

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 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.

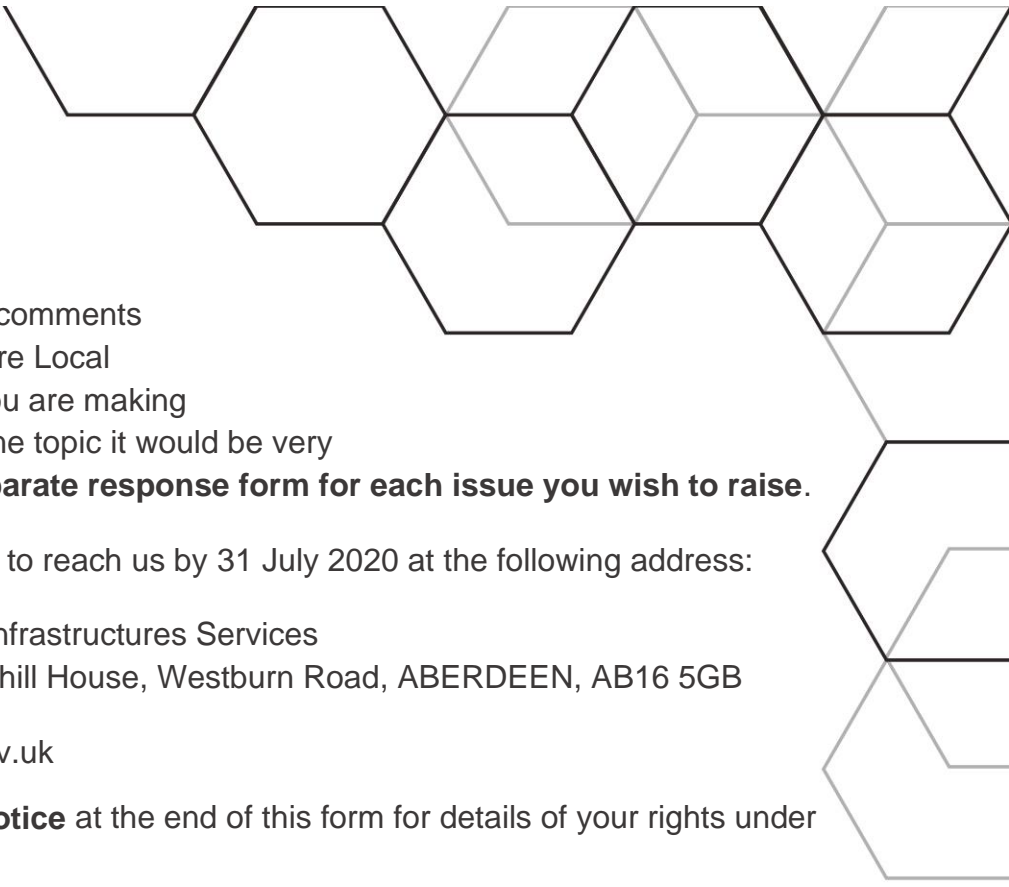
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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
Web: 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.



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

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:	Robin
Surname:	Holder
Date:	
Postal Address:	██
Postcode:	████████
Telephone Number:	████████████████
Email:	████████████████████████████████

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?

Hallam Land

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):

The Oldmeldrum Settlement Statement and Keymap should be modified to include a housing allocation to the south of the town for up to 350 new homes known as Land Adjacent to Millburn Road (see attached Plan 1 - site boundary). Appropriate references elsewhere in the LDP should be made to reflect this change.

Reason for change:

Notably, the site was reserved for housing development in the Main Issues Report (Reference FR111 – Site 2 Land Adjacent to Millburn Road). However, the site is not allocated in the Proposed ALDP, and in our view it should be. On behalf of Hallam Land we have made a separate representation, which suggests that there a significant shortfall in the Proposed ALDP's site allocations intended to meeting the Housing Allowances identified in the Strategic Development Plan for the Aberdeen Housing Market Area (the Council need to provide further information on this point).

The MIR Formartine Settlement Statement included the following text in respect to the site.

