

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 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.

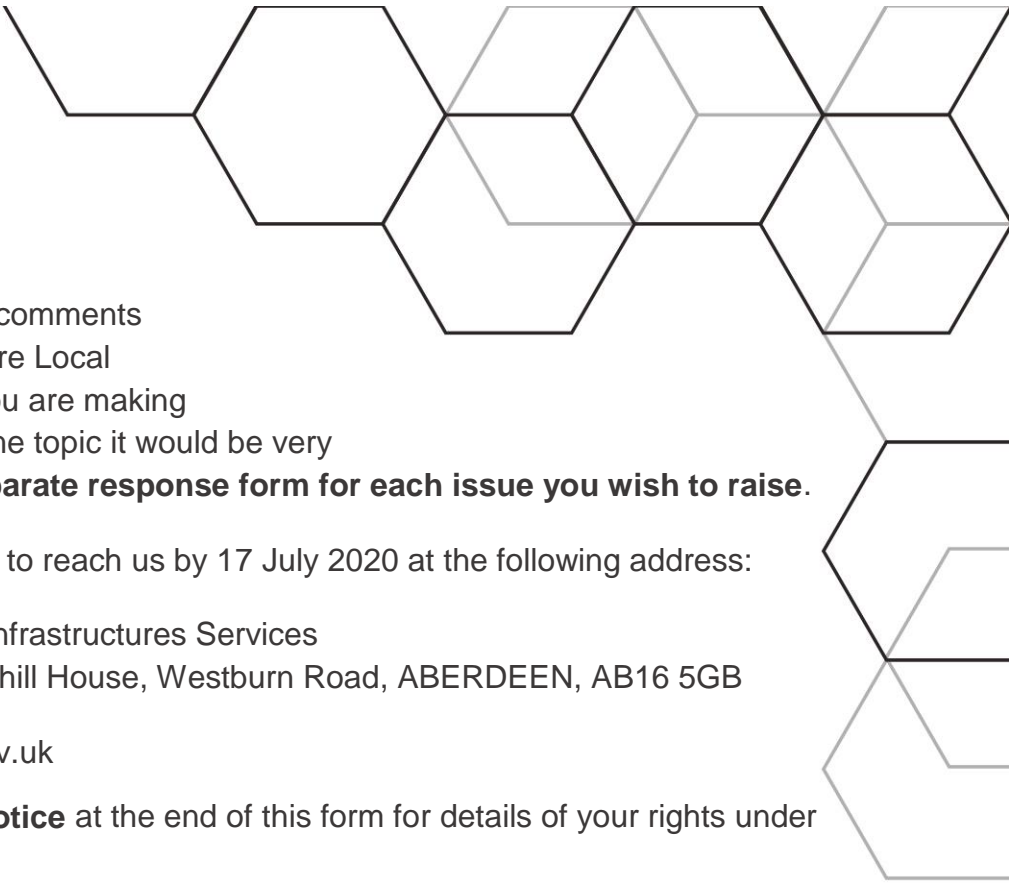
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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
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 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

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:	24 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):

General support expressed for the allocation of Opportunity Site OP1 Woodlands of Durris: Land Northwest of Clune Gardens, Woodlands of Durris in the Aberdeenshire Local Development Plan 2021 (Appendix 7e: Kincardine and Mearns Settlement Statements, pp 759 – 761).

The description for Site OP1 Woodlands of Durris should be modified to remove both (conflicting) references to where the site should take access from. The matter of preferred site access should be determined as part of the planning application process.

Reason for change:

The inclusion of the land to the northwest of Clune Gardens, Woodlands of Durris as an Opportunity Site for 27 homes within the Proposed Aberdeenshire Local Development Plan (LDP) 2021 is duly noted and welcomed. The Development Bid submitted for the site, reference KN074, sought to increase the capacity of the OP1 designation within the extant LDP 2017, to 50 homes. The southern portion of the 2017 OP1 site already benefits from an extant permission and is currently under development for 23 homes.

The MIR highlighted that the Planning Service was agreeable to increasing the capacity of the site to allow for a total of 50 homes, with the balance of units being provided as Phase 2 of the site, which is the subject of this representation. The Proposed LDP carries forward the remaining 2.14ha of Site OP1 Woodlands of Durris from the extant 2017 LDP for 27 homes. Cabardunn Development Co Ltd and Dunecht Estates hereby support this approach and inclusion of the OP1 designation on the remaining land to the northwest of Clune Gardens. For reference, copies of the Development Bid and response to consultation on the MIR are attached as Appendices 1 and 2 respectively.

Our clients, Cabardunn Development Company Limited and Dunecht Estates, kindly request that Site OP1 Woodlands of Durris is carried forward as an allocation for 27 homes within the adopted LDP. It is also requested that a number of matters specified in the description for Site OP1 Woodlands of Durris be amended in the adopted version of the Kincardine and Mearns Settlement Statements, particularly with regards to means of access.

The Woodlands of Durris Settlement Statement in the Proposed LDP correctly acknowledges that the development allocation would act as an extension of the housing development that is ongoing to the south, which comprises Phase 1 of the development of Site OP1 as allocated in the extant 2017 LDP. That development of 23 homes is currently being undertaken by Kirkwood Homes, having gained planning permission in principle in 2013 (application reference APP/2006/3585) and approval of matters specified in the

conditions in 2014 (application reference APP/2014/4355), with further amendments granted in 2018.

It is apparent that a number of issues were raised in relation to the site's development through representations submitted at MIR Stage and these should be addressed here to hopefully ease any localised concerns. There were concerns over design and scale, as well as potential impacts of the development upon pedestrian safety and a perceived lack of drainage capacity and education provision in the local catchment.

