

PP1010

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

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

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

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

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

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

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

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

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

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



ACCESSIBILITY

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

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

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

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

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

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

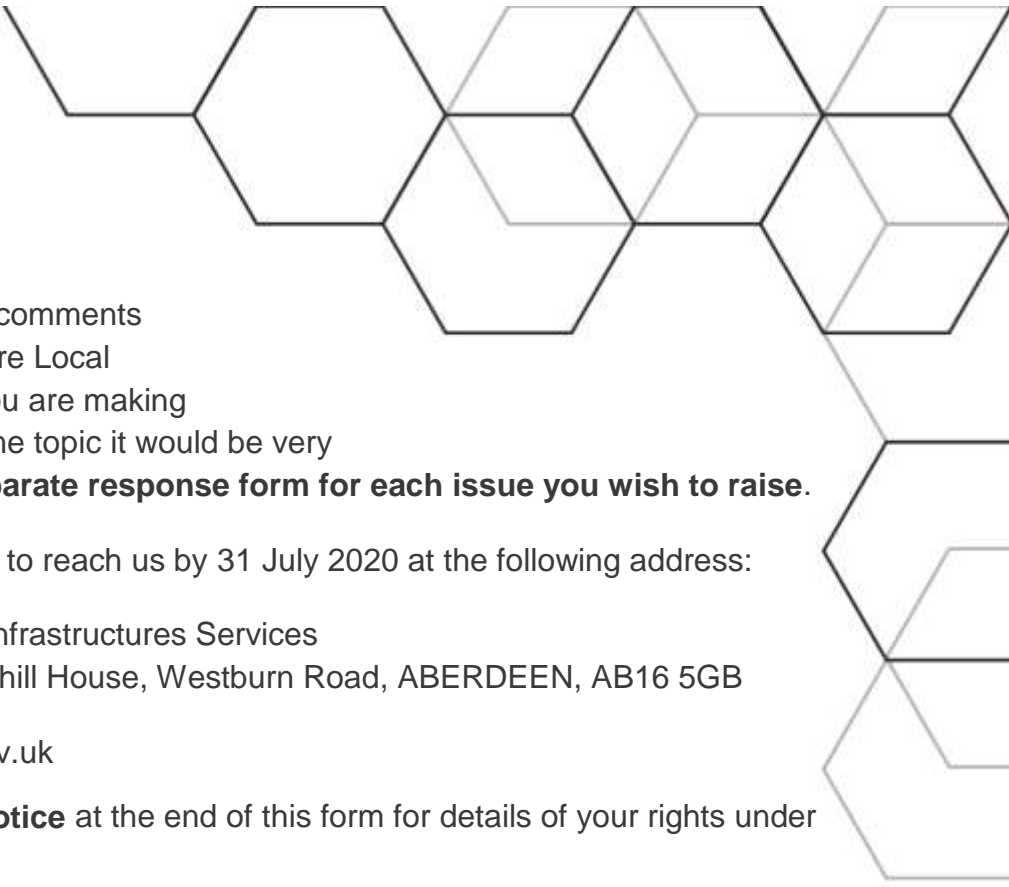
Tel: 01467 536230

Email: ldp@aberdeenshire.gov.uk

Web: www.aberdeenshire.gov.uk/ldp

Follow us on Twitter @ShireLDP

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



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

Please email or send the form to reach us by 31 July 2020 at the following address:

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

Email: ldp@aberdeenshire.gov.uk

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

YOUR DETAILS

Title:	Mr
First Name:	Michael
Surname:	Lorimer
Date:	30/7/20
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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

Are you responding on behalf of another person? Yes No

If yes who are you representing?

A Rhind and S Wilson

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):

Proposed Plan Appendix 7d – Settlement Statements – Garioch (Inverurie pages 555-574) should be modified to include Site GR:028 (Site B) at Mains of Blackhall, West of Blackhall Road as an opportunity site for around 100 homes, for immediate delivery following adoption of the next LDP. The remaining balance of land to the West of Blackhall Road, as identified within the overall masterplan Site: GR027 (Site A), should be reserved as a Future Opportunity 'FOP' Site for around 260 homes, to be delivered following an interim review of the Plan.

The associated Settlement Maps for Inverurie should be updated to identify both the immediate and future allocations.

Appendix 6 – Housing Land Allocations should be modified to identify future housing allocations to be delivered subject to an interim review of the LDP. Associated Table 2 (P170): Housing Allocations in the Aberdeen Housing Market Area should be updated to include an immediate allocation of 100 homes and future allocation of 260 homes at Inverurie, associated with the land to the West of Blackhall Road.

Clarity should be provided over the continued identification of R4 which has been reserved for community uses, yet no mention is made in regard to this either at MIR stage or within the more recent Schedule 4 – Issues and Actions Papers.

Reason for change:

On behalf of our clients, A Rhind and S Wilson, objection is taken at the failure of the Proposed Local Development Plan (LDP) to identify land to the West of Blackhall Road, Inverurie as a residential allocation either in the first 5 year plan period, or as reserved for future development, or a combination of both.

This representation requires to be read in the context of the related Development Bids submitted for the land at the pre-MIR stage (Appendix 1), as well as representations made in support of the bids following the publishing of the MIR (Appendix 2). Site A (Bid Ref GR027) encompasses approximately 34.1ha of land to the west of, and immediately adjacent to, the Inverurie Settlement boundary. It was submitted as an overarching bid for approximately 360 new homes as a sympathetic expansion of Inverurie. An indicative Masterplan / Phasing Plan was also submitted with the Bid, illustrating how the development could be delivered through the next Local Development Plan (LDP), as well as capacity for accommodating future growth, to be unlocked through a subsequent interim review of the Plan. Accordingly, a further related bid for Site B (GR028) was also submitted for the northern portion of the site around the former Mains of Blackhall Farm, seeking an allocation for Phase 1 of the LDP for 100 new homes. The Bids demonstrate the capability of the site to accommodate an appropriately phased development, immediately adjacent to the existing settlement boundary to address the housing requirements set by the Strategic Development Plan.

At MIR stage, our client submitted concerns over the lack of clarity over the level of housing required within Inverurie and the suggested approach which failed to identify any additional housing land release to be accommodated within the settlement. Instead, the MIR relied on existing, predominately large scale allocations to be delivered through the next LDP, with the 'uncertainty' over the A96 cited as reasoning for the intended embargo on further development. However, the Proposed Plan reflects a change in position from the Local Authority from that set out within the MIR. Following assessment of the response to the MIR, Officers have deemed it appropriate to allocate additional sites within the settlement. Their Schedule 4 Issues and Actions Papers highlights that, ***“additional sites that promote relatively small-scale developments in relation to the size of the settlement and existing opportunity sites could be taken forward to the Proposed LDP to further augment the existing land supply. As such, we have identified additional bid sites that could be considered to be an ‘Officers’ preference” and as such could be allocated in the Proposed LDP, where they are located in the right place, are without constraint and have been supported by respondents to the MIR”.***

In total, 4 new allocations have been identified for Inverurie within the proposed Plan, allowing for an additional 294 units within the settlement, to be delivered during the lifetime of the next LDP. Therefore the response provided by Officers in relation to Site GR028 within their Issues and Actions Papers that, *“there is not a strategic need to allocate a bid site of this scale in the Proposed LDP”* is clearly a misrepresentation of the facts. Given the change in position regarding new allocations outlined above, it is therefore maintained that the strategy proposed for our client's land to the West of Blackhall Road, should be considered appropriate for an initial delivery of a modest development of 100 homes.

