



PP0900

# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

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

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

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

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

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

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

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

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



## ACCESSIBILITY

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

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

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

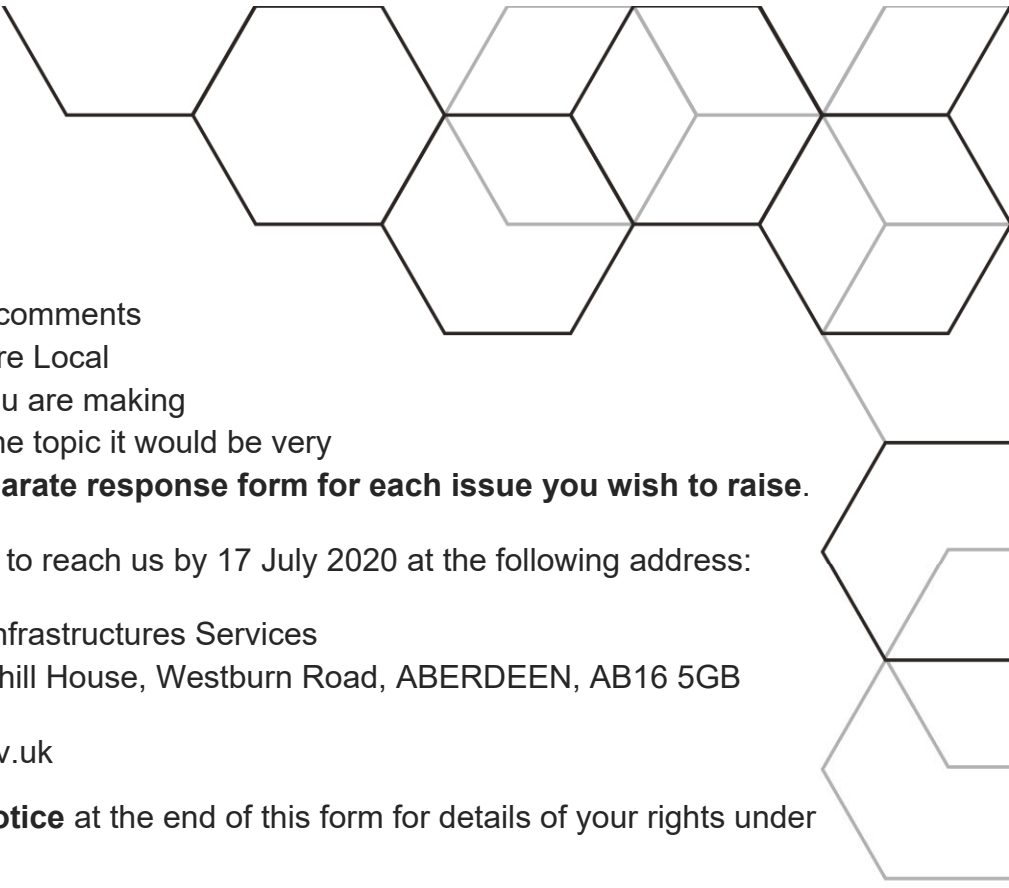
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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

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

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

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



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

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

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

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

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

## YOUR DETAILS

Title:	Mr
First Name:	Ian
Surname:	Scott
Date:	29 June 2020
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? Cabardunn Development Co Ltd c/o Dunecht Estates

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 07f: Marr Settlement Statements

Identification of Birsemore as a settlement and allocation of Site Ref MR028, Land South of Birsemore, Aboyne (13 dwellings with associated access, infrastructure, open space and landscaping) in the adopted Aberdeenshire Local Development Plan 2021, with the above appendix amended to reflect the identification of Birsemore as a settlement including a settlement map with boundaries that reflect the allocation of the aforementioned development bid site. It is also requested that Birsemore be identified as a settlement suitable for organic growth.

**Reason for change:**

On behalf of Cabardunn Development Company Limited and [REDACTED] (Dunecht Estates), objection is taken to the failure of the Proposed Local Development Plan (LDP) 2021 to allocate Site Reference MR028, Land South of Birsemore, Aboyne as an opportunity site for residential development, either in the first five year plan period or as reserved future development land.

In the first instance, it is reiterated that the Proposed LDP 2021 should identify Birsemore as a settlement. The Issues and Actions Paper issued in response to the Main Issues Report (MIR) concludes that "*It is not considered that it is appropriate for Birsemore to be identified as a settlement given its strong links with Aboyne.*" As noted in our representation made during consultation on the MIR (Appendix 2), the hamlet of Birsemore has a strong relationship with Aboyne, however it remains distinctly separate and detached from that settlement due to the intervening presence of the River Dee. In spite of this, like many settlements of a similar size in Aberdeenshire, with some urban characteristics and at least 15 homes, it should be accorded its own settlement boundary with provision made therein for further development. The identification of Birsemore as a settlement would be in-line with the approach taken in respect of similarly-sized hamlets and villages elsewhere in Aberdeenshire, with similarly rural characteristics.

Secondly, upon identifying Birsemore as a settlement in the LDP, it is contended that Site MR028 should be allocated for development, in order to allow for the sustainable growth of the settlement, which would carry several merits for the local area. These shall be reiterated below, further to points raised in the Development Bid and in our response to consultation on the MIR (Appendices 1 and 2, respectively). Also, we will address concerns raised in the representations of others to consultation on the MIR and the raised in respect of Site MR028 in the Issues and Actions Paper.

The concerns related to: potential amenity impacts and impacts upon the overall rural character of the hamlet; potential detractor from local habitat, wildlife and biodiversity

impacts more generally; impact upon water quality in the River Dee and Queen's Loch; the potential for increased flood risk to arise from the development; and infrastructure concerns particularly related to local schooling, road safety and site access.

Concerns regarding the potential impact of the development on the rural character of the area are strongly refuted. On the one hand the Issues and Actions Paper states that, "*Detraction from the rural character and amenity of the area are noted, as well as the impact on local habitat and the water quality of the River Dee and Queen's Loch.*"

However, in the same paragraph, it states that, "*Positive comments are acknowledged suggesting that the site would have limited visual impact and it is capable of accommodating low density private residential development in keeping with the character of the area.*" It is therefore questioned that if comments concerning the limited visual impact of the proposed development are acknowledged. It is contradictory to conclude that the development of Site MR028 would erode the rural character of the area and to reject a Bid to allocate the site for development partly on that basis.

