

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.

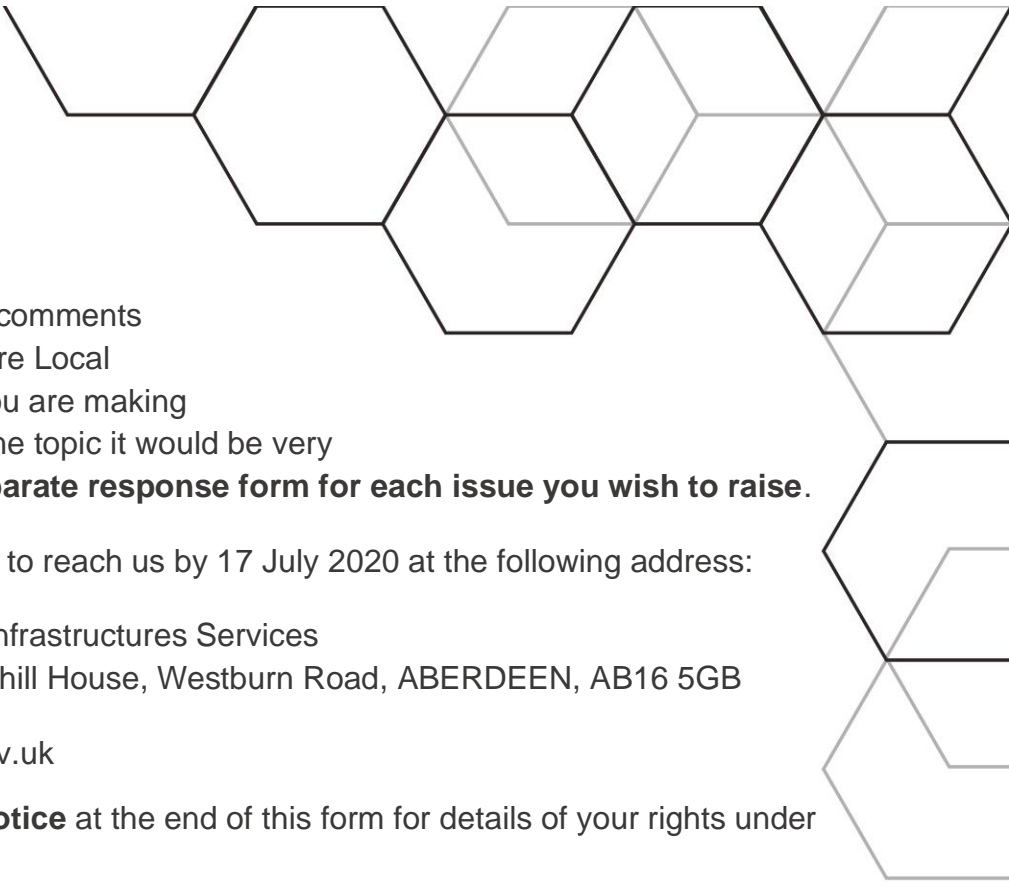
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	
First Name:	Margaret
Surname:	Bochel
Date:	30 July 2020
Postal Address:	Aurora Planning Limited, [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? Goldrose No 2 Limited

☐ 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):

Allocation of site bid reference GR005: Land at Kinnellar Estate as a Future Opportunity site for a mixed use development comprising, indicatively, 50 residential units, employment land and community uses, along with allocation of bid reference GR033: Land at Hillhead of Glasgoego as a Future Opportunity site for up to 300 residential units, or for these to be allocated instead of OP1.

Reason for change:

Our client, Goldrose No 2 Limited, owns 14ha of land to the west of the town of Blackburn which was the subject of bid reference GR005: Land at Kinnellar Estate. For the reasons set out below, it is submitted that this land should be included in the emerging Local Development Plan along with adjacent land (bid reference GR033: Land at Hillhead of Glasgoego) to allow for the planned and phased development of Blackburn during the lifetime of the emerging Plan and beyond (with our client looking to prepare a masterplan for the area over the next few months).

Although it is recognised that the allocation of our client's site relies on the allocation of the land to which bid reference GR033 relates, this submission relates primarily to the merits of the land at Kinnellar Estate with a separate submission made in relation to the land at Hillhead of Glasgoego. Both landowners are though keen to work together to ensure that the future development of Blackburn is properly masterplanned to deliver a high quality, sustainable community.