As was highlighted both within the Development Bid and the MIR representation, a substantial portion of the land contained within the Phase 1 Bid (GR028- Site B) comprises a former farm complex associated with Mains of Blackhall. The site and associated buildings therefore present a brownfield redevelopment opportunity and would align with Scottish Planning Policy, which advises that planning should enable “*high-quality development*” and make “*efficient use of land to deliver long-term benefits for the public*”, thereby actively encouraging the re-use or re-development of brownfield land before new development takes place on greenfield sites. The site presents a significant opportunity to adhere to SPP requirements. These matters were acknowledged by the Reporter when considering a bid for a larger area of land (similar to current bid site GR027 – Site A) at examination stage during the preparation of the extant LDP. The Reporter noted that “***the area to the north is relatively contained wrapping around the existing farm buildings particularly given that the settlement boundary is already extended to the south to accommodate the area referenced as P15***”. At the time, the Reporter also highlighted future expansion of the settlement within this area would be better considered under the next LDP. Given the Proposed Plan now offers additional allocations within the settlement, it is disappointing that Site GR028 has not been taken forward as an allocation, particularly when Officers acknowledged at MIR stage that there were few constraints associated with the site.

This is even more concerning when considering the sites which have found favour with Officers. OP15 has been identified within the Plan for 130 homes on the north western fringes of the settlement. It is situated immediately adjacent to the busy A96 and would be visually prominent from the road. Furthermore it is substantially detached from the town centre, leading to reliance on the private car and would result in a detrimental incursion into the countryside.

Conversely, Site GR028 is effectively enveloped by the existing settlement boundary to the north, east and south, thereby forming a natural infill site which could be more readily absorbed into the surrounding landscape. A modest residential development of 100 homes would make a positive place-making contribution to Inverurie, encompassing a brownfield redevelopment opportunity, as well as an element of supplementary greenfield land release. Significant opportunities exist to link in with the recent and ongoing residential development to the immediate east, thus providing fluid connectivity with established footpath connections into Inverurie and the surrounding core path network. On that basis, Officers’ perception that the land to the West of Blackhall Road does not relate well to the existing urban form is clearly unjustified and strongly refuted by our client.

Officers also suggest within their Issues and Actions Papers that based on a density of 25 units per hectare site GR028 could accommodate 158 units. The 100 unit proposal sought within the development bid was indicative and had been reduced slightly to account for overhead lines that would be kept free from development, incorporating them into an appropriate landscape corridor. Any final unit numbers on site would be subject to a formal masterplanning exercise and assessment as part of a detailed planning application. However, given the Council have increased densities on a number of proposed allocations

across Aberdeenshire, this should in no way be perceived as reason to disregard allocation of the site.

The site also neighbours employment opportunities at the Highclare Business Park and ongoing Westgate development associated with the OP10 allocation within the extant 2017 LDP. In line with Paragraph 40 of Scottish Planning Policy (SPP), it is logical and sustainable to site residential development in close proximity to the existing settlement boundary and land allocated for employment uses, as it minimises the need for residents to travel for employment. The site is more readily accessible from the town centre on foot, cycle and by public transport than newly proposed allocations to the north west of the town, therefore clearly represents the '**right development in the right place**', as advocated by Paragraph 15 of SPP.

As previously noted by the Reporter, part of southern portion of the site included within Site GR027 falls within the settlement boundary and is detailed within the extant Plan as site P15, protected to enable the relocation of St Andrews School if required. It was also reserved for the same school relocation purposes within the previous 2012 LDP as Site R3. This clearly demonstrates that the Council have viewed the land at Blackhall Road as capable of accommodating growth for some time and its protected status for the relocation of a school, further demonstrates that the land is considered to be well connected to the existing settlement. Whilst, it has been highlighted that the relocation of the School is no longer a requirement, the Proposed LDP continues to identify the land as site R4, reserved for undefined community uses. As highlighted within the indicative Masterplan submitted at Bid Stage (Appendix 1), this area has been reserved for community uses as part of the wider development of the land to the West of Blackhall Road (GR027). Given the site is under the control of our clients, the only prospect of it coming forward for any community uses would be part of a wider allocation for a sustainable residential-led development, hence the suggestion that the balance of the land GR027 be reserved for future growth of circa 260 homes and community uses in order for this to be realised.

In that respect, it is argued that Future Opportunity (FOP) sites should be reintroduced into the next Plan to provide clarity to the development industry and communities on the future growth direction of settlements. This strategy is particularly crucial in moving to a 10 year LDP cycle, where ensuring a 5 year land supply at all times could prove more difficult, particularly if the larger strategic allocations within Inverurie, such as Crichton continue to fail to deliver much need homes within the Strategic Growth Area. It would also provide the opportunity for future, planned growth to come forward following a decision on the preferred routing of the A96 being made. Officers' fears that sites could be drawn down prematurely are overstated, when in reality any application lodged prematurely for sites identified as future growth allocations would be contrary to Housing Delivery Policy of the LDP.

In view of the foregoing, Site GR028 (Site B) at Mains of Blackhall, Inverurie should be preferred for a modest development of 100 new homes for immediate delivery following adoption of the LDP. As acknowledged by Officers at MIR stage, the land is free from constraints, is contained by the existing settlement boundary on three sides and part of the

site constitutes brownfield land. GR028 provides an excellent opportunity to create a sympathetic extension to the recent residential and commercial development to the west of Inverurie and forms a more logical expansion of the settlement than the new allocations identified by Officers within the Proposed Plan situated to the north west of the town. Furthermore, in recognition of the potential to create a sustainable mixed community, the balance of the land to the West of Blackhall Road Site: GR027 (Site A) should be allocated for a future allocation of 260 homes and community uses. Part of the site lies within the existing settlement boundary reserved within the Proposed Plan for community use. However, the only real prospect of such uses being delivered is through an appropriate designation of the wider site, to be delivered as part of a residential led development.