In terms of the pattern of development, the proposal would provide a more consolidated form of development in the west of Birsemore which is currently dominated by ribbon development interspersed along private roadways between areas of woodland. Though the proposed indicative site layout appended to the Development Bid (see Appendix 1) would be more consolidated in its form than existing homes to the north, for example, it would not be entirely incongruous to the clustered form of development seen at either side of the B976, at its junction with the existing access road that would serve the development. For clarity, we refer to the area between Bridgeview Road (the B968) and the private loop road to the far east of Birsemore. Accordingly, it is hoped that concerns over the proposed pattern of development in relation the form of the existing settlement have been addressed and it is asserted that the proposed development would be well integrated into the existing hamlet.

It is presumed that much concern over the impact of the development on the rural character of the hamlet relates to how the type of development proposed can be visually integrated into the hamlet. As highlighted in our response to consultation on the MIR (Appendix 2), Birsemore comprises a cluster of around 40 houses and as such, is larger than many of the settlements presently identified in the LDP. Site MR028 enjoys a particularly secluded location set within a strong landscape framework, within mature woodland upon undulating land, and any proposal forthcoming would be designed to respect that setting and include areas of strategic landscaping to further integrate the development into its surroundings. The visual impact of any development would, in any case, be confined to the immediate vicinity of the site as a consequence of the mature woodland which defines three sides of the site (east, south and west), and the established residential area to the north would provide some visual mitigation to views taken from that direction.

Related to the above are concerns regarding potential amenity impacts. Though it is noted the site may provide visual amenity for some, it is not used for recreational purposes and instead has been used for a variety of agricultural purposes. In this regard, the site offers limited habitat and biodiversity value as existing. It is acknowledged that the development would result in the loss of the land as such, however this loss must be considered in relation to the benefit of increasing local housing provision and, indeed, the provision of open space that would allow for recreational use. It is envisaged that the development will comprise detached houses set within generous feus, similar to existing homes in the area, and enjoying substantial areas of public open space and access to the wider recreational area around Birsemore Loch and Forest. This open space provision would in turn benefit the

existing community. Additionally, strategic landscaping would provide opportunities for biodiversity enhancement, as opposed to the purported loss of biodiversity that would result from the development, which is nonetheless unlikely.

Furthermore, in terms of more direct potential impacts on the amenity of neighbouring homes, if all of the proposed dwellings were to be set centrally in generous feus then any potential impacts on existing residential amenity would be unlikely to arise from the development. The proposed dwellinghouses, as a result of the aforescribed layout, would not overlook existing neighbouring properties and the proposed dwellinghouses would not obstruct sunlight nor ambient light any more than the existing woodland which Birsemore is set within. It also disputed whether the proposed residential development would be any more overbearing than the surrounding woodland or the rising ground on which it would be set, given that the site rises gently from the north up to the south. In any case, such matters would remain subject to assessment as part of a formal application and it is therefore contested that such matters should not form the basis for outright rejection of the site's allocation for development.

As regards the potential impact of the development on local water quality and any potential flood risk arising from the development, a planning application for the development would be accompanied by a comprehensive Drainage Statement, providing an assessment of proposed sustainable drainage systems (SuDS) to be provided within the site and a detailed Flood Risk Assessment. These documents would take cognisance of the site's location within the River Dee Special Area of Conservation (SAC) and it is envisaged that any potential impacts on water quality within the SAC would be assessed as part of a formal planning application.

Furthermore, as previously highlighted at the Development Bid and MIR stages of this LDP Review, Birsemore benefits from its own waste water treatment works, unlike many of the smaller settlements identified in the extant 2017 LDP. Initial review of the Scottish Water Asset Capacity Search indicated that these works can already accommodate up to 10 more homes and it would be proposed to increase the capacity of the works to serve the proposed development thereby protecting water quality in the SAC.

Road access has been identified as an issue throughout this LDP Review, indeed being discussed in both our Development Bid (Appendix 1) and response to consultation on the MIR (Appendix 2), in which the Site Assessment stated road access to be a principal concern. Again, we acknowledge that visibility at the access from the B976 is a pre-existing problem for properties in Birsemore due to an outward bend in the road to the west and the presence of tall boundary treatments. However, we reiterate that if Birsemore were to be identified as a settlement with capacity for further development, then this would provide an opportunity to address the access issue, which would benefit the community. For example, identifying Birsemore as a settlement would provide further impetus for a speed limit reduction to be put in place along that stretch of the B976, thereby helping to resolve the issue.

It is also noted from the Issues and Actions Paper that SNH would require sufficient connection to and through the site from the surrounding parts of the Core Paths Network (see Appendix 3). This can be designed into proposals for the site and would be a further benefit arising from the development.

A further concern raised through this Review has been that of the impact on school capacities in Aboyne. As acknowledged in our Development Bid (Appendix 1) and response to consultation on the MIR (Appendix 2), it is the contention of our client that any

capacity issues can be addressed through developer contributions, as has been the approach taken to several housing developments across Aberdeenshire in areas with forecasted school capacity issues. Irrespective of this contention, the scale of development is of a small scale, whereby it is likely to have a minimal impact upon local primary and secondary schooling.

As an alternative to allocation of the site for development, but continuing our argument for identification of Birsemore as a settlement, we would suggest it be included in the list of settlements deemed suitable for organic growth. If the proposed allocation is deemed too expansive in relation to the rest of the hamlet, then identifying Birsemore as an organic growth settlement would still allow for its planned, incremental growth within the next plan period.

On the basis of all of the above points, it is respectfully requested that Birsemore be identified as a settlement in the Proposed LDP 2021 with Site MR028 allocated for the development of 13 homes, either in the first Plan period or as a reserved site for development following a mid-term review of the Plan.

If site allocation is not preferred, then it is maintained that Birsemore should be identified as a settlement in the Proposed LDP 2021 and that it be deemed suitable for organic growth, to allow for more incremental development of the settlement.

# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

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

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

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

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

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

### Your information is:

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

Personal Data	
Legal Obligations	X

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

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

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

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

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

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

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

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

Not applicable.