The development of Site OP1 Woodlands of Durris would act as a modest yet welcome extension to the existing village. Full details of the proposed site layout, house designs, landscaping, etc. would remain subject to proposal and consideration as part of a formal planning application. Notwithstanding this, the indicative site layout provided with the Development Bid (Appendix 1) shows that the site is more than capable of accommodating a sensitively-designed housing development. It is considered that the development of Site OP1 would act as a welcome gateway to the north of the village as well as providing much need housing stock in the area, including affordable housing, which will be provided in accordance with affordable housing policies of the adopted LDP. It is noted that this latter requirement, for the provision of affordable housing, is also stated in the description for Site OP1.

The description for Site OP1 also states that, *"It is important through the design, pedestrian links are put in place to ensure safe routes to school. There is mature tree planting along the eastern edge of the site, which should be retained where possible, and landscaping along the north and west boundaries will be required"*. The provision of safe means of pedestrian access to and through the site shall be a central principle in the final design of the development, as will the preservation of the mature tree belt to the east of the site, which it is agreed provides an effective means of visual mitigation and will allow for the visual integration of the development into the existing landscape setting. Indeed, additional strategic landscaping would be proposed to provide further visual mitigation of the development, particularly against views taken from the north and west, albeit full details of this may only be provided at the submission of a formal planning application.

With regard to drainage, the site will connect to the existing public network and surface water will be dealt with through appropriate SUDs, which will form part of the wider system developed to serve the development that is already underway to the south. The Site OP1 description nonetheless states that a Drainage Impact Assessment will need to accompany any formal planning application for the site, as requested by Scottish Water, which should take particular cognisance of any potential impacts on the River Dee Special Area of Conservation. This requirement will duly be met upon submission of a planning application and, as also required by the description for Site OP1, contact will be made with Scottish Water regarding connection of the development to the existing public foul water sewer in the village.

In respect of impact on local schooling, there is currently sufficient capacity at Durris Primary School to serve the development, and this is not forecast to change during the Plan Period, according to Aberdeenshire Council's 2019-based forecasts (Appendix 3). Durris Primary School is currently at 78% capacity and is expected to peak at 82% in 2021 before roll numbers drop continuously to a low of 65% in 2027. Accordingly, perceived concerns raised through representations to the MIR that the provision of additional housing on Site OP1 will impede local school provision are therefore strongly refuted.

Lastly, the only matter requiring clarification in the description for Site OP1 Land Northwest of Clune Gardens are those aspects which concern preferred means of access. The site description initially states that access should be taken from Clune Gardens to the south and then subsequently states that access be taken from the unnamed public road to the east (that which leads north to the B9077 – South Deeside Road). However, these requirements are stated separately and in different paragraphs of the description. The current wording is confusing and in any case, means of access would be better determined through the preparation and assessment of a formal planning application. Therefore it is asserted by our clients that these matters should not be prescribed in the description of OP1 allocation, but rather discussed, assessed and/or negotiated as part of the planning application process or, indeed, pre-application consultation with the Planning Service and Roads Development Service.

The point stated in our representation at MIR stage is reiterated here, that the current road leading to the B9077 (South Deeside Road) is sufficient, as are other roads through the settlement, and also that the site itself is well connected to the existing settlement and can easily provide a safe route to school. This is indeed noted in respect of “issues” in the Issues and Actions Paper published following consultation on the MIR, and no particular concerns over means of access are carried forward in that paper in respect of “actions”. Accordingly, there is little basis for prescription of the preferred means of site access in the description for Site OP1 Woodlands of Durris and, indeed, the most appropriate means of site access shall be largely dependent on the final proposed site layout presented with a formal planning application or during pre-application consultation.

In any case, the site is capable of being serviced from either the unnamed public road to the east or Clune Gardens, whereby it is not necessary to specify in the site description which point of access should be utilised. Indeed, access ‘tails’ have been left along Clune Gardens, to facilitate future vehicular and pedestrian access to the site, should that be preferred. These shall also safeguard linkages between the proposed additional housing and the rest of the village.

As stated in our response to consultation on the MIR, the MIR Site Assessment did consider that the capacity of the single-track road east of the site, which connects Woodlands of Durris to the B9077 – South Deeside Road, would be affected by the cumulative impact of the Phase 2 development and the ongoing Phase 1 development. However, it is reiterated here that the standard of that road is relatively good and allows cars to pass safely in opposing directions with relative ease and also that this is not the only road serving the village, thereby helping to distribute traffic from the village to other tributary roads. Regardless, if there remains concern over this issue, Dunecht Estates and Cabardunn Development Company Limited wish to reiterate that the removal of Woodlands of Durris from the provisions of any Organic Growth Policy would be welcomed. It is conceded that with this site allocation (i.e. Site OP1 Woodlands of Durris in the Proposed LDP 2021) that managed growth has already been allowed for and that provisions for other forms of growth are perhaps therefore no longer necessary. The allocation of Site OP1 Woodlands of Durris and the removal of its status as an “Organic Growth Settlement” is likely to achieve the best outcome for the Council, community and our clients whilst also alleviating concerns for any potential, unplanned increase in local road congestion.

In summary, Dunecht Estates and Cabardunn Development Company Ltd welcome the allocation of Site OP1 at Woodlands of Durris for the development of 27 homes in the forthcoming LDP. Dunecht Estates and Cabardunn Development Company have consistently argued that the capacity of the OP1, site identified in the 2017 LDP, should be

for 50 homes. As planning permission has been granted and development is nearing completion for 23 homes on the southern portion of the site the allocation of 27 homes on the balance of the site is welcomed. The allocation of an additional 27 units will allow for the sensitively-designed, managed growth of Woodlands of Durris, whilst allowing for the provision of new open space, pedestrian ways, affordable housing, drainage infrastructure and pupils that will sustain local schooling.

The only matter which we assert should be clarified is that regarding preferred points of access in the description for Site OP1 Woodlands of Durris and it is therefore kindly requested that any prescriptive requirement for specific mean of access into and/or through the site be removed from the description, to allow for assessment and deliberation as part of a formal planning application or any related pre-application consultation.