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:

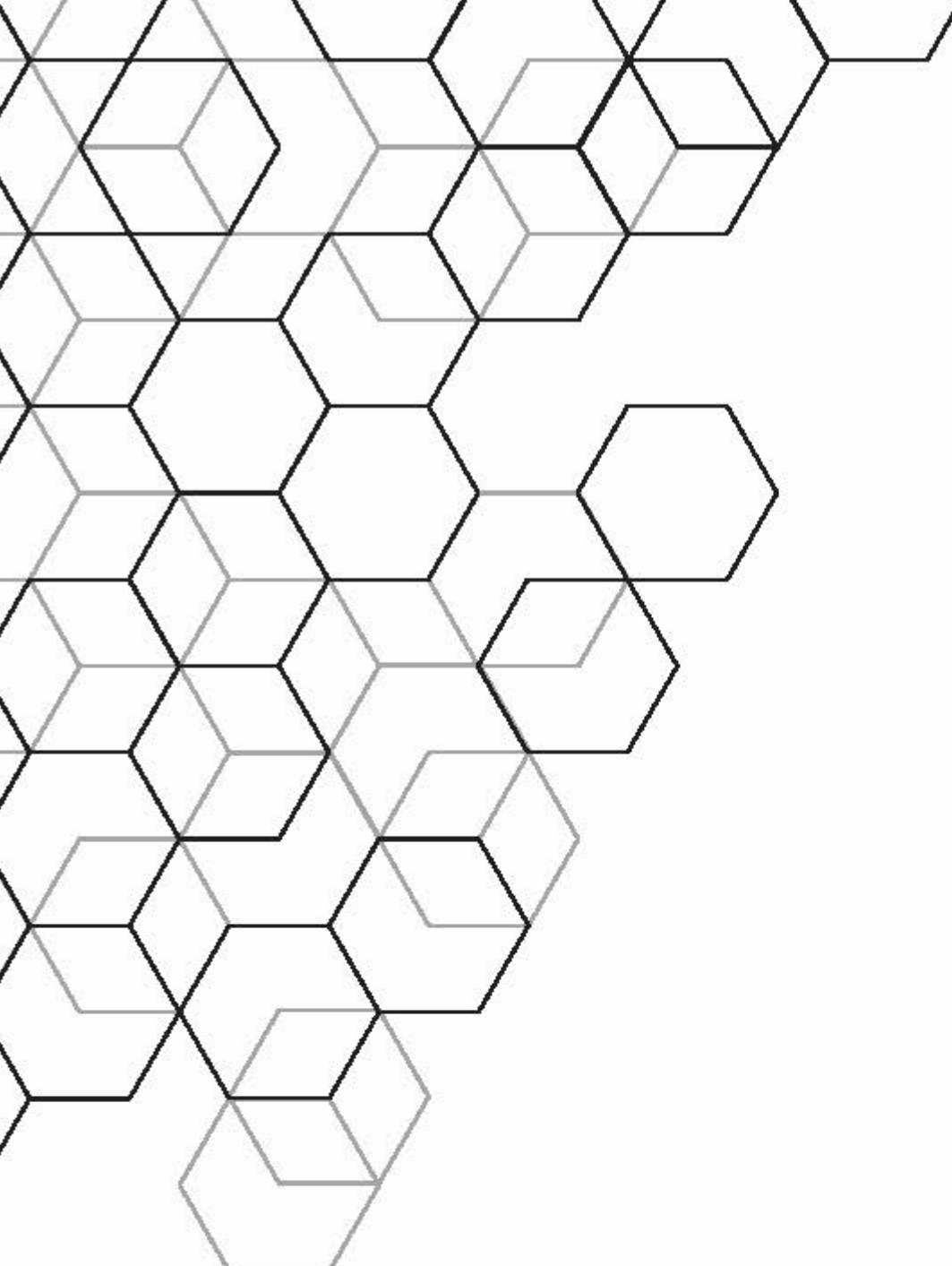
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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

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	A Rhind & S Wilson
Organisation (if applicable)	N/A
Address	C/O Agent
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	N/A
Do these owners know this is being proposed for development?	N/A

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

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	West of Blackhall Road
Site address	Land to the West of Blackhall Road, Inverurie.
OS grid reference (if available)	NJ752216
Site area/size	34.1 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)	A Rhind & S Wilson
Is the site under option to a developer?	No The land is not currently under option however strong interest in the site has been expressed by a number of developers
Is the site being marketed?	No Discussions are however ongoing with developers in respect of securing an option on the land.

6. Legal Issues

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

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No The site has not been the subject of any pre-application discussions. The intention is to promote it through the appropriate Local Development Plan process.
Previous planning applications	There have been no previous planning applications on the site. However, it was promoted through the 2017 Local Development Plan.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Previous Bid Reference No. Ga019. Please see details attached.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? Yes, land within North West of the development is designated as protected land site "P15 -

	<i>To enable the relocation of St Andrews Special School, if required”</i>
	If yes, do you wish to change the site description and or allocation? Yes, the site should be allocated for residential development. Existing protected area P15 would be encompassed within the allocation and could remain reserved for community use or relocation of school should this continue to be a requirement.

8. Proposed Use

Proposed use		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	360
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> Detached: Semi-detached: Details attached Flats: Terrace: Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: 2 bedroom homes: Details attached 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	✓
	No	

Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Funding will be in place 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: Please see details attached.	

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-</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):		

[advice/planning-and-development/natural-heritage-advice-planners-and-developers](#) and <http://www.nesbiodiversity.org.uk/>.

If yes, please provide details: Please see details attached.

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
	Locally important archaeological site held on the Sites and Monuments Record
	Listed Building and/or their setting
	Conservation Area (e.g. will it result in the demolition of any buildings)
	Inventory Gardens and Designed Landscapes
	Inventory Historic Battlefields
	If yes, please give details of how you plan to mitigate the impact of the proposed development: Please see details attached.

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: N/A
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 attached.

<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)	Yes If yes, please specify and explain how you intend to mitigate this risk: Small area to the west of the site is highlighted at risk of surface water flooding. A DIA will be undertaken should the site be allocated. The development will also be designed with SUDs provision and appropriate attenuation for surface water which will improve the existing situation which is caused by surface water runoff from adjacent fields.
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?	Yes If yes, please provide details: See attached

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:
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.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/	Capacity will be available for a phased development post 2021. Please see details attached.
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?	No
Has contact been made with the Local Authority's Transportation Service?	No If yes, please give details of outcome: N/A

They can be contacted at transportation.consultation@aberdeenshire.gov.uk	
Public transport	Please provide details of how the site is or could be served by public transport: Please see details attached.
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: Please see details attached.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: Yes If yes, please give details of outcome(s): Network connection available. Please see details attached.
	Electricity: Yes If yes, please give details of outcome(s): Network connection available. Please see details attached.
	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: Yes If yes, please give details of outcome(s): Network connection available. Please see details attached.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: Utilities are available adjacent to the site and there is no constraint to development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation.
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: Please see details attached.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire	Yes Please specify: Please see details attached.

Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	
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/	Yes Please specify: Please see attached
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	Yes
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	Yes
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: Please see details attached.

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
	Sports facilities (e.g. playing fields)	1.3km
	Employment areas	<400m
	Residential areas	<400m
	Bus stop or bus route	<400m
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	<400m (Café)

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>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

Please see details attached.

