the local community.

In any event, the impact on the setting of the village would be no greater than that arising from the sites to the west of the village identified as Officer's preferences. That development would also interrupt the linear pattern to the west of Torphins and detract from the views of the traditional housing which presently fronts Beltie Road enjoying a south facing aspect. By contrast, development of Site MR005 would be seen in the context of the more recent housing development which sits immediately to the north and also the consented development to the east.

Indeed, It would constitute infill development given the further expansion southwards to the Beltie Burn proposed on the OP1 (MR060) site immediately to the east. That expansion, which includes an open space/landscaped area adjacent to the Beltie Burn, extends the settlement boundary to the Burn and fully encloses Site MR005. As a result, Site MR005 is a logical and natural location for expansion of the settlement. The allocation and development of Site MR005 would also enable the continuation of the open space from the OP1 site along the Beltie Burn Corridor.

The development of Site MR005 would significantly increase the range of open space available within the village for enjoyment by existing and future residents. This would connect with the adjoining developments to the north and provide a footpath connection between Kincardine Road in the west and Craigour Road in the east along the banks of the Beltie Burn. As advised in the Development Bid, Graham Homes have previously been approached by the Community Council seeking access over the land to specifically create that footpath connection.

The Site Assessment further highlights that the development of the site could have a positive impact in supporting the local primary school, but raises issues with regard to capacity of the secondary school and the waste water treatment works. Such comments, however, are entirely at odds with the assessment of those sites preferred by Officers. In respect of Site MR035 secondary school capacity is highlighted as a potential constraint, but the assessment goes on to advise that “...**this is not considered unresolvable**”. The assessment of the preferred sites are also silent on any issues of waste water treatment capacity. In any event, in preparing the Development Bid for Site MR005, water and drainage capacity were investigated and not found to be a constraint. Accordingly, it is unreasonable that education and drainage capacities be highlighted as a potential reason for excluding this site as they are not considered constraints on the currently preferred sites.

In summary, it is contended that Site MR005, Annesley Farm, Torphins should be preferred for development and included in the proposed LDP 2021 as an allocation for 50 homes.

**APPENDIX 3**  
**2019 School Roll Forecasts Extract**

Appendix 1 - 2019 Based School Roll Forecast

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