"The proposed site has some merits, despite being largely in the Battle of Barra battlefield and north facing. It could provide good connectivity to the town centre and employment land and enhance green corridors and biodiversity. Subject to wider planning considerations, there is potential for a more formalised open space around the meadow burn incorporating land to the north of the meadow burn although this is outwith the bid site. Access is likely to be a key consideration and whilst it appears the main access could be provided to the west; ideally improved access would also be provided to the east. Further information would be necessary to further consider the site's potential. The site is also constrained in terms of educational provision. Some prime agricultural land would be lost. Given the identification of around 200 units this is probably reasonable. Relative constraints and further information on the possibility to resolve these, and

particularly impact on the Battlefield, would be required before the site could be considered preferred.”

We agree that the site has good access to the town centre and employment sites and can enhance green corridors and biodiversity. As regards potential constraints, we have assessed this and are content that all of them can be satisfactorily dealt with. Taking these in turn:

The Battle of Barra

The battle area shown in the Inventory of Battlefields is very extensive, comprising approximately 2 square km, and including on its periphery the western half of the built-up area of Oldmeldrum and the western half of the proposed housing site. The proposed housing site comprises a very small part of the battlefield designation. We have consulted with Headland Archaeology to obtain their initial advice on the significance of the battlefield designation, and there is nothing in their initial appraisal to suggest that there would be a significant impediment to the development of the site. Indeed, they note that parts of inventory battlefields have been developed elsewhere in Scotland, and in the case of the Barra Battlefield there has been relatively recent development to the north of the proposed site. In this case, metal detecting and trial trench evaluation revealed no features of significance and no finds relating to the battle; all metal-detected finds were 18th century or later. They also noted that HES are statutory consultees and their opinion would need to be sought in advance of any proposals.

Because of the timing of the ALDP period for representations coinciding with the pandemic lockdown, it has not been possible to consult with Historic Environment Scotland for a fuller consideration of matters with their input, and we now propose to do this over the coming weeks. Given the exceptional circumstances of the pandemic, we propose to submit further information in this regard as soon as possible, and hopefully in time to allow reporting by the Council to allow inclusion of the outcome in preparing its Schedule 4s.

Site Accessibility

The proposed development will involve pedestrians making trips to or from work, local shops, educational facilities and public transport services. As would be expected within an urban area, a network of good standard, street lit footways exists in the Oldmeldrum area, to the north of the site, on many of the local residential streets connecting the site with the centre of the town.

Immediately north of the site, a standard footway is present on the western side of the Station Road carriageway with footpath links to the nearby employment areas, town centre and various residential estates. In addition, an informal footpath is provided on the site frontage with the B9170 which connects the town with Hoodles Playbarn to the south. Hoodles is a popular destination for families and it is understood that the footpath is well used by residents.

As part of the proposals, the footpath adjacent to the B9170 will be improved to a full adoptable standard footway with street lighting to ensure that both residents of the development and existing residents benefit from a safe and convenient footway. The proposed footway will be extended to connect with the existing infrastructure on Station Road ensuring there is a continuous footway connection to the town centre.

When assessing a development for walking, as well as, establishing how far people would be prepared to walk to access local amenities, (i.e. local shops and schools etc.), PAN 75 states a maximum walking distance of 1,600m. *ECS drawing 20052-003 Accessibility Review*, presents this walking distance in relation to the development site, indicating that the following amenities are within an acceptable walking distance:

- Meldrum Primary School & Nursery;
- Meldrum Academy;
- Old Meldrum Post office
- Meldrum Pharmacy;
- Co-Op;
- Meldrum Cafe;
- Meldrum Parish Church;
- Aberdeenshire Libraries;
- Oldmeldrum Dental Practice; and
- Fyvie Oldmeldrum Doctors Surgery.

Plan 2 (Accessibility Review) attached to this representation demonstrates that the site is accessible to a range of amenities and services on adoptable standard footways within the recommended walking distance set out in PAN 75.

The Accessibility Review also indicates the available bus services located nearby the site and within the wider settlement. Regular services, Stagecoach Service 49 & Bain's Coaches Service 240, which provide connections to the wider settlement as well as Inverurie and Aberdeen, pass the

frontage of the site ensuring that access to public transport is achievable from the site as per the requirements of National policy.