The retention period for the data is:

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

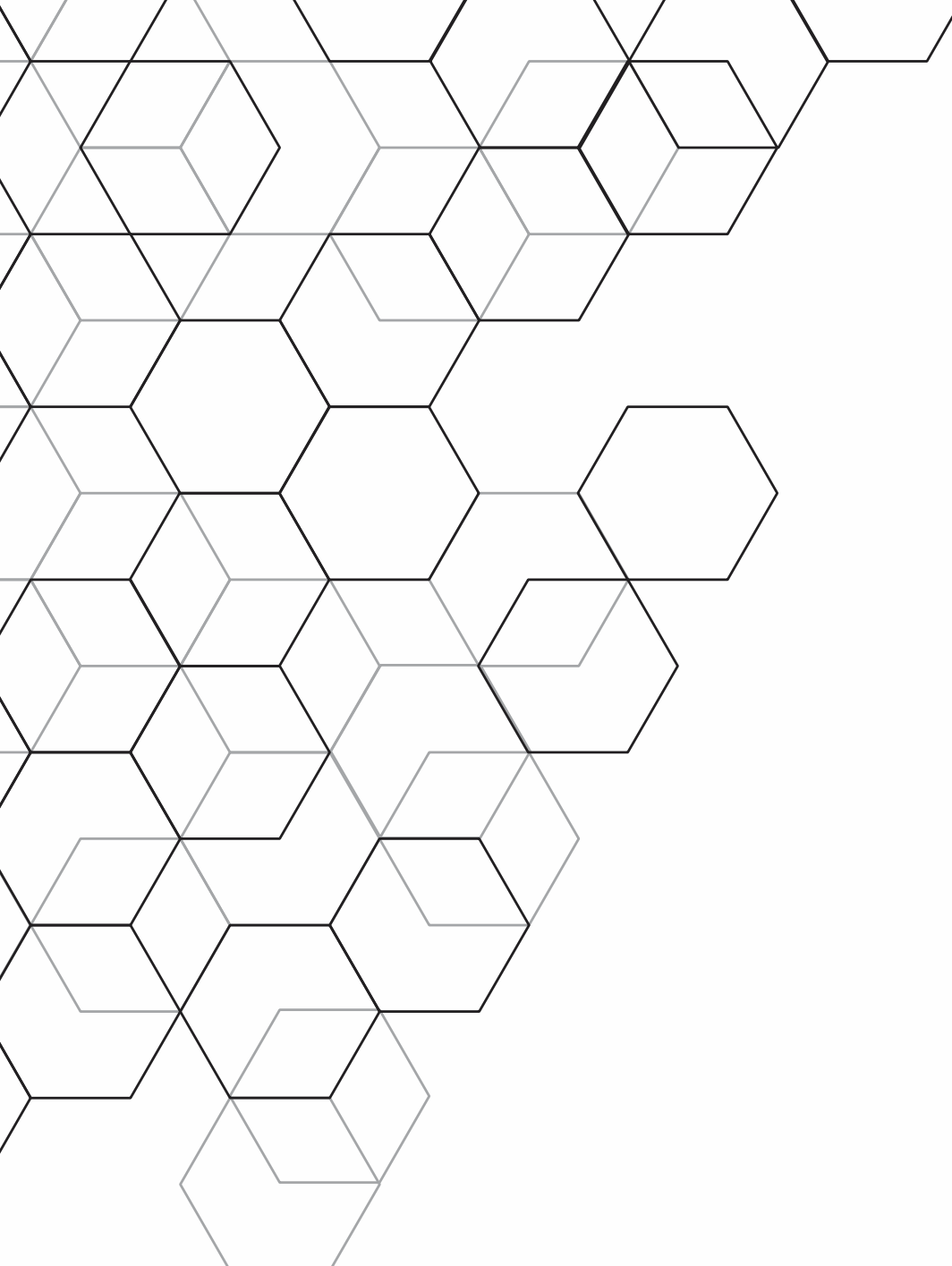
The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

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





## Appendix 1

# Local Development Plan 2021

## Call for Sites Response Form



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

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

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

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

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

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

### 1. Your Details

Name	[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)	Cabardunn Development Company Limited
Address	[REDACTED],
Telephone number	[REDACTED]
Email address	[REDACTED]

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	[REDACTED] (Dunecht Estates), [REDACTED]
Do these owners know this is being proposed for development?	Yes

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

#### 4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Birsemore, Aboyne.
Site address	Land to south of Birsemore, Aboyne.
OS grid reference (if available)	NO 527 977
Site area/size	3.0 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)	[REDACTED] (Dunecht Estates).
Is the site under option to a developer?	Yes
	The land is under option to Cabardunn Dev Co Ltd.
Is the site being marketed?	No
	It is already under option.

#### 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. Ma057. 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	13
	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)	Yes
	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: Development will not impact on adjacent woodland and River Dee SAC will be protected. 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	Yes
	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: Please see details at Q19.		

## 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: Clachnaben and Forest of Birse 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> )	No If yes, please specify and explain how you intend to mitigate this risk: N/A
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, up to 10 units.
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>	Primary and Secondary Schools are forecast to be at capacity in 2022. 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: Public transport available in Aboyne. Please see details at Q19.	



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: Safe pedestrian and cycle links to Aboyne.
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: No If yes, please give details of outcome(s): No gas network currently serves the area.
	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: Landscaped open space will be provided to link with the woodland which bounds the site to the south, east and west. 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 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>	N/A

<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	>1km
	Community facilities (e.g. school, public hall)	400m-1km
	Sports facilities (e.g. playing fields)	400m-1km
	Employment areas	>1km
	Residential areas	<400m
	Bus stop or bus route	400m-1km
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	<400m (Pub/Restaurant)

### 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>Cabardunn Limited, having taken an option on the land, and the landowners are confident that there is residual value following development of the site and the provision of the necessary infrastructure.</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 [REDACTED] (Dunecht Estates) and is under option to Cabardunn Development Company Limited.

Dunecht Estates are a major landowner in the North East of Scotland with in excess of 50,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. They have also released land for residential development and seek to work with communities to ensure that development is sympathetically designed, sustainable, integrated with existing settlements and provides a lasting benefit for those communities.

The land is under option to Cabardunn Development Company Limited, a development company established by the Estate to promote and develop land for residential, business, and commercial uses.

The detail contained herein requires to be read in conjunction with the above responses. 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 also been prepared to accompany the Bid and requires to be referred to in conjunction with this and the Response Form.

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

The proposal site, which extends to approximately 3.0 hectares lies within Birsemore, a small settlement, immediately south of Aboyne on the southern bank of the River Dee. Birsemore comprises a cohesive of group of around 40 houses, but is not recognised in the extant Local Development Plan as a settlement. The site is accessed from the minor road that connects with the B976 South Deeside Road. The minor road is private and runs parallel to the B976.