19. Other information

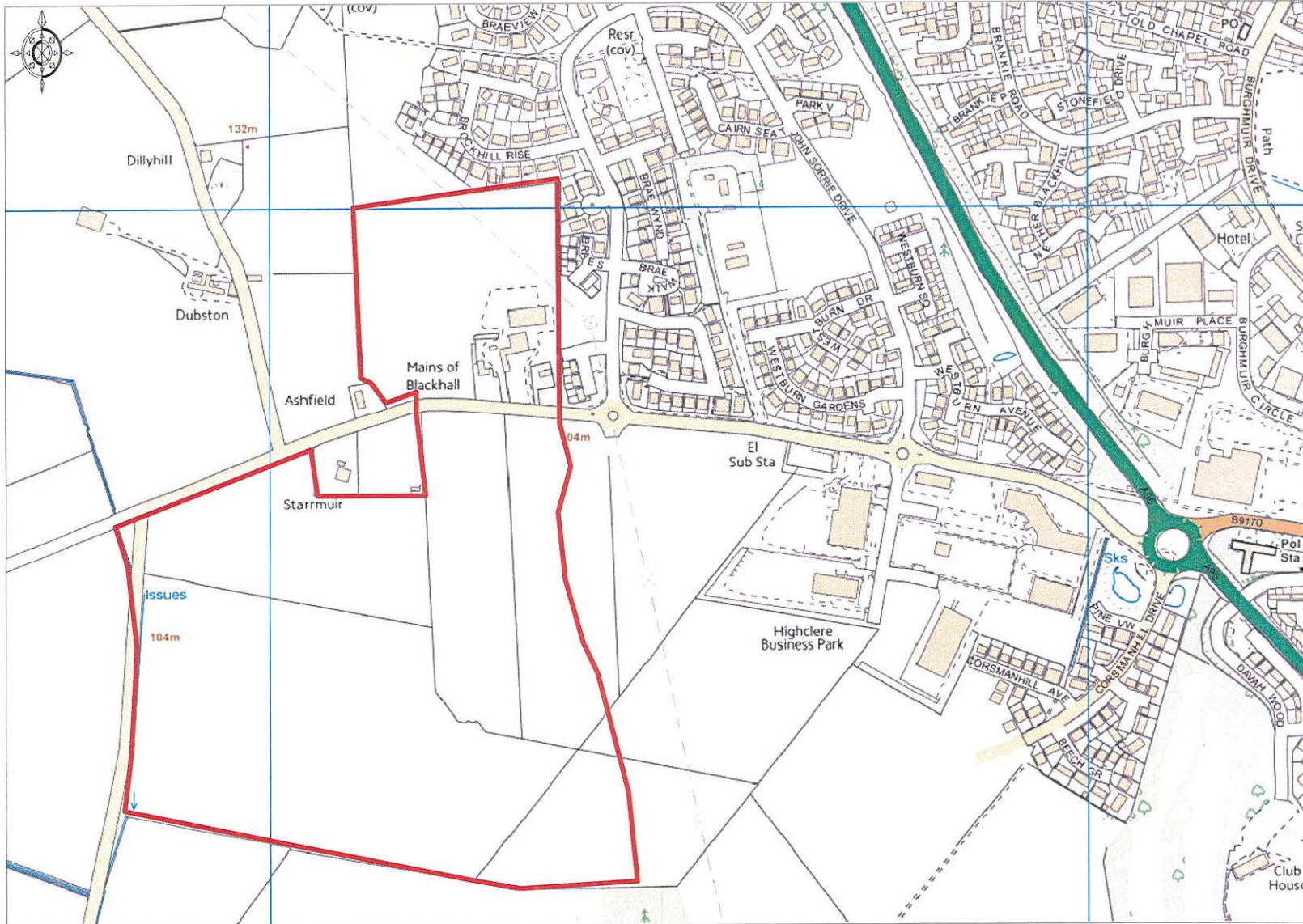
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil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

Please see details attached.

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.



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ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021

CALL FOR SITES

LAND WEST OF BLACKHALL ROAD (DEVELOPMENT SITE A), INVERURIE, ABERDEENSHIRE

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 the Development Bid is owned by A Rhind & S Wilson. This Bid is submitted on their behalf.

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 should be read in conjunction with this and the Response Form.

Q4. Site Detail

The development proposals for Blackhall Road have evolved following a detailed analysis of the land to the north west of Inverurie and its capacity to accommodate further development. Two sites have been identified that are considered capable of accommodating development. This Development Bid relates to Site A, encompassing approximately 34.1ha of land to the west of Blackhall Road. A second bid for a smaller portion of the site, encompassing land identified as Phase 1, at Mains of Blackhall (Site B), is subject of a separate but related bid submission.

The land as part of this bid to west of Blackhall Road (Site A) lies to the west of the A96 and immediately abuts the existing Inverurie settlement boundary and current 2017 LDP allocation 'OP10'. It lies within a natural valley and is well contained in terms of its associated landscape impact, thus forming a logical expansion to recent and ongoing residential development on adjacent land to the east.

The site is intersected by the B9170 (Blackhall Road) running east – west through the site. The resultant split forms approximately 5ha of land to the north encompasses the former farmstead and associated disused buildings as well as further land which wraps around the farmstead to the north, before terminating with the boundary of modern constructed properties at Brockhills Rise.

The larger portion of the site comprising approximately 29.1ha, lies to the south of Blackhall Road. This land is predominately in agricultural use and extends south towards the 'hill of Ardtannes.' To the east

lies the existing Highclare Business Park and 2017 LDP residential land allocation 'OP10' at Westgate South.

A portion of the southern site is currently designated within the 2017 LDP as "P15 – *To enable the relocation of St Andrews Special School, if required*". As per the attached indicative Masterplan, this land will continue to be reserved for new community/education uses.

The full extent of the site is highlighted on the Ordnance survey map attached. An Indicative Masterplan is also attached which provides further detail.



Aerial View Illustrating Site A

Q5. Ownership/Market Interest

The site is owned by A Rhind & S Wilson who are both originally from Inverurie and their family have farmed land there for many years.

Q6. Legal Issues

All of the land which is the subject of the Development Bid is owned by A Rhind & S Wilson. There are no 'ransoms' which would restrict access or other infrastructure provision.

Q7. Planning History

The land was previously promoted through development bids to both the 2012 and 2017 Local Development Plan process.

It was allocated the reference G36 in the MIR published in July 2009 however Aberdeenshire Council chose not to allocate it for development citing concerns about traffic pressures onto Blackhall Road Roundabout. These views were echoed by the Reporter at the Examination in Public into the Plan.

The site was again promoted through the review of the 2012 LDP as Bid reference Ga19 for 360 residential units. Whilst the Council accepted that the site was “*well contained within the landscape and free from absolute constraints*”, however perceived traffic impacts on the A96 were deemed to be an issue as well as the existing pylons to the north of the site.

Q8. Proposed Use

A residential development is proposed with associated access, infrastructure, public open space, and landscaping. It is considered that the site is capable of accommodating around 400 homes. The attached indicative Masterplan envisages this being delivered in three phases. The development will comprise a range of housetypes across 2-5 bedrooms. Exact details of the mix will be dependent on market conditions and demand at the time of development.