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:

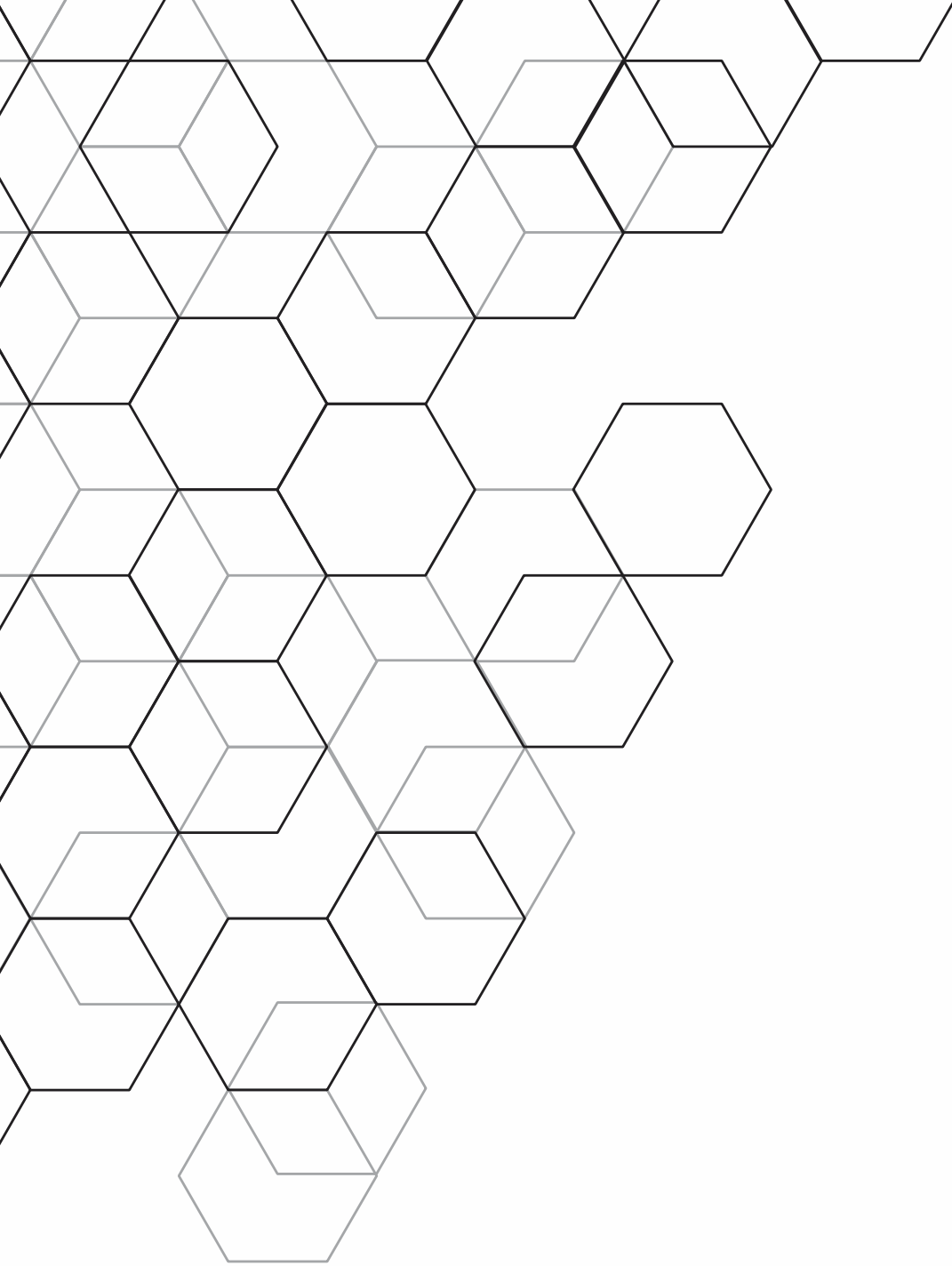
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



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

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	01330 860223
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)	Woodlands of Durris.
Site address	Phase 2 of allocated site OPI.
OS grid reference (if available)	NO 788 959
Site area/size	2.14 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	The site was promoted through the 2012 and 2017 Local Development Plans. PP was approved for 20 units on Phase 1 of OPI to the south.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Previous Bid Reference No. Km058. Please see details at Q19.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? Yes, part of Site OPI for 30 Houses. If yes, do you wish to change the site description and or allocation? Yes, to increase allocation to 50 Houses.

8. Proposed Use

Proposed use		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	30 over and above the 20 currently consented.
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> Detached: Semi-detached: Details at Q19 Flats: Terrace: Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: 2 bedroom homes: Details at Q19 3 bedroom homes: 4 or more bedroom homes:
	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"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	No
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
Local Nature Reserve	No	
If yes, please give details of how you plan to mitigate the impact of the proposed development: N/A		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</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):	
If yes, please provide details: Please see details at Q19.		

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"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development: N/A	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development: Dee Valley SLA. Please see details attached.
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"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf SNH (1998) South and Central Aberdeenshire landscape character assessment 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: 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 http://map.sepa.org.uk/floodmap/map.htm)	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

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Yes
Has contact been made with Scottish Water?	No If yes, please give details of outcome: N/A	
Will your SUDS scheme include rain gardens? http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens	Yes Please specify: Dependent on topography and ground conditions.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Primary and Secondary Schools are forecast to be below 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	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	N/A	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	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 on the B9077 South Deeside Road. 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: Provision of safe pedestrian and cycle links.
d. Gas/Electricity/Heat/Broadband	
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 as demonstrated by recent PP.
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.
e. Public open space	
Will the site provide the opportunity to enhance the green network ? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) 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 other areas of open space and footpaths provided within Phase I and around the settlement. Please see further details at Q19.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy ? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	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 Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	N/A

f. Resource use	
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: N/A

15. Other potential constraints

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

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	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 https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	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. http://map.environment.gov.scot/Soil_maps/?layer=6	No
‘Protected’ open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp 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
	Sports facilities (e.g. playing fields)	>1km
	Employment areas	>1km
	Residential areas	<400m
	Bus stop or bus route	>1km
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	>1km (Kirkton of Durris Village Hall)

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 Call for Sites Response Form. It expands, where necessary, on the response to each of the questions set out in the Form, 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 site, which extends to 2.14 hectares, lies to the north of Woodlands of Durris forming the second phase of the currently allocated OP1 site. The first phase is currently under construction.