The minor road forms the northern boundary of the site. It is contained to the south, west and north east by mature woodland. Beyond the minor road, between it and the B976 lie a number of large detached residential properties. Those properties occupy sloping land falling towards the B976 and River Dee beyond to the north. The proposal site is relatively flat and currently in agricultural use for grazing purposes. Birsemore Loch and woodland lie immediately to the south of the site, both widely used for informal recreational purposes. The site occupies a secluded setting within a mature landscape yet lies only a short distance from the wide range of services and facilities available in Aboyne on the north bank of the River Dee.

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 [REDACTED] (Dunecht Estates) and is under option to Cabardunn Limited.

Cont./

**Q6. Legal Issues**

Cabardunn Development Company Limited and Dunecht Estates confirm that there are no 'ransoms' which would restrict access to the site. Nor are there any legal impediments to the development of the site.

**Q7. Planning History**

Development Bids were submitted in respect of the 2012 and 2017 Local Development Plans. In the 2012 Plan process the site was allocated reference M88 whilst in the lead up to the 2017 Plan it was allocated reference Ma057.

The reasons for not including the site in the 2012 Plan was the perceived loss of amenity land and the impact this would have on the rural character of the area. There were also issues regarding road safety and pedestrian footpaths as well as capacity issues in respect of the local waste water facilities.

Efforts were made to address these concerns in the Bid for inclusion in the 2017 Plan. The Main Issues Report (MIR), published in advance of that, advised that the site was in close proximity to the River Dee SAC and surrounding woodland, but the MIR acknowledged that it was unlikely to have a significant impact. The site was further considered important to the setting of the existing housing and its development could result in a cluttered pattern and negative landscape impact. It also emphasised that the site did not form part of a settlement and was not within walking distance of local services, which may result in car dependency. It concluded that consideration of the site for development should be made under the Housing in the Countryside Policy.

Given the encouragement to pursue development through the Countryside Policy, representations were not submitted in respect of the proposed Plan.

**Q8. Proposed Use**

It is considered that the site is capable of accommodating a low density private residential development. It is envisaged that this will comprise detached houses set within generous feus and enjoying substantial areas of public open space and access to the wider recreational area around Birsemore Loch and Forest.

Given the location of the site it would be the intention to address the affordable housing requirement by the provision of commuted sums for off-site provision. Exact details of the mix of housing can, however, only be provided at the planning application stage having regard to prevailing market conditions and demand at that time.

**Q9. Delivery Timescales**

The development is capable of being delivered in the first 5 year period of the Plan with completion in the second 5 year period.

**Q10. Natural Heritage**

The site falls within 500m of the River Dee Special Area of Conservation. However, as acknowledged by the Council in the MIR relative to the 2017 Plan, it is not anticipated that the proposed development would have any adverse impact on this. The development of the site would be the subject of a Drainage Impact Assessment with any necessary mitigation measures put in place to ensure there was no adverse impacts on the River Dee SAC.

The site is bound on three sides by trees and woodland. The scale and density of development proposals will ensure that there is sufficient separation between the woodland and housing to avoid overshadowing or any damage to the woodland.

Cont./

The site is presently in agricultural use and has been cultivated previously for arable crops. The development, therefore, provides an opportunity for bio-diversity enhancement. This would complement the adjoining woodland, both for the benefit of wildlife and for recreational enjoyment. The indicative Masterplan demonstrates the means by which this can be achieved.

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

There are a number of Listed buildings lying to the north and west of the proposal site. However, these tend to be set within their own heavily wooded grounds and given the nature of the development proposed, it will not impact on their setting.

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

The site lies at the very northern tip of the Clachnaben and Forest of Birse Special Landscape Area (SLA). The northern boundary of the SLA follows the B976 immediately to the south of Aboyne, between Bridge of Ess and Birsmore. The boundary then follows the minor road and forestry edge to the east of the proposal site before re-joining the B976 at Allancreich.

The Clachnaben and Forest of Birse SLA is classed as an upland landscape type. The Forest of Birse is recognised as one of the wildest parts of Aberdeenshire outside the National Park, while Clachnaben is a prominent landmark. The boundaries of the SLA have apparently been selected to enclose the most undeveloped parts of the Mounth, which are described as being among the least accessible and wildest parts of Aberdeenshire.

In terms of management, the emphasis is placed on retaining the largely undeveloped and remote character of the area. This means ensuring that any developments should be located and designed to limit their wider visibility and protect open skylines and rugged summits. Development should also respect the strong, rolling relief and sense of wilderness of the upland landscape. Woodland management and further woodland creation in locations found to be suitable for such, is encouraged in the area.

The development proposed at Birsemore would not detract from the qualities and characteristics of the Special Landscape Area. The site enjoys a particularly secluded location set within a strong landscape framework. Its visual impact will be confined to the immediate vicinity of the site as a consequence of the mature woodland which bounds the site on three sides, and the established residential area to the north.

The development will be confined to the existing field and will not encroach on to, or impact on, the adjoining woodland. Indeed, the scale of development proposed allows for generous woodland planting to the south of the site, thereby reinforcing the qualities of the Forest of Birse.

The presence of the Special Landscape Area should not be a constraint on development.

#### **Q13. Flood Risk**

Reference to SEPA's indicative River and Coastal Flood Map confirms that the site is not at risk of flooding from the River Dee or its tributaries.

#### **Q14. Infrastructure**

Birsemore is connected to a public water supply sourced from Invercarnie Water Treatment Works. Scottish Water's Asset Capacity Search indicates adequate capacity to accommodate the scale of development proposed.

Birsemore is served by its own waste water treatment works. Scottish Water's Asset Capacity Search indicates that it can accommodate up to 10 houses. Further investigations will be required to establish if the full development can be accommodated or whether further improvement works are required to the waste water treatment works.

Cont./

In terms of education, the site falls within the catchments for Aboyne Primary School and Aboyne Secondary School. Both are forecast to be at capacity in 2022. It is contended that development could be phased to coincide with available capacity at the school. Alternatively, any constraints in primary or secondary education can be addressed by developer contributions.

Access to the site would be from the private road which forms the northern boundary of the site. It is a made road with good visibility in either direction. It joins the B976 to the east of the site. Visibility at the junction requires improvement and this will be addressed as part of the proposals. Additional development also provides the opportunity to reduce the speed limit on the B976 for the benefit of existing residents of Birsemore.