The nearest bus stop to the site is located on Provost Florence Drive some 600m from the boundary of the site. As the site would represent a southern expansion of the settlement it is not surprising that there are no bus stops immediately adjacent to the site at present.

To enhance public transport access bus stops would be introduced on the B9170 frontage and discussions with Stagecoach and Bain's Coaches would be undertaken to determine whether they would divert a service into the site. The primary internal street network would be designed in a loop form and of an appropriate standard to accommodate buses. As indicated within Plan 2, new bus stops would be provided within the site to further enhance accessibility.

Vehicle Access

Given the scale of development proposed, two full access junctions with the B9170 are proposed in accordance with Aberdeenshire Council's guidance. In addition, the existing access to the site from Station Road will be retained as a wide pedestrian / cycle access which can also be used as an emergency vehicle access if required.

It is proposed to introduce two ghost island priority junctions with the B9170 on the western site frontage which will provide access to a primary looped street within the development as per the philosophy of Designing Streets. The ghost island nature of the junctions will ensure that ample capacity is available for turning traffic while also ensuring that through traffic on the B9170 is not impeded.

The current location of the 40mph speed limit markers adjacent to the Barra Roundabout would be moved south of the site to ensure that an appropriate speed limit is promoted given the extension of the residential boundary. The speed limit change would be supported by gateway feature road markings and speed limit countdown advanced signage.

Plan 3 indicates the proposed layout of the access junctions and the revised location of the speed limit. Visibility splays of 9m x 120m can be achieved in both directions at the proposed junctions as per the requirement of the guidance for the proposed speed limit.

The level of traffic generated by the development site and subsequent impact on the surrounding road network is expected to be minimal, however, it will be considered in detail and agreed with Aberdeenshire Council Roads department as part of the Transport Assessment process. During this stage, the proposed access strategy will be confirmed and the operation of key offsite junctions investigated, if considered necessary.

Education

As we understand it, the issue in respect to education is the need for additional capacity to be provided to accommodate the children from new housing development. This can be achieved through extensions to existing schools, and Hallam Land are content to contribute to the proportionate costs of such extensions.

Conclusion

The site was identified as a Reserved Housing Site in the ALDP Main Issues Report, with the Council reaching the view that it had merit as a location for housing. However, this reservation was not translated into an allocation in the Proposed ALDP. The Council have noted that the reasons for this related to the Barra Battlefield designation, access issues and education. Our assessment above demonstrates that the site is indeed a good location for housing and that the concerns regarding the site can be dealt with appropriately, subject to consultation with Historic Environment Scotland on the battlefield. This will be undertaken over the coming weeks now that pandemic restrictions have eased.

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

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

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

Your information is:

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

Personal Data	
Legal Obligations	X

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

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

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

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

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

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

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

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

Not applicable.

The retention period for the data is:

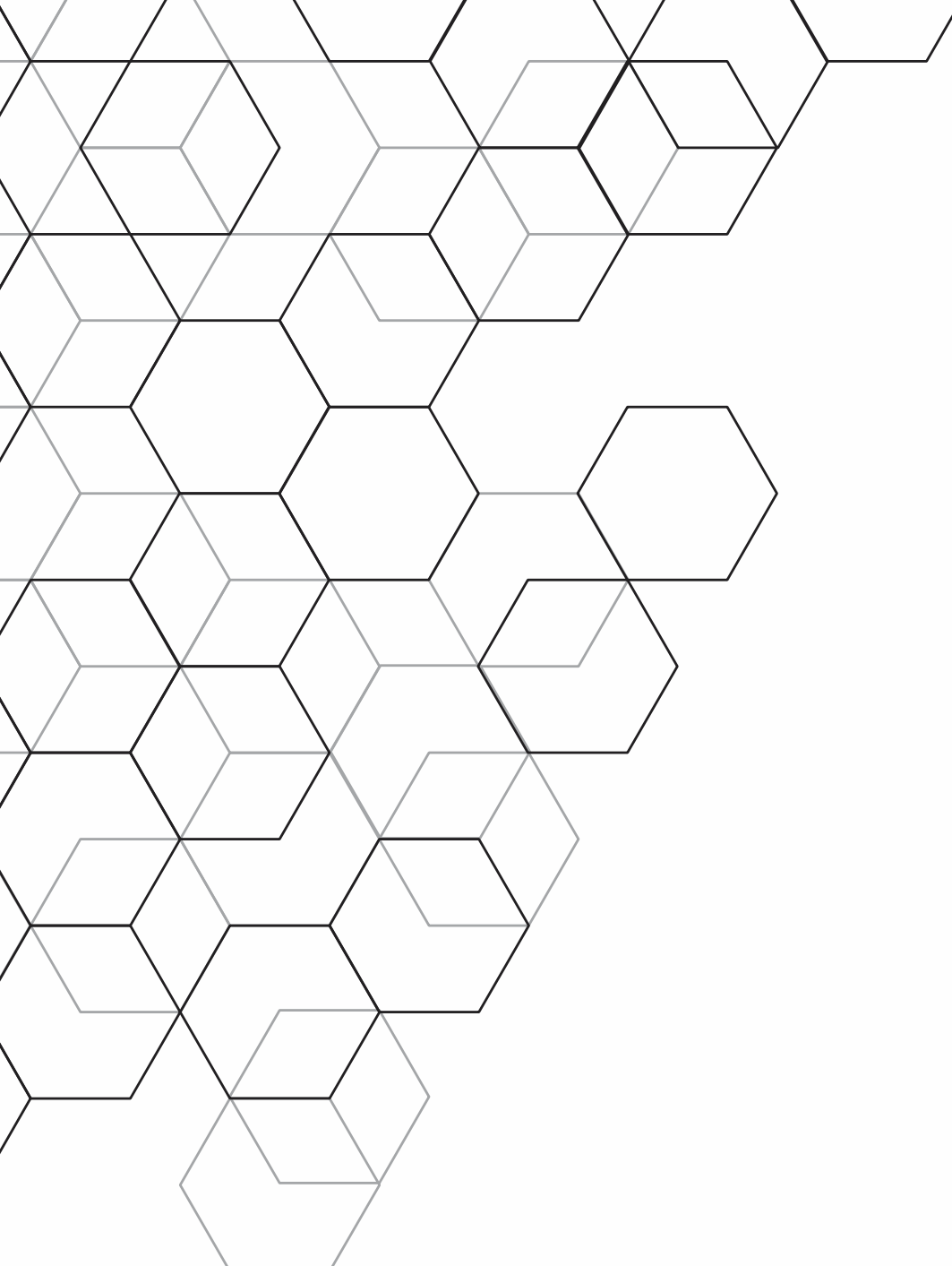
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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