The land is bound to the south by the land currently being developed for 20 houses by Kirkwood Homes under Planning Application Reference APP/2014/4355. The western and northern boundaries are formed by a fence line and drystone dyke respectively with agricultural land beyond. The eastern boundary is formed by a hedgerow and trees, with the Woodlands Park woodland on the opposite side of the road, which leads north to the South Deeside Road (B9077).

The site is broadly rectangular in shape and comprises the balance of the allocated OP1 site. Previously in agricultural use, it is now redundant as a consequence of the development of Phase 1.

The Phase 1 development, immediately to the south, makes provision for significant areas of open space, including a playing field and parking area associated with Durris Primary School, which immediately abuts the Phase 1 site to the south. Access to the Phase 2 site will be provided through the Phase 1 development. The road network serving Phase 1 was designed to accommodate further development.

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

Q5. Ownership/Market Interest

The site is owned by Dunecht Estates and is under option to Cabardunn Development Company Limited.

Cont/

Q6. Legal Issues

Cabardunn Development Company Limited and Dunecht Estates confirm that there are no 'ransoms' which would restrict access to the development. Whilst the site to the south is currently being developed by Kirkwood Homes Ltd, Cabardunn Development Company Ltd have secured rights of access through that development and there are no restrictions on the development of Phase 2 either by Cabardunn Development Company Ltd, or any subsequent developer. There are no other legal impediments to the development of the site.

Q7. Planning History

Phase 1 of the current OP1 Site was allocated for the development of 20 houses through the former Aberdeenshire Local Plan (2006). A Development Bid was submitted in respect of the 2012 Local Development Plan process in an effort to increase the size of the site and the number of units capable of being developed. This Bid was allocated Reference K115. Unfortunately, the scale of development proposed at that time was considered at the Examination in Public into the subsequent proposed Plan, to be out of keeping with the nature and scale of the settlement and larger than required to maintain the school and enabling the upgrade of the waste water treatment works. Consequently, the previously allocated site for 20 units, was carried forward into the 2012 Local Development Plan under the designation EH1.

Planning Permission in Principle was subsequently granted for that site under Reference APP/2006/3585 on 27 August 2013. Matters Specified in Conditions were approved in 2014 under Application Reference APP/2014/4355 and construction is currently ongoing.

A further Development Bid was submitted in respect of the 2017 Local Development Plan process. This sought the allocation of the land immediately to the north of the EH1 site for 30 houses. This was identified under a Reference KM058 in the Main Issues Report published in late 2013. The MIR considered that a key objective for the village was to sustain local services. Whilst it considered the proposed site to be well related to the existing settlement, it failed to identify the site as an Officer's preference for development.

In response to the MIR, Cabardunn Development Company Ltd and Dunecht Estates objected to its failure to identify the site for development. Further representations were submitted in respect of the failure of the proposed Plan to identify the site for the development of 30 units.

At the Examination in Public the Reporter considered that **"... visually the site would represent a logical extension to OP1 and would relate well to the existing village. A planting scheme to reinforce an extended edge to the settlement would help to establish a clear and robust boundary and would help to assimilate the development into the landscape"**. He also concluded that an appropriate scale of additional development would support the primary school, given the considerable capacity available. Accordingly, he recommended the extension of the OP1 site to include the additional land for development.

Unfortunately, the Reporter misunderstood the various representations, allocating only an additional 10 units rather than the 30 that had been sought through the Development Bid. The Reporter assumed that the 30 units sought included the 20 allocated through the 2012 Plan for the land to the south. In actual fact, the modified OP1 allocation should have been for 50 units rather than 30.

This Development Bid simply seeks to remedy that position and amend the allocation to the OP1 site from 30 to 50 units.

Q8. Proposed Use

The site is proposed for residential development comprising mainstream and affordable housing similar to that granted on Phase 1 of the OP1 site. The accompanying indicative layout shows the site capable of accommodating an additional 30 houses. This would fully integrate with the development immediately to the south.

Cont./

Of the 30 houses proposed, 25% would be affordable as required in accordance with Planning Policy. The method of delivery of the affordable housing will be agreed with the Council at the planning application stage.

The indicative layout shows the development comprising a mix of detached and semi-detached properties providing a choice of 3 to 4 bedrooms. Exact details of the mix however, can only be provided at the planning application stage having regard to prevailing market conditions and demand at that time.

Q9. Delivery Timescales

It is anticipated that the development will commence in the first 5 year Plan period with completion in the second 5 year period, dependent upon market demand.

Q10. Natural Heritage

There are no Nature Conservation or Natural Heritage designations applicable to the site, nor are there any likely to be impacted through the development of the site.

The land was previously in agricultural use with opportunities for habitat bio-diversity limited to field boundaries. The development, and in particular the areas of open space and landscaping associated with it, provide an opportunity to enhance bio-diversity. The landscaping, which would comprise native species, would provide a defensible boundary to the north of the settlement as required by the Reporter at the Examination in Public into the 2017 LDP.

Q11. Historic Environment

There are no Listed buildings or Scheduled Monuments within or in the immediate vicinity of the site.

Q12. Landscape Impact

Woodlands of Durriss does not fall within any designated Special Landscape Area. Nevertheless, it enjoys an attractive rural setting lying within a mature landscape framework. As a consequence of that, and the local topography, the village enjoys a secluded location beyond the River Dee Valley.

The allocated OP1 site benefits from substantial areas of formal and informal open space provision which will serve the Phase 2 development also. Additional landscaping will be provided as part of that development to form a landscape buffer with the agricultural land beyond it to the north. This will create a long term defensible boundary as envisaged by the Reporter at the Examination in Public into the 2017 LDP.