Public transport is available in Aboyne where regular services operate along the A93 between Aberdeen, Banchory, Ballater, and surrounding towns. There are regular bus stops along the A93, the closest of which is within 1km of the proposal site.

In terms of utilities, the village is not served by mains gas. However, electricity and broadband services are available. Adequate capacity is understood to be available to provide connections to the proposed development. Whilst it is not the intention to install site-wide renewable energy, appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation to individual properties.

Public open space provision, and the nature of that provision, will exceed the standards set by Aberdeenshire Council. A low density residential development is proposed with generous areas of public open space to provide links to the existing woodland to the south, east and west of the site.

The open space provision will encourage enjoyment of the outdoors whilst strengthening and reconnecting ecosystems and habitats, supporting bio-diversity. These landscaping features will also ensure that the visual impact of the development is well managed and largely contained by the surrounding wooded areas.

**Q15. Other Potential Constraints**

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

**Q16. Proximity to Facilities**

Other than its environmental setting, which attracts recreational users, Birsemore has limited facilities and services. However, it lies within acceptable walking and cycling distances of Aboyne, which enjoys a full range of amenities and services. It also benefits from regular public transport connections east and west along North Deeside.

**Q17. Community Engagement**

To date, there has been no community engagement held in relation to this Bid. Both Dunecht Estates and Cabardunn Limited recognise the importance and benefits that can be gained from public engagement and are committed to undertaking public consultation in respect of the development proposals.

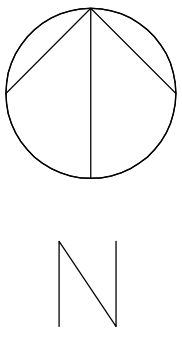
Should the site be preferred for development through the Main Issues Report, Cabardunn would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation Event. This would be held in a local venue and take the form of an exhibition of the indicative proposals. This would allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan.

Please tick to confirm your agreement to the following statement:



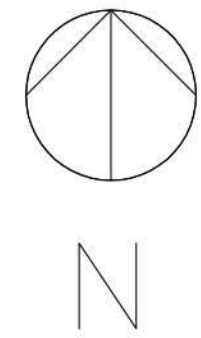
By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed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





# EXISTING SITE LAYOUT - BIRSEMORE





- STRATEGIC LANDSCAPING
- OPEN / VISIBLE SPACE
- PRIVATE SPACE
- VEHICULAR / PEDESTRIAN / CYCLE WAYS
- HOUSING

# INDICATIVE SITE LAYOUT - BIRSEMORE



## Appendix 2

## **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>Cabardunn Development Company Limited and Dunecht Estates</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.

<b>Which document(s) are you committing on?</b>	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 Cabardunn Development Company Limited and Dunecht Estates in relation to Site Ref; MR028, Land South of Birsemore, Aboyne.**

On behalf of Cabardunn Development Company Limited and [REDACTED] (Dunecht Estates), objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference MR028, Land South of Birsemore, Aboyne, 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.

It is noted from the MIR that the assessment of the site has been undertaken in the context of Aboyne. Whilst the village of Birsemore has a strong relationship with Aboyne it is distinctly separate and detached from Aboyne. Like many villages of a similar size in Aberdeenshire it should be accorded its own settlement boundary with provision made within it for further development.

Unlike many of the smaller settlements identified within the LDP 2017, Birsemore actually benefits from its own waste water treatment works. Scottish Water's Asset Capacity Search indicates that it can accommodate up to 10 houses. It would, therefore, be prudent to utilise this spare capacity prior to sanctioning development elsewhere requiring either the provision of a new treatment works or the upgrading of an existing works.

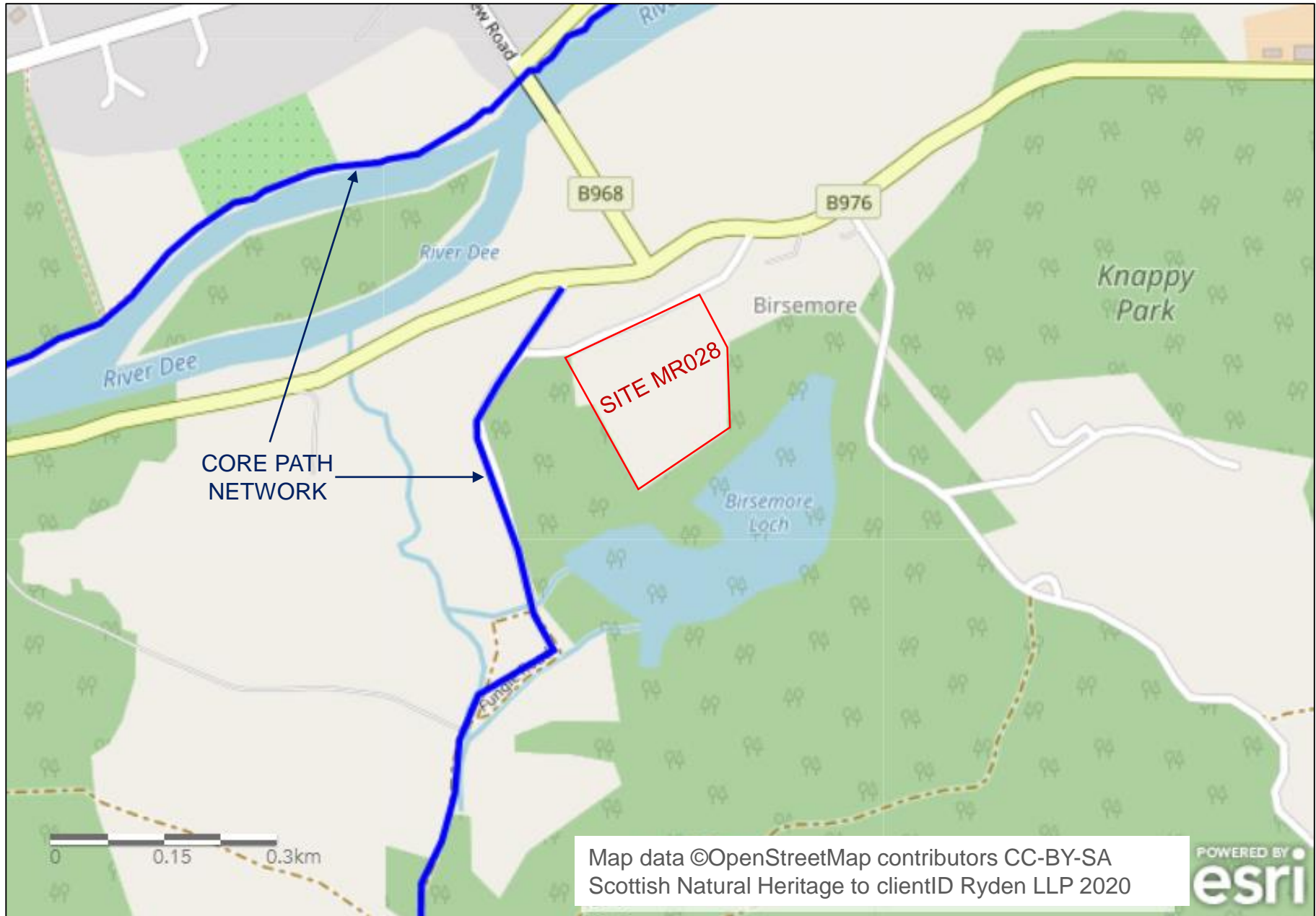
Birsemore comprises a cohesive group of around 40 houses and as such, is larger than many of the settlements presently identified. The Bid site enjoys a particularly secluded location set within a strong landscape framework. The visual impact of any development would be confined to the immediate vicinity of the site as a consequence of the mature woodland which bounds the site on three sides, and the established residential area to the north. It is considered capable, as highlighted in the indicative layout that accompanied the Development Bid, of accommodating a low density private residential development in keeping with the character of the area. It is envisaged that this will comprise detached houses set within generous feus and enjoying substantial areas of public open space and access to the wider recreational area around Birsemore Loch and Forest.