The Aberdeen City and Shire Proposed Strategic Development Plan (PSDP) supports the identification of a strategic reserve of housing land for the period 2033 to 2040. To provide such a reserve, the Main Issues Report (MIR) for the emerging Local Development Plan included Future Opportunity sites, but the *Issues and Actions Paper – Policies and Introduction* indicates that these are not being taken forward into the emerging plan on the grounds that it is not a requirement of the PSDP to do so, and due to concerns that such land may be drawn down prematurely. The proposal to exclude these sites is not, however, included in the Recommendations section of the Issues and Actions Paper, nor is there a Committee decision endorsing that approach.

Some of the Future Opportunity sites shown in the MIR have now been included in the Proposed Local Development Plan (PLDP) as Opportunity sites, but many have been

omitted entirely. Our client is of the opinion that this is taking a very short-term view of the future development of settlements within Aberdeenshire, including Blackburn. Rather, the identification of strategic reserve/future opportunity sites would provide certainty for both communities and developers on the potential scale and location of future growth, whilst the planning authority can control when such sites are released through the development management process.

In relation to Blackburn specifically, the settlement is located within the Aberdeen to Huntly Strategic Growth Area where significant development is expected to take place in the road and rail corridor between Blackburn and Huntly and the Settlement Statement in the PLDP highlighting the attractiveness of the town as a place to live.

The above notwithstanding, the only Opportunity Site which the PLDP identifies in Blackburn is OP1: Caskieben (bid reference GR087), with this comprising the sites identified as OP1 and P5 in the extant Local Development Plan 2017 and no new sites or opportunities for future development brought forward. Further, the MIR highlights that the former OP1 allocation here is identified in the Housing Land Audit 2018 as being constrained due to ownership, while the PLDP Settlement Statement itself also identifies a number of issues which require to be addressed before development can take place. Those issues relate to nature conservation, ancient woodland, connectivity and active travel, flooding, landscape and visual impact, water impact, roads access, trees and impact on listed buildings. Given that site OP1 was previously allocated in the LDP 2017 with no development yet having taken place here, there are clearly challenges to the delivery of this site such that it is vital to identify viable alternatives which can be reserved for future development in order to provide confidence with regards to the long term sustainable growth of the settlement, or brought forward through the development management process should the allocated site not be delivered (this being very different from sites being brought forward prematurely).

Our client's site, along with bid reference GR033, would provide this. Further, there is sufficient capacity within these sites to both meet future housing need and to contribute to the delivery of services and infrastructure in the settlement, helping to relieve the pressure on existing facilities that is identified in the Blackburn Settlement Statement and ensuring that development is deliverable at the appropriate time.

It is also submitted that the westward expansion of the town as proposed in bid references GR005 and GR033 is the logical direction for growth because:

- as recognised in the MIR, development here would be in close proximity to an area safeguarded for employment use;
- development could be phased from land adjacent to the existing settlement boundary towards our client's site (via the land to which bid reference GR033 relates);

- the area can accommodate a balanced mix of uses which would contribute to the sustainability of Blackburn as a whole;
- there is an existing core path (part of the General Wade March Military path network) which runs through the land to which bid reference GR033 relates, providing excellent connectivity to the settlement core (see below); and
- the A96 prevents development to the south, whilst the ridge line to the north does likewise in that direction and constraints have to date prevented development to the east (see above).

The reasons given in the MIR and Proposed Plan Issues and Actions Paper for our client's site not being preferred for allocation and our client's response to these are set out below:

- **largely remote from the residential area** – the site is around 1km away from the centre of Blackburn, less than a 15-minute walk. That is well within the 1,600m maximum threshold for accessibility to facilities by walking and cycling specified in Planning Advice Note 75: Planning for Transport and is not significantly different from existing development to the north or from the proposed allocation of land to which bid reference GR087 relates for 240 homes. In any event, as stated above, the combined allocation of our client's site and the land to which bid reference GR033 relates would create an opportunity for the provision of new services and facilities in this area.

In addition, there are two existing core paths (one to the north and one to the south of the site) which provide easy access to services and facilities in the centre of Blackburn and to the employment site immediately to the south, while regular bus services run through Blackburn and on the A96 to the immediate south of the site (less than 400m away) providing access to services and employment opportunities in Aberdeen and towns to the north.

- **likely negative impact on the setting of Kinellar House, a category B listed building, pictish stone and wider designed landscape** – it is accepted that these are important historic assets, however, Historic Environment Scotland has not objected to the allocation of the site but rather has proposed that any development should consider the potential impact on the listed building and its designed landscape setting. A masterplan for the site (which the proposed allocation would allow for, as set out above) would do this, ensuring no adverse impacts.
- **part of the site is identified as being prime agricultural land** – whilst the site is identified as being class 3.1 agricultural land, the same is true of bid reference GR087, which has been allocated in the PLDP for 240 homes as set out above. In the absence of any reason as to why this should be any more of a constraint to the development of our client's site than to the development of the land to which bid reference GR087 relates, there is no justification for our client's site not to be allocated on this basis.