The development will take its shape and form from the Phase 1 development and will integrate seamlessly with that and the wider village. That Phase 1 development has specifically been designed to accommodate further expansion.

Q13. Flood Risk

SEPA's Flood Map indicates that the site is not at risk from flooding.

Q14. Infrastructure

Scottish Water's Asset Capacity Search indicates that Invercarnie Water Treatment Works has sufficient capacity to serve the scale of development proposed. It further highlights that the existing waste water treatment works can accommodate up to 10 additional houses.

However, there are already proposals in place to increase the capacity of the waste water treatment works to accommodate the Phase 1 development and the Phase 2 development can be factored into those proposals.

Cont./

In terms of education provision, Durris Primary School and Banchory Academy are both forecast to be below capacity at 2022. They are, therefore, able to accommodate pupils arising from the development proposed.

The site will be accessed from the road network provided for the Phase 1 development. This connects to the public road to the east of the village, which provides a direct connection to the B9077, South Deeside Road. The internal site roads and the wider road network are capable of accommodating the scale of development proposed.

Public transport services are available on the B9077, South Deeside Road. These provide services between Aberdeen, Maryculter, Durris, and Banchory. Further development could encourage the enhancement of those services.

In terms of utilities, there is no mains gas available within Woodlands of Durris. Electricity and broadband services are available. Investigations in respect of the Phase 1 development indicates that adequate capacity is available to provide connections to the additional 30 houses proposed. 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.

Generous areas of landscaped open space will be provided in conjunction with the Phase 1 development. The landscaping to be provided on the periphery of the development will help screen the settlement and form a defensible boundary limiting further development.

Q15. Other Potential Constraints

Cabardunn Development Company Ltd confirm that there are no other constraints to development.

Q16. Proximity to Facilities

Durris Primary School is located immediately adjacent to the OP1 site. A church and village hall are located a short distance away at Kirkton of Durris. A wide range of services and facilities are available in nearby Banchory and Aberdeen, both served by public transport along the B9077.

Q17. Community Engagement

To date, there has been no community engagement held in relation to this Bid. Both Dunecht Estates and Cabardunn Development Company 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 the village hall 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:

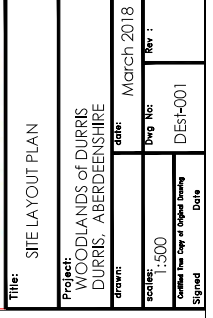


By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed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





year	model type	no. of obs.	no. of replicates	obs. Total	rep. Total
83	improved χ^2 (LOW CORT)	3	2	6	498
115	DeGroot's χ^2 (LOW CORT)	3	2	6	5369
116	DeGroot's χ^2 (LOW CORT)	3	2	6	1070
117	DeGroot's χ^2 (LOW CORT)	4	3	10	1270
143	DeGroot's χ^2 (LOW CORT)	4	3	12	290
144	DeGroot's χ^2 (LOW CORT)	4	3	12	312
150	DeGroot's χ^2 (LOW CORT)	4	3	12	600
157	DeGroot's χ^2 (LOW CORT)	4	3	12	668
158	DeGroot's χ^2 (LOW CORT)	4	3	12	514
160	DeGroot's χ^2 (LOW CORT)	4	3	12	477
161	DeGroot's χ^2 (LOW CORT)	4	3	12	360
162	DeGroot's χ^2 (LOW CORT)	4	3	12	360
163	DeGroot's χ^2 (LOW CORT)	4	3	12	656
217	DeGroot's χ^2 (LOW CORT)	4	3	12	668
total		36	40	108	4382



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 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. 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.

Name	██████████
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	Cabardunn Development Company Limited and Dunecht Estates
Address	██████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████

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

☐

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

☒

Fair processing notice

Please tick to confirm your agreement to the following statements:

☒

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

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

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

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

Your Data, Your Rights

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

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

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

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

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

Your comments

Representations to the Main Issues Report on behalf of Cabardunn Development Company Limited and Dunecht Estates in relation to Site Ref; KN074, Site OP1 (Phase 2), North West of Clune Gardens, Woodlands of Durris.

This representation, relative to the above, is submitted on behalf of Cabardunn Development Company Limited in conjunction with the owners of the site, [REDACTED] (Dunecht Estates). The site is identified in the extant Local Development Plan (LDP) 2017 as Site OP1, capable of accommodating 30 homes. This representation welcomes the fact that the MIR is agreeable to increasing the capacity of the site to 50 homes and supports its allocation in the proposed LDP 2021 as an allocated site capable of accommodating 50 homes.

The merit of extending the OP1 site was accepted by the Reporter at the Examination in Public into the LDP 2017. He considered that "...visually the site would represent a logical extension to OP1 and would relate well to the existing village. A planting scheme to reinforce an extended edge to the settlement would help to establish a clear and robust boundary and would help to assimilate the development into the landscape". He also concluded that an appropriate scale of additional development would support the primary school given the considerable capacity available. Unfortunately, the Reporter misunderstood the various representations, allocating only an additional 10 units to the extended site rather than the 30 that had been sought through the Development Bid. The LDP 2017 duly extended the OP1 site and allocated it for 30 homes. The fact that the proposed Plan 2021 will increase that number to 50 homes is very much welcomed.

The site originally allocated for development is currently under construction and an indicative layout submitted with the Development Bid demonstrated the capacity of the site to accommodate additional development whilst continuing to respect the character and density of adjoining development. This maximises the potential of the site and makes efficient use of the land as required by Strategic and National Planning Policy.

The issue raised in the MIR Site Assessment regarding the capacity of the single-track road that serves Woodlands of Durris, and the cumulative impact of development on that, is noted. However, the standard of road which links Woodlands of Durris with the B9077, South Deeside Road, is relatively good allowing cars to pass each other in opposite directions with relative ease. Also, there are a number of other roads serving the village which helps to distribute traffic to and from the village. Notwithstanding, Cabardunn Development Company would support the removal of the Organic Growth Policy from the settlement subject to the increased capacity of the OP1 site and accept that any future expansion of the village is the subject of a planned approach. This is likely to achieve the best outcome for the Council, the community, and landowners.