The development will be made up of a mix of mainstream private sector properties and affordable housing. Affordable housing will make up 25% of the overall number or such other proportion as may be required by Planning Policy at the time of the development.

Q9. Delivery Timescales

The initial phase of development of the site is capable of being delivered in the first 5 year period of the Local Development Plan 2021 with steady completions from year 5 onwards. It is envisaged that phase 1 would be delivered 2021 -2031, with Phase 2 identified as ‘Strategic Reserve’ for release under a future LDP for delivery post 2031.

There are no abnormal infrastructure costs associated with the development of the site and given the interest in the site to date from the development industry, it is envisaged developer funding will be in place to allow development following allocation through the Local Development Plan and the grant of the necessary consents.

Q10. Natural Heritage

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

The indicative Masterplan allows for habitat creation on the site through open space provision and the creation of SUDs. A number of paths and cycleways will be incorporated to allow the free flow of pedestrians within the site, with linkages provided to the surrounding settlement.

Q11. Historic Environment

The site does not lie within a Conservation Area and there are no Listed buildings on site or within the immediate surrounding area.

'Dilly Hill' Enclosure is a Scheduled Monument, which lies approximately 680m from the site. It comprises a prehistoric circular enclosure with a concentric internal feature. Visible as a cropmark on aerial photographs, it survives as a very slight earthwork. It lies in low-lying, unimproved grassland at the bottom of a gentle slope at around 120m above sea level and 5km north of the confluence of the rivers Urie and Don. Given the distance from the site and surrounding topography and intervening landscape features, there would be no detrimental impacts

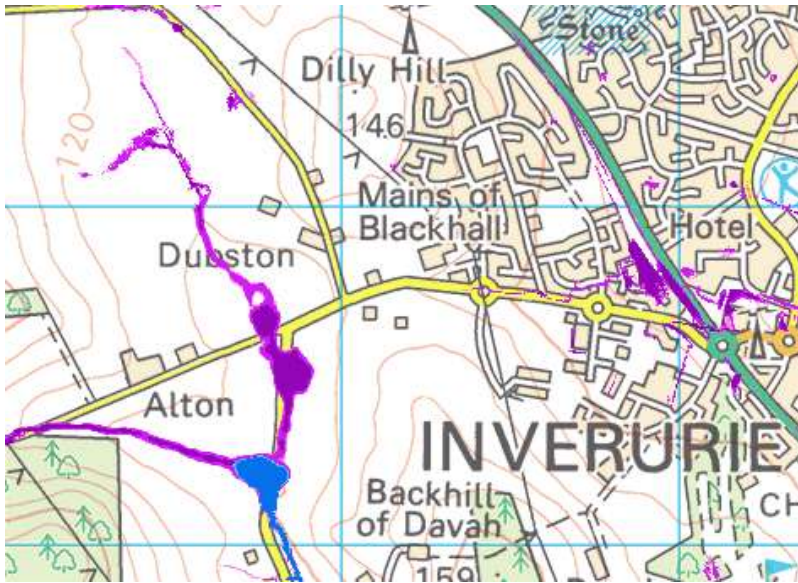
Q12. Landscape Impact

The site lies within a natural valley between the Davah and Dilly Hills, with gently rising land to both the north and south. The topography would ensure that development would not be impeded, but instead sympathetically absorbed into the landscape through existing land contours. The site is also set against a backdrop of modern housing development to the north and east and would therefore read as a logical expansion to the existing settlement boundary.

Additionally, provision of strategic landscaping and public open space would seek to take reference from the surrounding area to the west which is characterised by gently rolling open agricultural land, interspersed by shelter belt planting.

Q13. Flood Risk

SEPA's indicative flood map (extract below), indicates that a small area to the west of the site is highlighted at risk of surface water flooding. A DIA will be undertaken should the site be allocated and would form part of the supporting planning submission documentation. The development will also be designed with SUDs provision and appropriate attenuation for surface water, which will improve the existing situation caused by surface water runoff from adjacent fields.



Q14. Infrastructure

The site lies adjacent to a number of recent and ongoing residential developments to the North West of Inverurie, therefore connection to existing services and utilities will not pose any constraint should the site be allocated for development and planning permission granted. Provision is made within the indicative Masterplan for SUDS and consideration will be given to the use of rain gardens depending upon the layout and orientation of gardens and ground conditions.

Inverurie benefits from a number of primary schools. It is envisaged that pupils generated from this development site would fall within the Kellands or Strathburn catchments. Both schools are currently operating between 93 and 98% capacity with rolls expected to rise gradually resulting in an expectant overcapacity by 2022. Similarly, Inverurie Academy is currently operating below capacity at 77%, however it is expected to rise steadily to 2022 whereby it is predicted to be running at 112% overcapacity. Any constraints in primary or secondary education can be addressed by a developer contributions reflecting an appropriately phased development post 2021.

The site enjoys frontage onto Blackhall Road leading to the A96 carriageway, before continuing into as one of the main entrance routes into Inverurie town centre. Its alignment along the site frontage is such that satisfactory visibility splays can be obtained. Significant upgrades to the A96 bypass at the Blackhall Road Roundabout junction have been made in recent years to coincide with new development at Blackhall Road associated with the Westgate and Highclere Business Park developments and could adequately accommodate additional housing brought forward as part of the proposed bid site. A Transport Statement would form part of any planning application shortly after allocation within the next LDP.

An existing underpass allows the safe flow of pedestrians across the A96 from existing development to the west into Inverurie Town. The bid site will create footpath connections to these existing developments and facilitate the safe flow of pedestrians.

Gas, electricity and broadband services are all available immediately adjacent to the site boundary therefore connection should not present any issue. Adequate capacity is available to provide connections to the proposed development.

In terms of open space provision, Aberdeenshire Council's Open Space Audit acknowledges that Overall, the northern end of town seems to be at a relative disadvantage in terms of local green spaces for relaxation. Open space provision feature strongly as part of this bid, as can be seen within the indicative masterplan. Opportunities will be provided through street furniture etc for residents to sit and relax and enjoy their surroundings and excellent views afforded by the site.

Development of the site provides an opportunity to improve linkages from the town toward the countryside beyond to the west. There is also opportunities to incorporate the existing core path which will run through the site along Blackhall Road onwards toward scheduled monuments. Appropriate signage drawing attention to the historic sites could be incorporated within the development.

Q15. Other Potential Constraints

The only minor constraint to the development of the site is the presence of overhead lines running south-east to north-west and cut through the northern most portion of the site. These are capable of being re-routed or placed underground and are not, therefore, an impediment to development.

A portion of the southern site is currently designated within the 2017 LDP as "P15 – *To enable the relocation of St Andrews Special School, if required*". As per the indicative Masterplan, this land will continue to be reserved for new community/education uses.

Q16. Proximity to Facilities

Inverurie is a bustling market town located within the A96 strategic growth area, servicing as major service and retail centre for Aberdeenshire's rural economy. The town centre is located approximately 1.8km from the site, offering a wide range of locally owned shops, as well as an increasing number of larger national and international chain stores.