- **the broadleaved woodland within the site is an important resource for habitat and landscape** – again, it is accepted that the woodland within the site is an important resource for habitat and landscape. Indeed, this provides a very special setting for development here, with scope for this to benefit residents of new housing on the site as well as those living elsewhere in Blackburn. This is also similar to the situation with regards to Site OP1 in the PLPD, with the Settlement Statement requiring development there to incorporate a buffer strip to preserve the nature conservation value of the Black Burn and the woodlands of the “Sycamores” and Caskieben Road. A similar requirement could be applied to the retention of the woodland within our client’s site.
- **protected species may also be affected by development at this location** – the retention of the broadleaved woodland (as described above) and opportunities for new landscape planting that would be associated with any development on our client’s site could ensure the protection of any important species in and around this, with it noted that the need to preserve the nature conservation value of the Black Burn and woodlands around bid reference GR087 was not considered to be a reason not to allocate that site, and there being no reason why the same conclusion should not be reached here.

It is also noted that a small area at the west of the site lies within the Health and Safety Executive’s outer consultation zone. That in itself does not preclude development here, with employment uses, playing fields and other leisure facilities, and amenity open space provision all being acceptable in such areas.

In terms of other factors against which site bids have been assessed, it should be noted that:

- neither our client’s site nor bid reference GR033 are shown to be at risk of flooding on SEPA flood risk maps (unlike bid reference GR087 for which SEPA has indicated that a flood risk assessment may be required);
- the sites are gently sloping and south facing with expansive open views;
- they are well bounded by the existing settlement to the east, the mature tree lined ridge to the north, the church road to the west and the A96 to the south, creating a defensible boundary;
- the Settlement Statement acknowledges that there will be insufficient capacity in the Inverurie Waste Water Treatment Works to treat all development allocated in the area, irrespective of the location of those allocations, but that a Capital Maintenance project has been triggered to deliver growth;

- contributions may be required towards the new Kinellar Primary School, which has capacity to accommodate new housing development;
- there would be no requirement for direct access onto/from the trunk road;
- although the Council's open space audit for Blackburn concluded that there is a wide range of open space available within the settlement, much of that is industrial or transport amenity land and does not serve a particular community function or is more formal amenity space, whereas the allocations proposed by way of this submission would allow for the provision of more natural green spaces;
- the sites are within the Wooded Estates – Aberdeenshire Landscape Character Type (which also includes bid reference GR087) which recognises that the area is well settled with a large number of town and villages and with more recent settlement expansion and housing development being particularly evident closer to Aberdeen, such that new development here would not be out of character; and
- there are no other designations or constraints which would prevent development of these sites.

Accordingly, it is submitted that site bid reference GR005: Land at Kinnellar Estate should be allocated as a Future Opportunity site for a mixed use development comprising, indicatively, 50 residential units, employment land and community uses, along with the allocation of bid reference GR033: Land at Hillhead of Glasgoego as a Future Opportunity site for up to 300 residential units, or for these to be allocated instead of OP1.

A copy of our client's response to the Council's initial call for sites is appended for ease of reference.

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:

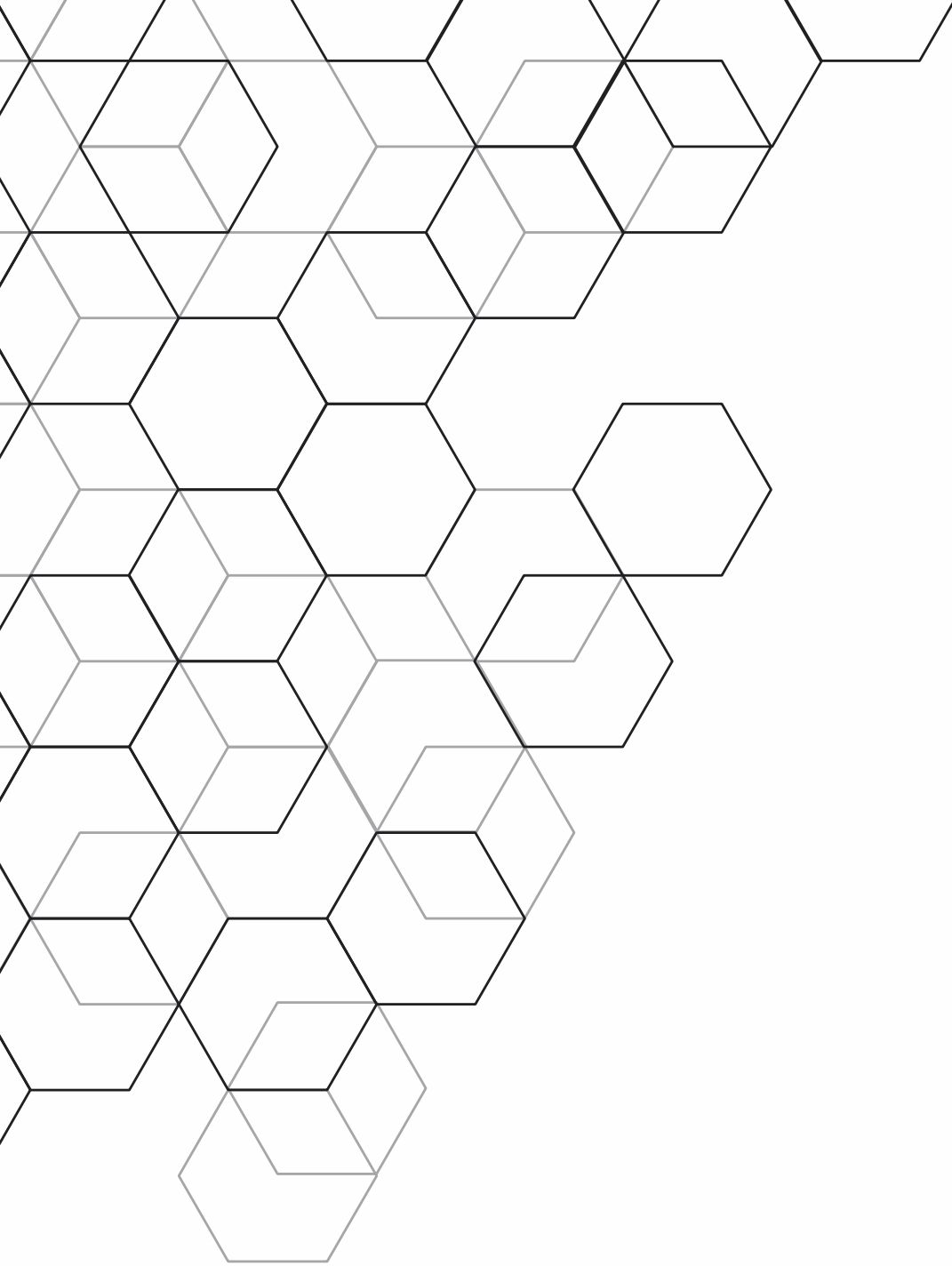
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Land at Kinellar Estate, Blackburn.
Site address	
OS grid reference (if available)	
Site area/size	Approx. 14 ha
Current land use	Paddocks associated with the wider estate.
Brownfield/greenfield	Greenfield.

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owner / part owner. A number of private properties within the grounds were previously sold by Goldrose following redevelopment of the estate. Rights to access are maintained.
Is the site under option to a developer?	No.
Is the site being marketed?	No.

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.
Are there any other legal factors that might prevent or restrict development? (E.g. ransom strips/issues with accessing the site etc.)	No.

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No.
Previous planning applications	Planning permission was historically sought at the proposed site in 1993 for residential and community uses (ref: 01/93/1295), referred to by our client as a potential community expansion at Blackburn. The application included the subject site as well as land to the east and north, which is in the control of others. The application required a Traffic Impact Assessment which was commissioned by Fairhurst in 1997. The report, even before the dualling of the A96, concluded that the road network could accommodate the development.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Land to the east of the site was previously promoted for development (Ga045). The proposal consisted of a mixed use development of up to 300 residential units, 2.3ha of employment land and community uses at Glasgoego, Blackburn. The Council noted in its overview that "the site is south-facing, relatively close to the town centre

	<p>and would provide new employment opportunities. Primary school capacity provides a constraint to development in Blackburn, however there is a proposal for a new primary school. The site is considered unsuitable for development because of its prominence. The existence of a pipeline running through the site also constrains development.”</p> <p>It is considered that the proposed site at Kinellar Estate would work well with other surrounding land promotion. It is considered that the existence of the pipeline would not significantly constrain development.</p>
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No.