Cabardunn Development Company Limited, welcome the increased capacity of the site and support its allocation in the proposed LDP 2021 as a site capable of accommodating 50 homes.

Appendix 3

Appendix 1 - 2019 Based School Roll Forecast

School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Aboyne Academy	Marr	750	707	691	705	719	722	686	652	613	572	537	92%	87%
Aboyne PS	Marr	342	301	313	313	296	286	287	285	290	269	262	92%	83%
Ballater	Marr	145	80	70	73	69	66	71	80	80	84	80	48%	55%
Braemar	Marr	50	30	31	35	38	41	44	43	40	40	35	62%	86%
Crathie	Marr	47	9	9	10	8	8	8	7	8	8	7	19%	16%
Finzean	Marr	71	51	45	38	35	32	28	26	27	26	26	63%	36%
Kincardine O'Neil	Marr	69	24	24	27	25	28	30	29	28	28	26	35%	42%
Logie Coldstone	Marr	47	19	19	16	16	14	15	13	11	13	11	40%	28%
Lumphanan	Marr	100	60	39	37	38	42	43	44	42	44	43	39%	44%
Tarland	Marr	155	87	90	91	88	73	68	64	60	61	55	58%	41%
Torphins	Marr	200	163	166	153	158	153	164	156	151	142	137	83%	78%
Alford Academy	Marr	700	655	680	699	712	718	714	677	627	569	543	97%	97%
Alford PS	Marr	372	328	333	350	370	365	366	369	371	363	338	90%	99%
Cluny	Garioch	96	90	81	76	82	79	74	78	76	72	70	84%	81%
Craigievar	Marr	47	29	33	27	29	26	23	23	22	21	20	70%	48%
Dunecht	Garioch	75	60	43	48	48	53	54	52	50	48	44	57%	70%
Echt	Garioch	47	34	38	41	49	50	57	59	61	63	61	81%	126%
Keig	Marr	50	28	25	19	15	13	11	11	11	10	9	50%	21%
Lumsden	Marr	50	12	12	11	10	9	10	11	13	15	15	24%	22%
Midmar	Garioch	75	42	38	32	32	30	27	27	24	24	24	51%	36%
Monymusk	Marr	75	58	62	66	61	62	64	63	59	58	51	83%	84%
Strathdon	Marr	50	24	28	22	23	25	27	24	23	19	20	56%	47%
Tough	Marr	60	34	29	26	23	18	20	18	18	19	17	48%	30%
Towie	Marr	50	51	51	53	48	51	49	49	51	50	48	102%	99%
Tullynessle	Marr	50	21	15	15	12	13	14	13	14	15	15	30%	26%
Banchory Academy	Marr	900	817	813	855	858	874	902	896	879	846	807	90%	100%
Banchory PS	Marr	550	409	406	406	405	412	405	408	400	389	384	74%	74%
Crathes	Marr	50	34	39	38	43	49	51	55	59	59	58	78%	109%
Drumoak	Kincardine & Mearns	155	119	124	129	140	125	128	126	119	116	109	80%	81%
Durris	Kincardine & Mearns	60	40	47	49	49	45	46	48	45	41	37	78%	79%
Hill of Banchory	Marr	434	377	376	359	347	348	352	350	346	327	314	87%	81%
Strachan	Marr	50	0	0	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
Banff Academy	Banff & Buchan	1220	808	815	834	861	863	856	848	789	725	645	67%	69%
Aberchirder	Banff & Buchan	225	128	127	132	124	121	121	127	129	124	113	56%	57%
Banff PS	Banff & Buchan	459	347	353	352	364	370	361	344	341	324	317	77%	75%
Bracoden	Banff & Buchan	145	41	42	41	39	46	49	49	51	51	51	29%	34%
Fordyce	Banff & Buchan	47	18	25	21	22	20	20	20	17	19	20	53%	43%
Macduff	Banff & Buchan	420	321	326	295	274	279	268	243	237	229	231	78%	58%
Ordiquhill	Banff & Buchan	100	60	49	49	45	40	41	42	42	41	38	49%	42%
Portsoy	Banff & Buchan	267	152	137	135	130	119	121	128	128	125	121	51%	48%
Whitehills	Banff & Buchan	134	122	115	111	104	102	110	110	107	109	110	86%	82%
Ellon Academy	Formartine	1300	1084	1134	1154	1153	1152	1192	1186	1159	1143	1100	87%	91%
Arnage	Formartine	75	42	39	41	35	37	33	33	30	29	27	52%	45%
Auchterellon	Formartine	459	361	344	334	308	302	295	283	268	251	243	75%	62%
Balmedie (City)	Formartine	484	405	408	410	420	452	514	571	613	619	624	84%	118%
Ellon PS	Formartine	345	301	289	288	302	301	306	313	316	312	302	84%	91%
Foveran	Formartine	47	23	28	31	30	40	50	55	65	66	65	60%	117%
Hatton (Cruden)	Buchan	155	102	103	99	107	106	100	106	102	97	94	66%	69%
Meiklemill	Formartine	317	209	228	223	227	251	271	285	305	310	319	72%	90%
Newburgh Mathers	Formartine	217	135	147	156	165	163	159	162	151	143	135	68%	75%
Slains	Formartine	50	32	30	27	24	23	25	24	25	23	21	60%	48%
Tipperty	Formartine	50	37	35	37	31	31	26	23	22	19	17	70%	45%
Fraserburgh Academy	Banff & Buchan	1510	1125	1090	1119	1105	1120	1102	1067	1039	989	941	72%	71%
Crimond	Buchan	155	81	86	86	87	92	96	91	88	80	77	55%	59%
Fraserburgh North	Banff & Buchan	217	138	119	117	112	103	109	109	110	116	105	55%	50%
Fraserburgh South Park	Banff & Buchan	550	379	364	364	349	347	339	343	328	325	312	66%	62%