Road access is identified as an issue in the MIR Site Assessment and, indeed, this was acknowledged in the Development Bid. However, the access visibility is a pre-existing problem for the properties in Birsemore. The identification of Birsemore as a settlement and the allocation of land for development would provide the opportunity to address that issue to the benefit of the wider community.

A further issue raised is that of school capacities in Aboyne. Again, this was acknowledged in the Development Bid and it remains the contention of Cabardunn Development Company Limited that any capacity issues can be addressed through developer contributions. In any event, the scale of development proposed is likely to have minimal impact on primary and secondary provision in Aboyne.

On the basis of all of the above, it is respectfully requested that Birsemore be identified as a settlement in the Proposed LDP 2017 with Site MR028 allocated for the development of 13 homes, either in the first Plan period or as a reserved site for development following a mid-term review of the Plan.

## Appendix 3





## Appendix 4

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%

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>Banff Academy</b>	Banff & Buchan	1220	808	<b>815</b>	834	861	863	856	848	789	725	645	67%	69%
Aberchirder	Banff & Buchan	225	128	<b>127</b>	132	124	121	121	127	129	124	113	56%	57%
Banff PS	Banff & Buchan	459	347	<b>353</b>	352	364	370	361	344	341	324	317	77%	75%
Bracoden	Banff & Buchan	145	41	<b>42</b>	41	39	46	49	49	51	51	51	29%	34%
Fordyce	Banff & Buchan	47	18	<b>25</b>	21	22	20	20	20	17	19	20	53%	43%
Macduff	Banff & Buchan	420	321	<b>326</b>	295	274	279	268	243	237	229	231	78%	58%
Ordiquhill	Banff & Buchan	100	60	<b>49</b>	49	45	40	41	42	42	41	38	49%	42%
Portsoy	Banff & Buchan	267	152	<b>137</b>	135	130	119	121	128	128	125	121	51%	48%
Whitehills	Banff & Buchan	134	122	<b>115</b>	111	104	102	110	110	107	109	110	86%	82%
<b>Ellon Academy</b>	Formartine	1300	1084	<b>1134</b>	1154	1153	1152	1192	1186	1159	1143	1100	87%	91%
Arnage	Formartine	75	42	<b>39</b>	41	35	37	33	33	30	29	27	52%	45%
Auchterellon	Formartine	459	361	<b>344</b>	334	308	302	295	283	268	251	243	75%	62%
Balmedie (City)	Formartine	484	405	<b>408</b>	410	420	452	514	571	613	619	624	84%	118%
Ellon PS	Formartine	345	301	<b>289</b>	288	302	301	306	313	316	312	302	84%	91%
Foveran	Formartine	47	23	<b>28</b>	31	30	40	50	55	65	66	65	60%	117%
Hatton (Cruden)	Buchan	155	102	<b>103</b>	99	107	106	100	106	102	97	94	66%	69%
Meiklemill	Formartine	317	209	<b>228</b>	223	227	251	271	285	305	310	319	72%	90%
Newburgh Mathers	Formartine	217	135	<b>147</b>	156	165	163	159	162	151	143	135	68%	75%
Slains	Formartine	50	32	<b>30</b>	27	24	23	25	24	25	23	21	60%	48%
Tipperty	Formartine	50	37	<b>35</b>	37	31	31	26	23	22	19	17	70%	45%
<b>Fraserburgh Academy</b>	Banff & Buchan	1510	1125	<b>1090</b>	1119	1105	1120	1102	1067	1039	989	941	72%	71%
Crimond	Buchan	155	81	<b>86</b>	86	87	92	96	91	88	80	77	55%	59%
Fraserburgh North	Banff & Buchan	217	138	<b>119</b>	117	112	103	109	109	110	116	105	55%	50%
Fraserburgh South Park	Banff & Buchan	550	379	<b>364</b>	364	349	347	339	343	328	325	312	66%	62%
Inverallochy	Banff & Buchan	155	113	<b>122</b>	116	122	120	126	124	123	115	111	79%	80%
Lochpots	Banff & Buchan	267	194	<b>199</b>	191	194	189	188	186	181	173	169	75%	70%
Rathen	Banff & Buchan	90	57	<b>55</b>	62	65	65	73	77	81	77	70	61%	85%
Rosehearty	Banff & Buchan	217	160	<b>150</b>	137	144	134	135	125	120	117	118	69%	58%
Sandhaven	Banff & Buchan	100	84	<b>90</b>	78	82	74	67	63	61	59	58	90%	63%
St Andrew's, Fraserburgh	Banff & Buchan	429	336	<b>328</b>	356	367	374	389	402	399	391	378	76%	94%
St Combs	Buchan	100	44	<b>48</b>	47	51	54	52	50	43	38	35	48%	50%
Tyrie	Banff & Buchan	71	41	<b>31</b>	21	17	16	15	17	17	17	18	44%	23%