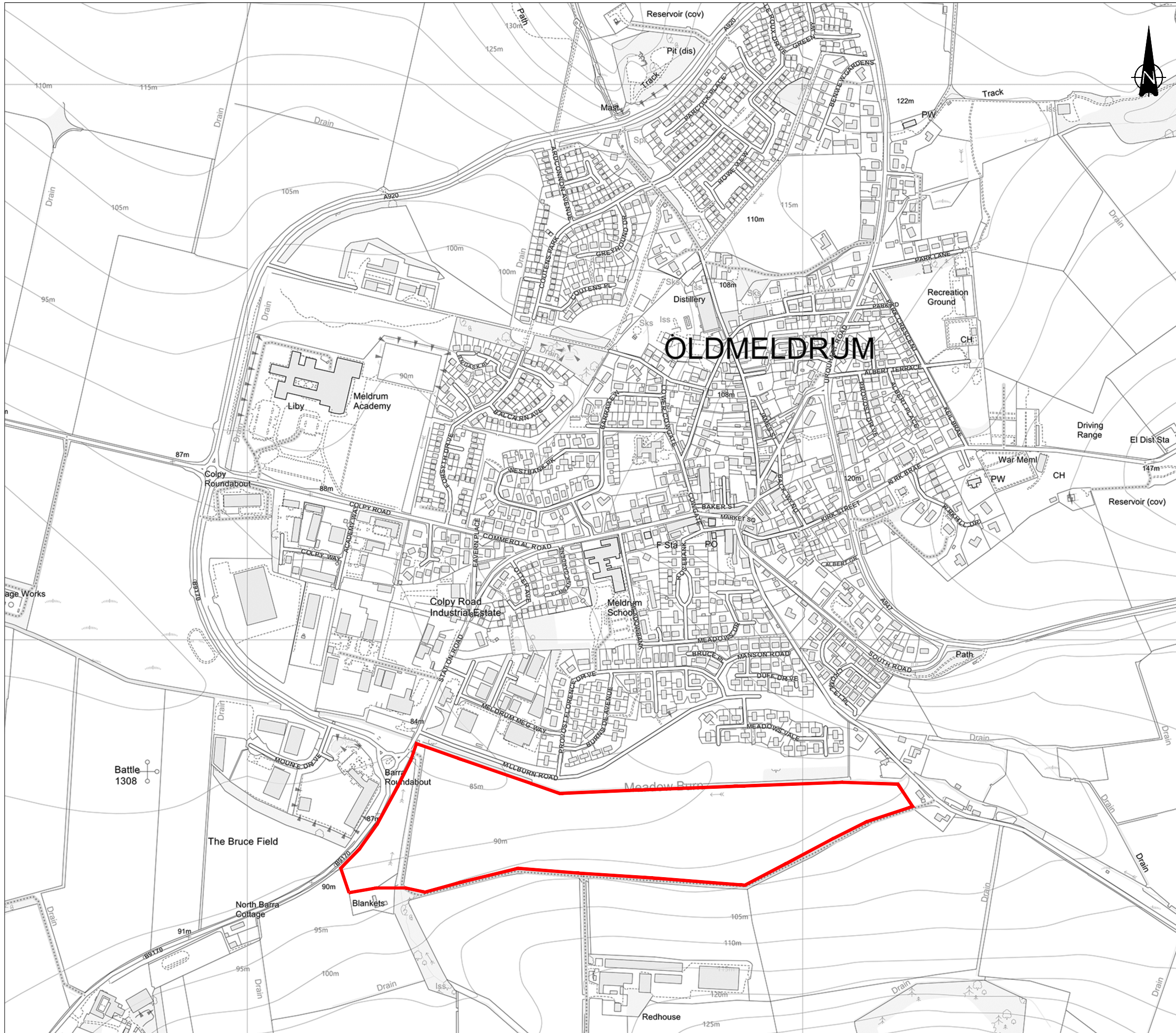
The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

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





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Notes:-

Site Boundary



REV	DATE	AMENDMENTS	DRAWN	CHK	APP

ECS Transport Planning Ltd



Client

**HALLAM LAND
MANAGEMENT LTD**

Project

**LAND ADJACENT TO
MILLBURN ROAD,
OLDMELDRUM**

Title

SITE BOUNDARY

Team

Drawn



Checked



Approved



Scale @ A3

N.T.S

Date

29.07.20

Project No.

20052

Drawing No.