Inverallochy	Banff & Buchan	155	113	122	116	122	120	126	124	123	115	111	79%	80%
Lochpots	Banff & Buchan	267	194	199	191	194	189	188	186	181	173	169	75%	70%
Rathen	Banff & Buchan	90	57	55	62	65	65	73	77	81	77	70	61%	85%
Rosehearty	Banff & Buchan	217	160	150	137	144	134	135	125	120	117	118	69%	58%
Sandhaven	Banff & Buchan	100	84	90	78	82	74	67	63	61	59	58	90%	63%
St Andrew's, Fraserburgh	Banff & Buchan	429	336	328	356	367	374	389	402	399	391	378	76%	94%
St Combs	Buchan	100	44	48	47	51	54	52	50	43	38	35	48%	50%
Tyrie	Banff & Buchan	71	41	31	21	17	16	15	17	17	17	18	44%	23%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Gordon Schools	Marr	870	694	662	710	744	782	789	812	787	739	687	76%	93%
Cairney	Marr	50	16	14	18	17	19	22	22	22	23	21	28%	45%
Clatt	Marr	50	14	13	11	13	14	14	15	12	13	13	26%	30%
Drumblade	Marr	60	50	49	50	48	42	41	40	39	36	33	82%	66%
Forgue	Marr	45	34	25	22	23	18	18	16	16	17	17	56%	35%
Gartly	Marr	50	36	23	26	27	27	25	30	34	36	33	46%	60%
Glass	Marr	47	25	25	17	13	11	7	6	6	4	5	53%	13%
Gordon PS	Marr	484	419	425	407	379	364	366	349	333	312	297	88%	72%
Insch	Garioch	368	348	351	338	328	316	314	290	276	260	245	95%	79%
Kennethmont	Marr	50	29	36	40	39	47	52	52	54	53	50	72%	104%
Largue	Marr	50	10	12	10	10	11	11	11	12	11	12	24%	22%
Premnay	Garioch	50	46	46	52	49	57	61	67	69	71	66	92%	134%
Rhynie	Marr	71	42	33	32	31	33	34	39	42	42	41	46%	56%
Inverurie Academy	Garioch	1100	884	951	1015	1090	1157	1219	1267	1280	1243	1215	86%	115%
Chapel of Garioch	Garioch	71	29	30	32	34	34	33	36	39	38	36	42%	51%
Hatton (Fintray)	Garioch	60	53	49	48	44	42	43	40	38	40	39	82%	66%
Keithhall	Garioch	47	31	35	31	30	27	28	29	27	27	28	74%	62%
Kellands	Garioch	442	425	436	443	426	432	413	379	354	339	321	99%	86%
Newmachar (City)	Garioch	484	350	367	386	406	430	450	457	461	449	432	76%	94%
Oyne	Garioch	75	53	45	44	44	43	43	43	38	37	36	60%	57%
Port Elphinstone	Garioch	155	86	87	81	90	97	108	123	140	157	175	56%	79%
Strathburn	Garioch	480	424	419	430	456	468	478	473	458	449	423	87%	99%
Uryside	Garioch	589	315	348	402	449	478	490	482	484	480	476	59%	82%
Kemnay Academy	Garioch	700	877	941	974	999	1036	1063	1037	1030	978	917	134%	148%
Alehousewells	Garioch	217	136	130	128	126	112	111	103	97	92	87	60%	47%
Kemnay PS	Garioch	252	202	205	204	191	198	185	190	187	182	173	81%	75%
Kinellar	Garioch	484	392	382	382	377	363	358	361	349	336	320	79%	75%
Kintore	Garioch	559	537	501	461	434	388	381	368	339	332	314	90%	66%
Midmill	Garioch	434	79	92	103	126	160	195	227	251	268	285	21%	52%
Mearns Academy	Kincardine & Mearns	700	685	692	700	685	708	722	717	711	674	661	99%	102%
Auchenblae	Kincardine & Mearns	120	103	102	92	95	93	97	92	86	82	79	85%	76%
Fettercairn	Kincardine & Mearns	100	67	70	78	82	80	83	87	88	90	85	70%	87%
Laurencekirk PS	Kincardine & Mearns	434	312	312	341	372	385	407	413	422	422	386	72%	95%
Luthermuir	Kincardine & Mearns	99	56	57	52	56	54	56	61	64	68	67	58%	62%
Marykirk	Kincardine & Mearns	50	44	42	45	46	48	44	44	39	32	30	84%	87%
Redmyre	Kincardine & Mearns	75	74	70	72	70	77	70	67	65	65	65	93%	90%
St Cyrus	Kincardine & Mearns	171	149	141	136	148	138	138	140	140	138	139	82%	82%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Meldrum Academy	Formartine	980	990	989	993	1052	1062	1084	1071	1042	1021	956	101%	109%
Barthol Chapel	Formartine	50	33	35	27	24	21	20	20	19	15	16	70%	39%
Cultercullen	Formartine	75	52	52	56	64	67	73	76	73	73	69	69%	101%
Daviot	Formartine	120	104	111	104	97	97	96	93	93	91	86	93%	77%
Logie Durno	Garioch	45	26	30	31	30	34	35	36	37	38	37	67%	79%
Meldrum PS	Formartine	459	368	393	405	393	405	404	404	382	354	332	86%	88%
Methlick	Formartine	120	114	103	110	105	112	113	108	110	105	98	86%	90%
Old Rayne	Garioch	75	58	59	51	50	53	51	50	49	46	48	79%	67%
Pitmedden	Formartine	242	156	146	165	155	169	179	181	179	173	162	60%	75%
Rayne North	Garioch	74	66	62	60	58	58	51	53	54	50	49	84%	72%
Rothienorman	Formartine	150	137	140	148	132	138	140	133	136	130	122	93%	89%
Tarves	Formartine	217	129	132	143	153	149	169	168	160	150	138	61%	77%
Udny Green	Formartine	75	47	55	51	46	50	43	42	44	38	37	73%	56%