Leisure offerings within Inverurie are also prevalent, with sports pitches and the Gairloch Sports Centre located just over 1 Km from the site.

Existing public transport networks are excellent, with services frequent services running into the town, located under 400m from the site. It is also envisaged that these services would be extended into the proposed site should it be allocated and development is rolled out across the site.

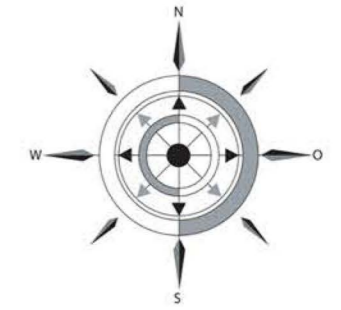
Employment areas, such as the Highclere Business Park are located less than 400m to the immediate east, which also provides a local retail facility JG Ross Bakery shop and restaurant.








Q17. Community Engagement

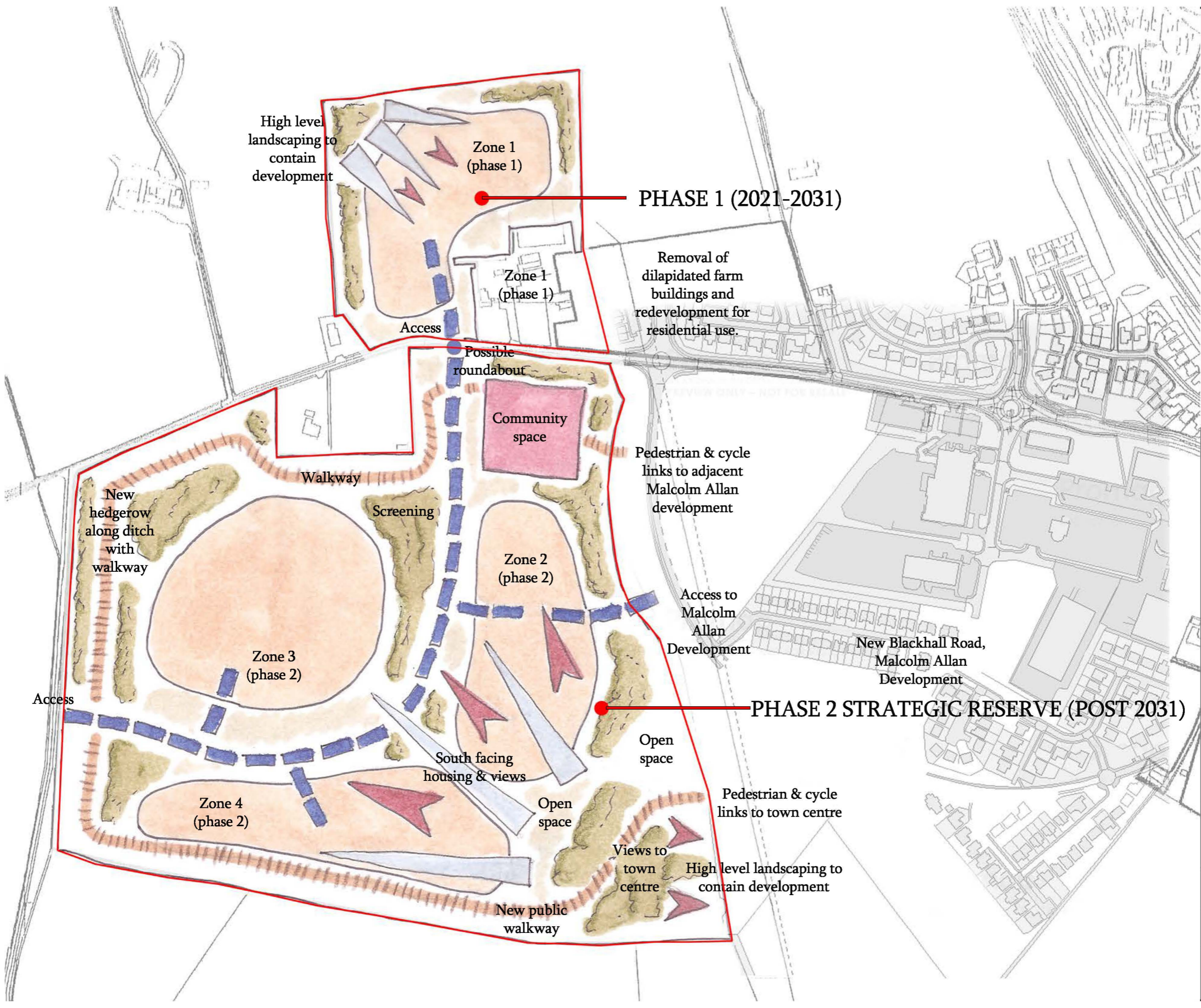
To date, there has been no community engagement held in relation to this Bid. Should however the site be preferred for development through the Main Issues Report, my clients would intend to meet with the Community Council to explain their proposals and hold a Public Consultation event. This would take the form of an exhibition of the indicative proposals in the form of a drop-in session, allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan.

Q18. Residual Value and Deliverability


A Rhind and S Wilson own the site and have been in active discussions with a number of developers who are keen to secure an option on the land. Therefore my clients as landowners are confident that there is residual value following development of the site and the provision of the necessary infrastructure.



-  Views out
-  Approx contours
-  Walkway
-  Landscape
-  Vehicle access
-  Open space
-  Potential development areas



aka
Annie Kenyon Architect



Client			
A [redacted] Rhind & S [redacted] Wilson			
Job Title			
Land west of Blackhall Road Inverurie			
Drawing Title			
Site Plan			
CAD Reference			
Scale at A3	Drawn	Chk	Date
[redacted]	[redacted]		Mar 18
Job No.	Drawing No.	Revision No.	
079	L-01		

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	A Rhind & S Wilson
Organisation (if applicable)	N/A
Address	C/O Agent
Telephone number	
Email address	

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	N/A
Do these owners know this is being proposed for development?	N/A

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

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	West of Blackhall Road (Site B)
Site address	Land to the West of Blackhall Road, Inverurie.
OS grid reference (if available)	NJ752216
Site area/size	5 hectares
Current land use	Agricultural
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	A Rhind & S Wilson
Is the site under option to a developer?	No The land is not currently under option however strong interest in the site has been expressed by a number of developers
Is the site being marketed?	No Discussions are however ongoing with developers in respect of securing an option on the land.

6. Legal Issues

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

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No The site has not been the subject of any pre-application discussions. The intention is to promote it through the appropriate Local Development Plan process.
Previous planning applications	There have been no previous planning applications on the site. However, it was promoted through the 2017 Local Development Plan.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Previous Bid Reference No. Ga019. Please see details attached.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No If yes, do you wish to change the site description and or allocation? N/A

8. Proposed Use

Proposed use		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	TBC
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: • Semi-detached: Details attached • Flats: • Terrace: • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: Details attached • 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 will be in place 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 attached.		