8. Proposed Use

Proposed use		In addition to housing, the proposed site could be capable of supporting a mix of other uses including employment use.
Housing	Approx. no of units	Up to 50 units.
	Proposed mix of house types	Unknown at this stage, but likely to be detached / semi-detached houses.
		Unknown at this stage, but likely to be 3, 4 or 5 bedroomed homes.
	Tenure (Delete as appropriate)	Mixed / Private.
	Affordable housing proportion	25% to accord with Council policy.
Employment	Business and offices	Yes.
	General industrial	Yes.
	Storage and distribution	Yes.
	Do you have a specific occupier for the site?	No.
Other	Proposed use (please specify) and floor space	Community uses.
	Do you have a specific occupier for the site?	No.
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	X
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	
	6-10 years	X
	+ 10years	

Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Yes.
Are there any other risk or threats (other than finance) to you delivering your proposed development	No.

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	
	Special Area of Conservation	
	Special Protection Area	
	Priority habitat (Annex I)	
	European Protected Species	
	Other protected species	
	Site of Special Scientific Interest	
	National Nature Reserve	
	Ancient Woodland	
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	X
	Priority habitat (UK or Local Biodiversity Action Plan)	
	Local Nature Conservation Site	
Local Nature Reserve		
Development is proposed within the open paddocks surrounded by trees. Trees are proposed to be retained however any loss would be mitigated through replacement planting across the estate.		
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):	
	Biodiversity enhancements can be incorporated in to any future development.	

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	N/A.	
<p>Does the site contain/is within/can affect any of the following historic environment assets? 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"> • 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	
	Locally important archaeological site held on the Sites and Monuments Record	
	Listed Building and/or their setting	X
	Conservation Area (e.g. will it result in the demolition of any buildings)	
	Inventory Gardens and Designed Landscapes	
	Inventory Historic Battlefields	
	The proposed development would be sensitively sited within the context of the listed building. In any event, existing woodland already provides a level of screening.	

12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)?</p> <p>(You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p>	No.
<p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> • 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 	Proposed development would respect its landscape setting in terms of scale and design, mitigating any impact on historic features or quality of landscape character.

http://www.snh.org.uk/pdfs/publications/review/102.pdf	
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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.
Could development on the site result in additional flood risk elsewhere?	No.
Could development of the site help alleviate any existing flooding problems in the area?	No.

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.	
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens	No.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Unknown.	
Has contact been made with the Local Authority’s Education Department?	No.	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	No.	
Has contact been made with the Local Authority’s Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No.	
Public transport	There are a number of bus stops within 400m of the proposed development.	
Active travel (i.e. internal connectivity and links externally)	Sustainable travel will be a key design consideration.	
d. Gas/Electricity/Heat/Broadband		
	Gas: No.	

Has contact been made with the relevant utilities providers?	
	Electricity: No.
	Heat: No.
	Broadband: No.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Unknown.
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)	Unknown at this stage.
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.
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	It is anticipated that Open Space obligations are maintained at 40%, as set out in the Council's guidance.
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?	No.
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.

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	Unknown.
Ground instability	Unknown.
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)	Yes. A small area to the west lies within the HSE Outer Consultation Zone.
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	Unknown.
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.
HSE would be consulted on any future proposed development on the site.	

16. Proximity to facilities

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

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not at this stage.
	If proposed development is to come forward on site, then statutory public engagement would be undertaken in association with any planning application. If land promotion on a wider scale is proposed at Blackburn, subject to other land promoters, then it could be worthwhile organising a masterplan/community event.

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>
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19. Other information

Blackburn is a commuter town with a significant industrial estate. The location of the town and the demand for housing in Aberdeen has driven development in this settlement. It is considered that the site at Kinellar Estate can contribute to further growth, providing much needed housing.

Planning permission was historically sought at the proposed site in 1993 for residential and community uses (ref: 01/93/1295), referred to by our client as a potential community expansion at Blackburn. The application included the subject site as well as land to the east and north, which is in the control of others. The application required a Traffic Impact Assessment which was commissioned by Fairhurst in 1997. The report, even before the dualling of the A96, concluded that the road network could accommodate the development.

Land to the east of the site was previously promoted for development (Ga045). The proposal consisted of a mixed use development of up to 300 residential units, 2.3ha of employment land and community uses at Glasgoego, Blackburn. The Council noted in its overview that "the site is south-facing, relatively close to the town centre and would provide new employment opportunities. Primary school capacity provides a constraint to development in Blackburn, however there is a proposal for a new primary school. The site is considered unsuitable for development because of its prominence. The existence of a pipeline running through the site also constrains development."

It is considered that the proposed site at Kinellar Estate would work well with other surrounding land promotion. The existence of the pipeline would not significantly constrain development.

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.

Land at Kinellar Estate, Blackburn
Location Plan