Mintlaw Academy	Buchan	900	796	786	807	837	868	867	846	833	795	759	87%	94%
Auchnagatt	Buchan	75	49	53	55	59	64	70	66	71	67	64	71%	88%
Fetterangus	Buchan	75	36	41	38	45	42	39	43	42	40	41	55%	58%
Kininmonth	Buchan	50	32	31	31	25	23	20	16	14	15	12	62%	31%
Longside	Buchan	217	155	154	155	143	148	155	158	158	155	147	71%	73%
Maud	Buchan	125	100	96	102	100	104	111	115	118	122	114	77%	92%
Mintlaw PS	Buchan	217	168	170	171	169	175	181	183	185	190	189	78%	84%
New Deer	Buchan	180	99	104	103	97	98	99	98	95	88	85	58%	54%
New Pitsligo & St John's	Buchan	155	120	123	110	102	98	99	94	87	80	76	79%	61%
Pitfour	Buchan	180	133	124	116	115	118	123	129	136	141	148	69%	71%
Strichen	Buchan	150	109	116	116	120	124	126	130	131	132	128	77%	87%
Stuartfield	Buchan	150	122	123	127	132	134	138	148	143	137	130	82%	99%
Peterhead Academy	Buchan	1700	1113	1142	1168	1230	1260	1298	1307	1292	1250	1186	67%	77%
Boddam	Buchan	217	135	126	123	126	120	124	116	109	106	105	58%	54%
Buchanhaven	Buchan	523	493	468	442	427	413	414	409	395	392	393	89%	78%
Burnhaven	Buchan	100	71	58	60	58	45	46	43	39	36	30	58%	43%
Clerkhill	Buchan	484	459	468	480	460	445	428	421	413	396	378	97%	87%
Dales Park	Buchan	317	205	228	265	304	359	382	404	407	406	392	72%	127%
Longhaven	Buchan	50	0	0	2	3	5	6	8	9	10	10	0%	16%
Meethill	Buchan	279	188	190	209	205	222	225	219	228	219	207	68%	78%
Peterhead Central	Buchan	300	182	168	176	181	183	184	188	193	193	185	56%	63%
Port Erroll	Buchan	242	120	119	122	124	141	149	151	147	147	148	49%	62%
St Fergus	Buchan	120	107	113	110	111	104	95	98	96	87	82	94%	82%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Portlethen Academy	Kincardine & Mearns	970	817	835	836	879	925	974	1001	1009	992	1001	86%	103%
Banchory-Devenick	Kincardine & Mearns	70	34	31	35	39	44	47	49	52	54	55	44%	70%
Fishermoss	Kincardine & Mearns	358	264	256	253	261	261	265	274	273	280	270	72%	76%
Hillside	Kincardine & Mearns	372	366	419	480	503	528	541	545	544	521	484	113%	147%
Newtonhill	Kincardine & Mearns	459	308	292	329	365	396	419	440	465	488	487	64%	96%
Portlethen PS	Kincardine & Mearns	342	264	260	256	241	222	219	219	211	206	195	76%	64%
Mackie Academy	Kincardine & Mearns	1290	1180	1159	1170	1181	1187	1170	1169	1155	1098	1040	90%	91%
Arduthie	Kincardine & Mearns	459	353	346	361	383	399	429	449	454	453	428	75%	98%
Bervie	Kincardine & Mearns	342	219	228	230	232	234	255	257	267	260	256	67%	75%
Catterline	Kincardine & Mearns	94	39	43	39	42	34	32	28	29	25	26	46%	29%
Dunnottar	Kincardine & Mearns	195	197	185	186	169	161	157	153	144	141	137	95%	79%
Glenbervie	Kincardine & Mearns	100	72	74	79	80	78	76	78	73	73	65	74%	78%
Gourdon	Kincardine & Mearns	100	85	86	78	71	71	70	71	64	65	61	86%	71%
Johnshaven	Kincardine & Mearns	50	35	34	36	30	32	33	37	38	37	33	68%	74%
Kinneff	Kincardine & Mearns	50	13	11	9	13	14	16	14	16	17	18	22%	28%
Lairhillock	Kincardine & Mearns	150	113	132	131	139	131	130	127	132	128	126	88%	85%
Mill O' Forest	Kincardine & Mearns	434	291	282	264	239	232	224	203	184	169	160	65%	47%
Turriff Academy	Formartine	840	665	627	623	656	640	628	627	592	553	508	75%	75%
Auchterless	Formartine	75	37	46	45	41	36	32	29	24	13	14	61%	39%
Crudie	Banff & Buchan	50	25	28	30	28	25	27	26	25	22	19	56%	52%
Easterfield	Formartine	25	19	17	20	17	16	17	17	16	17	15	68%	70%
Fintry	Formartine	50	37	27	28	24	20	15	13	11	13	11	54%	27%
Fisherford	Formartine	30	8	11	9	10	11	12	11	13	13	13	37%	38%
Fyvie	Formartine	155	118	123	129	114	112	107	103	95	89	81	79%	67%
King Edward	Banff & Buchan	47	28	23	20	23	19	22	18	21	23	21	49%	37%
Monquhitter	Formartine	217	136	137	123	112	116	116	110	107	97	96	63%	51%
Turriff Primary	Formartine	559	468	459	448	423	424	423	414	417	416	397	82%	74%
Westhill Academy	Garioch	1000	748	758	777	816	807	839	852	812	779	745	76%	85%
Crombie	Garioch	342	309	328	323	309	308	311	303	298	274	262	96%	89%
Elrick	Garioch	442	417	404	386	375	371	356	342	339	328	318	91%	77%
Skene	Garioch	100	72	76	82	80	86	85	93	96	98	90	76%	93%
Westhill PS	Garioch	342	287	280	302	309	320	323	324	335	332	312	82%	95%