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>Gordon Schools</b>	Marr	870	694	<b>662</b>	710	744	782	789	812	787	739	687	76%	93%
Cairney	Marr	50	16	<b>14</b>	18	17	19	22	22	22	23	21	28%	45%
Clatt	Marr	50	14	<b>13</b>	11	13	14	14	15	12	13	13	26%	30%
Drumblade	Marr	60	50	<b>49</b>	50	48	42	41	40	39	36	33	82%	66%
Forgue	Marr	45	34	<b>25</b>	22	23	18	18	16	16	17	17	56%	35%
Gartly	Marr	50	36	<b>23</b>	26	27	27	25	30	34	36	33	46%	60%
Glass	Marr	47	25	<b>25</b>	17	13	11	7	6	6	4	5	53%	13%
Gordon PS	Marr	484	419	<b>425</b>	407	379	364	366	349	333	312	297	88%	72%
Insch	Garioch	368	348	<b>351</b>	338	328	316	314	290	276	260	245	95%	79%
Kennethmont	Marr	50	29	<b>36</b>	40	39	47	52	52	54	53	50	72%	104%
Largue	Marr	50	10	<b>12</b>	10	10	11	11	11	12	11	12	24%	22%
Premnay	Garioch	50	46	<b>46</b>	52	49	57	61	67	69	71	66	92%	134%
Rhynie	Marr	71	42	<b>33</b>	32	31	33	34	39	42	42	41	46%	56%
<b>Inverurie Academy</b>	Garioch	1100	884	<b>951</b>	1015	1090	1157	1219	1267	1280	1243	1215	86%	115%
Chapel of Garioch	Garioch	71	29	<b>30</b>	32	34	34	33	36	39	38	36	42%	51%
Hatton (Fintray)	Garioch	60	53	<b>49</b>	48	44	42	43	40	38	40	39	82%	66%
Keithhall	Garioch	47	31	<b>35</b>	31	30	27	28	29	27	27	28	74%	62%
Kellands	Garioch	442	425	<b>436</b>	443	426	432	413	379	354	339	321	99%	86%
Newmachar (City)	Garioch	484	350	<b>367</b>	386	406	430	450	457	461	449	432	76%	94%
Oyne	Garioch	75	53	<b>45</b>	44	44	43	43	43	38	37	36	60%	57%
Port Elphinstone	Garioch	155	86	<b>87</b>	81	90	97	108	123	140	157	175	56%	79%
Strathburn	Garioch	480	424	<b>419</b>	430	456	468	478	473	458	449	423	87%	99%
Uryside	Garioch	589	315	<b>348</b>	402	449	478	490	482	484	480	476	59%	82%
<b>Kemnay Academy</b>	Garioch	700	877	<b>941</b>	974	999	1036	1063	1037	1030	978	917	134%	148%
Alehousewells	Garioch	217	136	<b>130</b>	128	126	112	111	103	97	92	87	60%	47%
Kemnay PS	Garioch	252	202	<b>205</b>	204	191	198	185	190	187	182	173	81%	75%
Kinellar	Garioch	484	392	<b>382</b>	382	377	363	358	361	349	336	320	79%	75%
Kintore	Garioch	559	537	<b>501</b>	461	434	388	381	368	339	332	314	90%	66%
Midmill	Garioch	434	79	<b>92</b>	103	126	160	195	227	251	268	285	21%	52%
<b>Mearns Academy</b>	Kincardine & Mearns	700	685	<b>692</b>	700	685	708	722	717	711	674	661	99%	102%
Auchenblae	Kincardine & Mearns	120	103	<b>102</b>	92	95	93	97	92	86	82	79	85%	76%
Fettercairn	Kincardine & Mearns	100	67	<b>70</b>	78	82	80	83	87	88	90	85	70%	87%
Laurencekirk PS	Kincardine & Mearns	434	312	<b>312</b>	341	372	385	407	413	422	422	386	72%	95%
Luthermuir	Kincardine & Mearns	99	56	<b>57</b>	52	56	54	56	61	64	68	67	58%	62%
Marykirk	Kincardine & Mearns	50	44	<b>42</b>	45	46	48	44	44	39	32	30	84%	87%
Redmyre	Kincardine & Mearns	75	74	<b>70</b>	72	70	77	70	67	65	65	65	93%	90%
St Cyrus	Kincardine & Mearns	171	149	<b>141</b>	136	148	138	138	140	140	138	139	82%	82%