20052_002

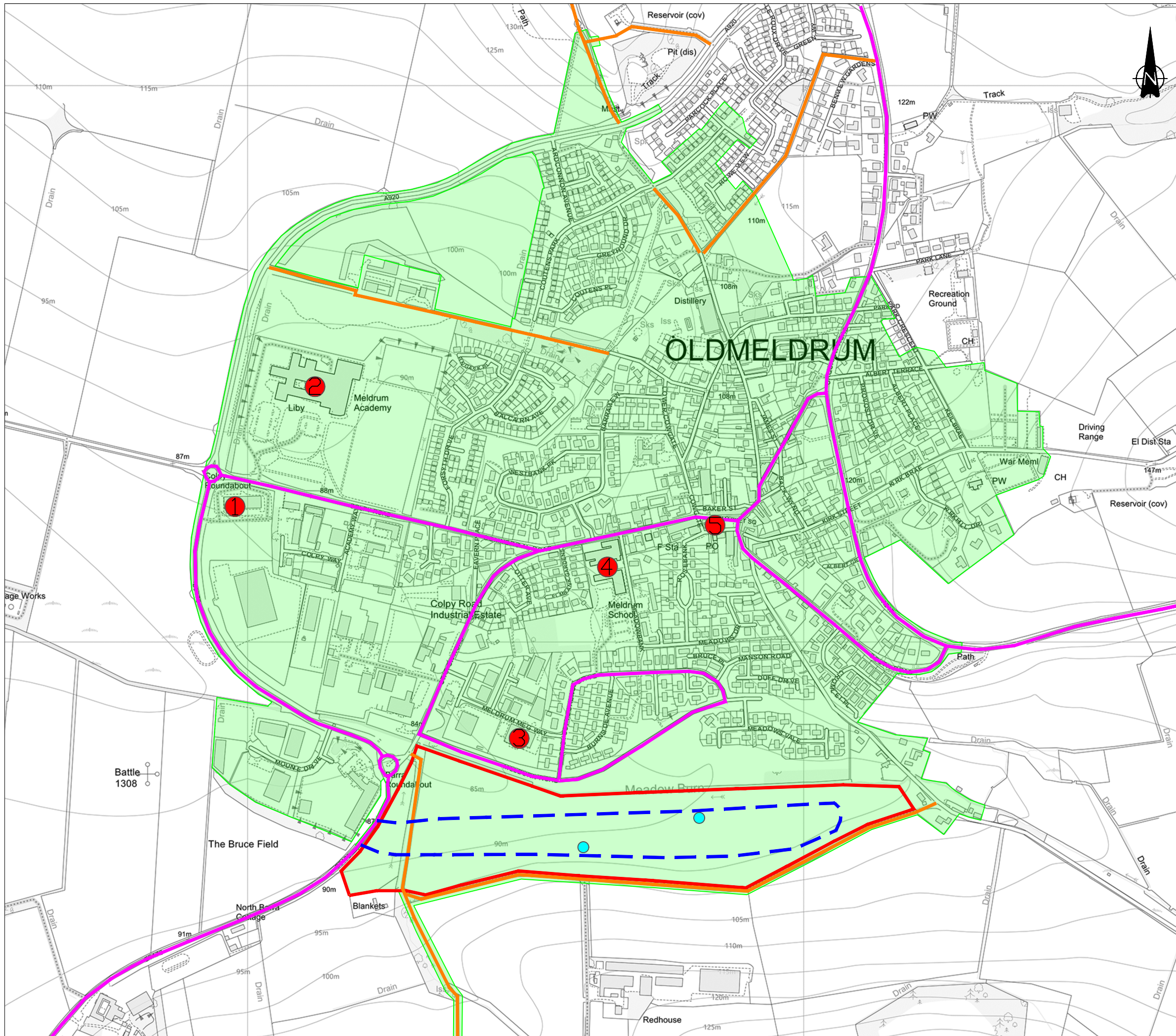
Rev

-

Purpose of Issue	<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Tender	<input type="checkbox"/> For Construction
	<input checked="" type="checkbox"/> For Information	<input type="checkbox"/> For Approval	<input type="checkbox"/> As Built

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- Notes:-
- Site Boundary
 - 1,600m (20 mins) Walking Isochrone
 - Core Paths
 - Existing Bus Routes
 - Potential Future Bus Diversion
 - Potential Future Bus Stops
 - Local Amenities
 - (1) Co_Op
 - (2) Meldrum Academy
 - (3) Library
 - (4) Meldrum Primary School & Nursery
 - (5) Post Office

REV	DATE	AMENDMENTS	DRAWN	CHK	APP
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ECS Transport Planning Ltd

ECS
TRANSPORT PLANNING LIMITED

Client
HALLAM LAND MANAGEMENT LTD

Project
LAND ADJACENT TO MILLBURN ROAD, OLDMELDRUM

Title
ACCESSIBILITY REVIEW

Team	Drawn	Checked	Approved
-			

Scale @ A3 **N.T.S** Date **29.07.20**

Project No.	Drawing No.	Rev
20052	20052_003	-

Purpose of Issue

<input type="checkbox"/> Preliminary	<input type="checkbox"/> For Tender	<input type="checkbox"/> For Construction
<input type="checkbox"/> _____	<input checked="" type="checkbox"/> For Information	<input type="checkbox"/> For Approval
		<input type="checkbox"/> As Built