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	Yes
	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: Please see details attached.	

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: N/A
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 attached.

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 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?	Yes If yes, please provide details: See attached

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:
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.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/	A phased development post 2021 will have a requirement for developer contributions to be made toward education. Please see details toward attached.
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?	No
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: Please see details attached.

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: Please see details attached.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: Yes If yes, please give details of outcome(s): Network connection available. Please see details attached.
	Electricity: Yes If yes, please give details of outcome(s): Network connection available. Please see details attached.
	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: Yes If yes, please give details of outcome(s): Network connection available. Please see details attached.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: Utilities are available adjacent to the site and there is no constraint to development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation.
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: Please see details attached.
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: Please see details attached.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements?	Yes Please specify: Please see attached

https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	
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	Yes
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	Yes
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: Please see details attached.	

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
	Sports facilities (e.g. playing fields)	1.3km
	Employment areas	<400m
	Residential areas	<400m
	Bus stop or bus route	<400m
	Train station	>1km
	Other, e.g. dentist, pub (please specify)	<400m (Café)

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>Please see details attached.</p>	

19. Other information

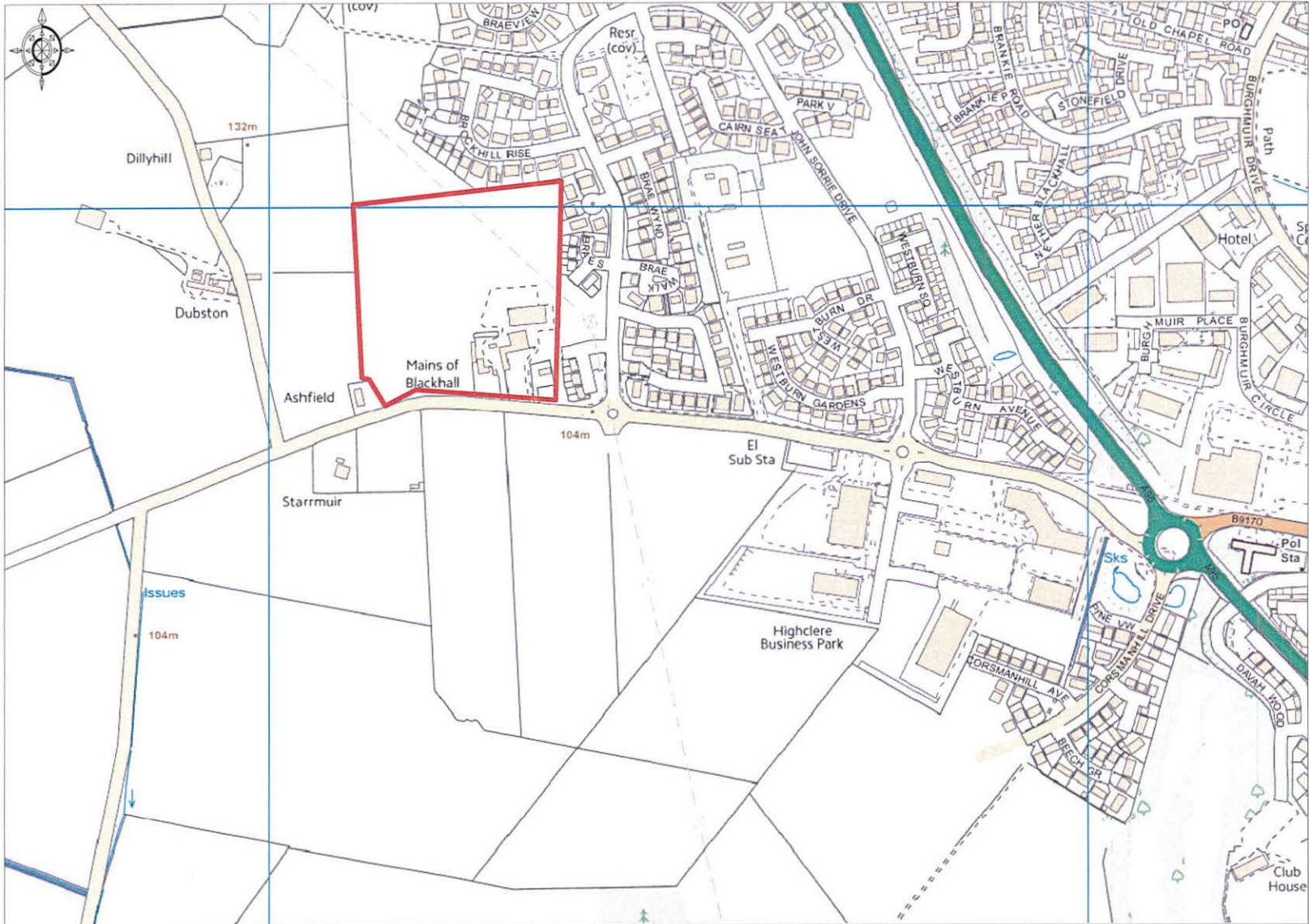
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil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

Please see details attached.

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.



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ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021

CALL FOR SITES

LAND WEST OF BLACKHALL ROAD (DEVELOPMENT SITE B), INVERURIE, ABERDEENSHIRE

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 the Development Bid is owned by A Rhind & S Wilson. This Bid is submitted on their behalf.

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 should be read in conjunction with this and the Response Form.

Q4. Site Detail

The development proposals for Blackhall Road have evolved following a detailed analysis of the land to the north west of Inverurie and its capacity to accommodate further development. Two sites have been identified that are considered capable of accommodating development. Site A, encompassing approximately 34.1ha of land to the west of Blackhall Road is subject to a separate but related bid. This Development Bid (Site B) seeks inclusion of a smaller portion of the site, encompassing land identified as Phase 1 at Mains of Blackhall.

The land associated with Mains of Blackhall which forms this bid (Site B) lies to the west of the A96 and immediately abuts the existing Inverurie settlement boundary. The current 2017 LDP allocation 'OP10' lies to the immediate south east and 'P15' land which is reserved for the potential relocation of St Andrew's School. A portion of the site is brownfield, encompassing the former farmhouse and agricultural buildings associated with Mains of Blackhall. These have been redundant for some time and their condition is rapidly deteriorating. The site is well contained in terms of its associated landscape impact forming a logical expansion to recent and ongoing residential development on adjacent land to north and south east.

The site is bound to the south by the B9170 (Blackhall Road) and the northern boundary is formed by the existing modern constructed properties at Brockhills Rise. Existing properties also run adjacent to the eastern boundary at John Sorrie Drive, with agricultural land lying to the west, interspersed by a number of farms and residential properties.

The land to the south of Blackhall Road is also agricultural, and forms the additional land encompassed within Bid Site A, as identified as 'Strategic Reserve', to come forward in future phases. This land is predominately in agricultural use and extends south towards the 'Hill of Ardtannes.'