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>Meldrum Academy</b>	Formartine	980	990	<b>989</b>	993	1052	1062	1084	1071	1042	1021	956	101%	109%
Barthol Chapel	Formartine	50	33	<b>35</b>	27	24	21	20	20	19	15	16	70%	39%
Cultercullen	Formartine	75	52	<b>52</b>	56	64	67	73	76	73	73	69	69%	101%
Daviot	Formartine	120	104	<b>111</b>	104	97	97	96	93	93	91	86	93%	77%
Logie Durno	Garioch	45	26	<b>30</b>	31	30	34	35	36	37	38	37	67%	79%
Meldrum PS	Formartine	459	368	<b>393</b>	405	393	405	404	404	382	354	332	86%	88%
Methlick	Formartine	120	114	<b>103</b>	110	105	112	113	108	110	105	98	86%	90%
Old Rayne	Garioch	75	58	<b>59</b>	51	50	53	51	50	49	46	48	79%	67%
Pitmedden	Formartine	242	156	<b>146</b>	165	155	169	179	181	179	173	162	60%	75%
Rayne North	Garioch	74	66	<b>62</b>	60	58	58	51	53	54	50	49	84%	72%
Rothienorman	Formartine	150	137	<b>140</b>	148	132	138	140	133	136	130	122	93%	89%
Tarves	Formartine	217	129	<b>132</b>	143	153	149	169	168	160	150	138	61%	77%
Udny Green	Formartine	75	47	<b>55</b>	51	46	50	43	42	44	38	37	73%	56%
<b>Mintlaw Academy</b>	Buchan	900	796	<b>786</b>	807	837	868	867	846	833	795	759	87%	94%
Auchnagatt	Buchan	75	49	<b>53</b>	55	59	64	70	66	71	67	64	71%	88%
Fetterangus	Buchan	75	36	<b>41</b>	38	45	42	39	43	42	40	41	55%	58%
Kininmonth	Buchan	50	32	<b>31</b>	31	25	23	20	16	14	15	12	62%	31%
Longside	Buchan	217	155	<b>154</b>	155	143	148	155	158	158	155	147	71%	73%
Maud	Buchan	125	100	<b>96</b>	102	100	104	111	115	118	122	114	77%	92%
Mintlaw PS	Buchan	217	168	<b>170</b>	171	169	175	181	183	185	190	189	78%	84%
New Deer	Buchan	180	99	<b>104</b>	103	97	98	99	98	95	88	85	58%	54%
New Pitsligo & St John's	Buchan	155	120	<b>123</b>	110	102	98	99	94	87	80	76	79%	61%
Pitfour	Buchan	180	133	<b>124</b>	116	115	118	123	129	136	141	148	69%	71%
Strichen	Buchan	150	109	<b>116</b>	116	120	124	126	130	131	132	128	77%	87%
Stuartfield	Buchan	150	122	<b>123</b>	127	132	134	138	148	143	137	130	82%	99%
<b>Peterhead Academy</b>	Buchan	1700	1113	<b>1142</b>	1168	1230	1260	1298	1307	1292	1250	1186	67%	77%
Boddam	Buchan	217	135	<b>126</b>	123	126	120	124	116	109	106	105	58%	54%
Buchanhaven	Buchan	523	493	<b>468</b>	442	427	413	414	409	395	392	393	89%	78%
Burnhaven	Buchan	100	71	<b>58</b>	60	58	45	46	43	39	36	30	58%	43%
Clerkhill	Buchan	484	459	<b>468</b>	480	460	445	428	421	413	396	378	97%	87%
Dales Park	Buchan	317	205	<b>228</b>	265	304	359	382	404	407	406	392	72%	127%
Longhaven	Buchan	50	0	<b>0</b>	2	3	5	6	8	9	10	10	0%	16%
Meethill	Buchan	279	188	<b>190</b>	209	205	222	225	219	228	219	207	68%	78%
Peterhead Central	Buchan	300	182	<b>168</b>	176	181	183	184	188	193	193	185	56%	63%
Port Erroll	Buchan	242	120	<b>119</b>	122	124	141	149	151	147	147	148	49%	62%
St Fergus	Buchan	120	107	<b>113</b>	110	111	104	95	98	96	87	82	94%	82%

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>Portlethen Academy</b>	Kincardine & Mearns	970	817	<b>835</b>	836	879	925	974	1001	1009	992	1001	86%	103%
Banchory-Devenick	Kincardine & Mearns	70	34	<b>31</b>	35	39	44	47	49	52	54	55	44%	70%
Fishermoss	Kincardine & Mearns	358	264	<b>256</b>	253	261	261	265	274	273	280	270	72%	76%
Hillside	Kincardine & Mearns	372	366	<b>419</b>	480	503	528	541	545	544	521	484	113%	147%
Newtonhill	Kincardine & Mearns	459	308	<b>292</b>	329	365	396	419	440	465	488	487	64%	96%
Portlethen PS	Kincardine & Mearns	342	264	<b>260</b>	256	241	222	219	219	211	206	195	76%	64%
<b>Mackie Academy</b>	Kincardine & Mearns	1290	1180	<b>1159</b>	1170	1181	1187	1170	1169	1155	1098	1040	90%	91%
Arduthie	Kincardine & Mearns	459	353	<b>346</b>	361	383	399	429	449	454	453	428	75%	98%
Bervie	Kincardine & Mearns	342	219	<b>228</b>	230	232	234	255	257	267	260	256	67%	75%
Catterline	Kincardine & Mearns	94	39	<b>43</b>	39	42	34	32	28	29	25	26	46%	29%
Dunnottar	Kincardine & Mearns	195	197	<b>185</b>	186	169	161	157	153	144	141	137	95%	79%
Glenbervie	Kincardine & Mearns	100	72	<b>74</b>	79	80	78	76	78	73	73	65	74%	78%
Gourdon	Kincardine & Mearns	100	85	<b>86</b>	78	71	71	70	71	64	65	61	86%	71%
Johnshaven	Kincardine & Mearns	50	35	<b>34</b>	36	30	32	33	37	38	37	33	68%	74%
Kinneff	Kincardine & Mearns	50	13	<b>11</b>	9	13	14	16	14	16	17	18	22%	28%
Lairhillock	Kincardine & Mearns	150	113	<b>132</b>	131	139	131	130	127	132	128	126	88%	85%
Mill O' Forest	Kincardine & Mearns	434	291	<b>282</b>	264	239	232	224	203	184	169	160	65%	47%
<b>Turriff Academy</b>	Formartine	840	665	<b>627</b>	623	656	640	628	627	592	553	508	75%	75%
Auchterless	Formartine	75	37	<b>46</b>	45	41	36	32	29	24	13	14	61%	39%
Crudie	Banff & Buchan	50	25	<b>28</b>	30	28	25	27	26	25	22	19	56%	52%
Easterfield	Formartine	25	19	<b>17</b>	20	17	16	17	17	16	17	15	68%	70%
Fintry	Formartine	50	37	<b>27</b>	28	24	20	15	13	11	13	11	54%	27%
Fisherford	Formartine	30	8	<b>11</b>	9	10	11	12	11	13	13	13	37%	38%
Fyvie	Formartine	155	118	<b>123</b>	129	114	112	107	103	95	89	81	79%	67%
King Edward	Banff & Buchan	47	28	<b>23</b>	20	23	19	22	18	21	23	21	49%	37%
Monquhitter	Formartine	217	136	<b>137</b>	123	112	116	116	110	107	97	96	63%	51%
Turriff Primary	Formartine	559	468	<b>459</b>	448	423	424	423	414	417	416	397	82%	74%
<b>Westhill Academy</b>	Garioch	1000	748	<b>758</b>	777	816	807	839	852	812	779	745	76%	85%
Crombie	Garioch	342	309	<b>328</b>	323	309	308	311	303	298	274	262	96%	89%
Elrick	Garioch	442	417	<b>404</b>	386	375	371	356	342	339	328	318	91%	77%
Skene	Garioch	100	72	<b>76</b>	82	80	86	85	93	96	98	90	76%	93%
Westhill PS	Garioch	342	287	<b>280</b>	302	309	320	323	324	335	332	312	82%	95%