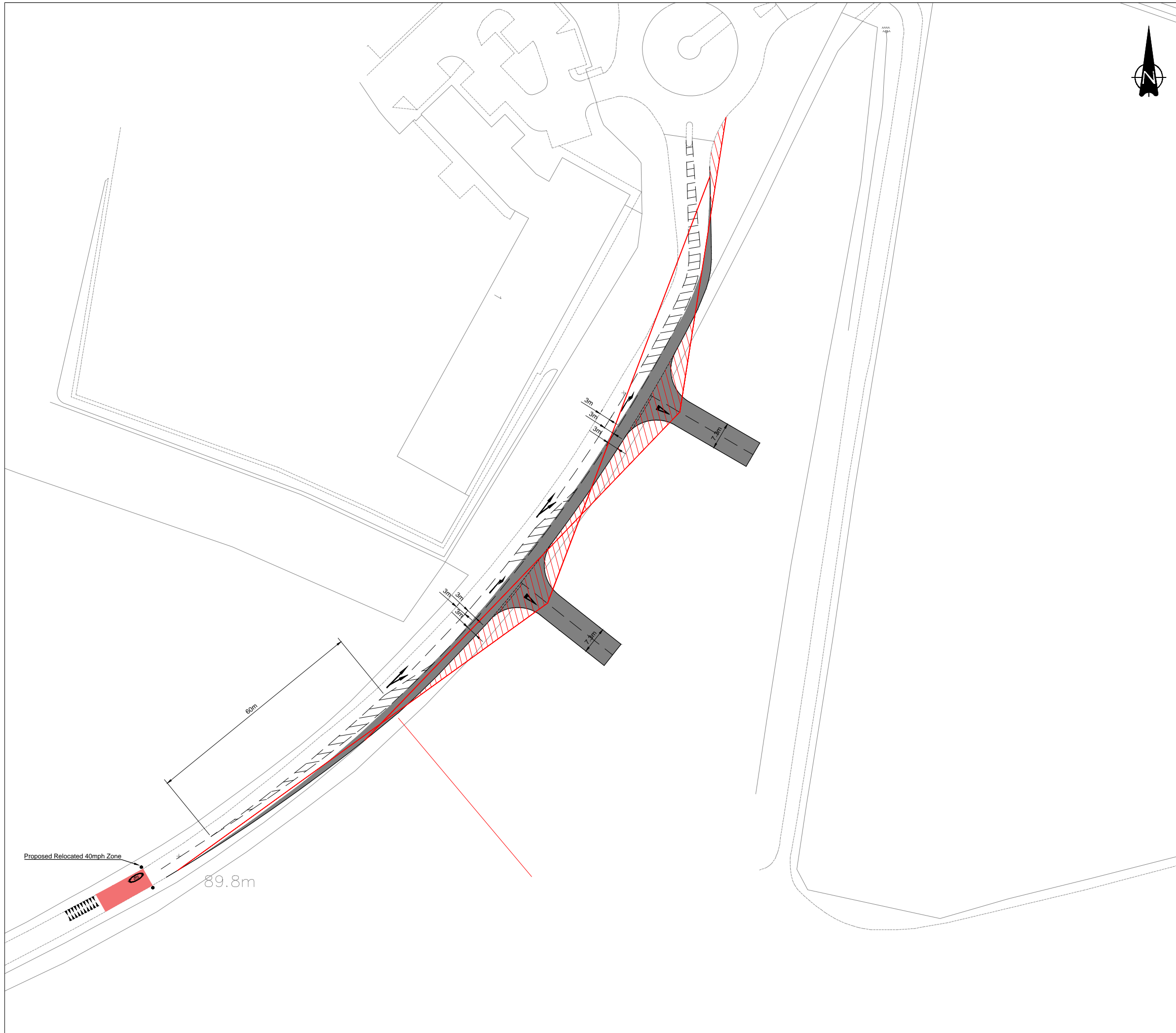
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Notes:-

Visibility Splay - 9m x 120m



REV	DATE	AMENDMENTS	DRAWN	CHK	APP
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ECS Transport Planning Ltd



Client

HALLAM LAND
MANAGEMENT LTD

Project

LAND ADJACENT TO
MILLBURN ROAD,
OLDMELDRUM

Title

INDICATIVE GHOST ISLAND
RIGHT TURN ACCESS

Team

-

Drawn



Checked



Approved



Scale @ A3

1:1000

Date

29.07.20

Project No.

20052

Drawing No.

20052_001

Rev

-

Purpose of Issue Preliminary For Tender For Construction
 _____ For Information For Approval As Built

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