A portion of the southern site is currently designated within the 2017 LDP as "P15 – *To enable the relocation of St Andrews Special School, if required*". As per the indicative Masterplan, this land will continue to be reserved for new community/education uses.

The full extent of the site is highlighted on the Ordnance survey map attached. An Indicative Masterplan is also attached which provides further detail.



Aerial View Illustrating Site B in Red, with Additional Land to South Proposed as Strategic Reserve as Identified within Separate Bid Site A

Q5. Ownership/Market Interest

The site is owned by A Rhind & S Wilson who are both originally from Inverurie and their family have farmed land there for many years.

Q6. Legal Issues

All of the land which is the subject of the Development Bid is owned by A Rhind & S Wilson. There are no 'ransoms' which would restrict access or other infrastructure provision.

Q7. Planning History

The land was previously promoted as part of a larger bid encompassing land to the south, through development bids to both the 2012 and 2017 Local Development Plan process.

It was allocated the reference G36 in the MIR published in July 2009 however Aberdeenshire Council chose not to allocate it for development citing concerns about traffic pressures onto Blackhall Road Roundabout. These views were echoed by the Reporter at the Examination in Public into the Plan.

The site was again promoted through the review of the 2012 LDP as Bid reference Ga19 for 360 residential units. Whilst the Council accepted that the site was “*well contained within the landscape and free from absolute constraints*”, however perceived traffic impacts on the A96 were deemed to be an issue as well as were the existing pylons to the north of the site.

Q8. Proposed Use

A residential development is proposed with associated access, infrastructure, public open space, and landscaping. It is considered that the site is capable of accommodating around 100 homes. This will entail redevelopment of the existing brownfield former farmstead, as well as an additional pocket of greenfield and to the north, which wraps around the farm. The development will comprise a range of housetypes across 2-5 bedrooms. Exact details of the mix will be dependent on market conditions and demand at the time of development.

The development will be made up of a mix of mainstream private sector properties and affordable housing. Affordable housing will make up 25% of the overall number or such other proportion as may be required by Planning Policy at the time of the development.

Q9. Delivery Timescales

This initial phase of development of the site is capable of being delivered 2021 -2031. A planning application would be lodged soon after allocation, with development commencing once necessary consents were achieved.

There are no abnormal infrastructure costs associated with the development of the site and given the interest in the site to date from the development industry, it is envisaged developer funding will be in place to allow development following allocation through the Local Development Plan and the grant of the necessary consents.

Q10. Natural Heritage

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

The indicative Masterplan allows for habitat creation on the site through open space provision and the creation of SUDs. A number of paths and cycleways will be incorporated to allow the free flow of pedestrians within the site, with linkages provided to the surrounding settlement.

Q11. Historic Environment

The site does not lie within a Conservation Area and there are no listed buildings on site or within the immediate surrounding area.

'Dilly Hill' Enclosure is a Scheduled Monument, which lies approximately 680m from the site. It comprises a prehistoric circular enclosure with a concentric internal feature. Visible as a cropmark on aerial photographs, it survives as a very slight earthwork. It lies in low-lying, unimproved grassland at the bottom of a gentle slope at around 120m above sea level and 5km north of the confluence of the rivers Urie and Don. Given the distance from the site and surrounding topography and intervening landscape features, there would be no detrimental impacts

Q12. Landscape Impact

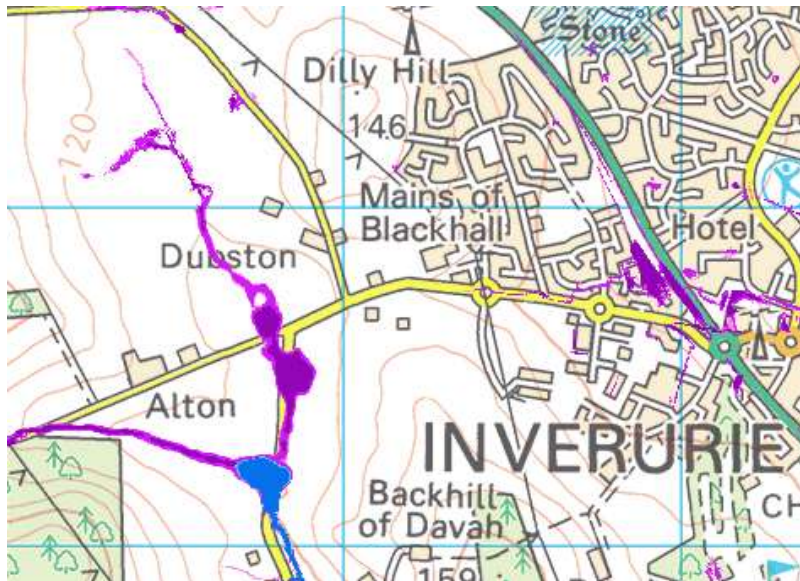
The site lies within a natural valley between the Davah and Dilly Hills, with gently rising land to both the north and south. The topography would ensure that development would not be impeded, but instead sympathetically absorbed into the landscape through existing land contours. The site is also set against a backdrop of modern housing development to the north and east and would therefore read as a logical expansion to the existing settlement boundary.

Additionally, provision of strategic landscaping and public open space would seek to take reference from the surrounding area to the west which is characterised by gently rolling open agricultural land, interspersed by shelter belt planting.

Q13. Flood Risk

SEPA's indicative flood map (extract below), indicates that a small area to the west of the site is highlighted at risk of surface water flooding. A DIA will be undertaken should the site be allocated and would form part of the supporting planning submission documentation. The development will also be

designed with SUDs provision and appropriate attenuation for surface water, which will improve the existing situation caused by surface water runoff from adjacent fields.



SEPA Flood Map

Q14. Infrastructure

The site lies adjacent to a number of recent and ongoing residential developments to the North West of Inverurie, therefore connection to existing services and utilities will not pose any constraint should the site be allocated for development and planning permission granted. Provision is made within the indicative Masterplan for SUDS and consideration will be given to the use of rain gardens depending upon the layout and orientation of gardens and ground conditions.

Inverurie benefits from a number of primary schools. It is envisaged that pupils generated from this development site would fall within the Kellands or Strathburn school catchments. Both schools are currently operating between 93 and 98% capacity with rolls expected to rise gradually resulting in an expectant overcapacity by 2022. Similarly, Inverurie Academy is currently operating below capacity at 77%, however it is expected to rise steadily to 2022 whereby it is predicted to be running at 112% overcapacity. Any constraints in primary or secondary education can be addressed by a developer contributions reflecting an appropriately phased development post 2021.

The site enjoys frontage onto Blackhall Road leading to the A96 carriageway, before continuing into as one of the main entrance routes into Inverurie town centre. Its alignment along the site frontage is such

that satisfactory visibility splays can be obtained. Significant upgrades to the A96 bypass at the Blackhall Road Roundabout junction have been made in recent years to coincide with new development at Blackhall Road associated with the Westgate and Highclere Business Park developments and could adequately accommodate additional housing brought forward as part of the proposed bid site. A Transport Statement would form part of any planning application shortly after allocation within the next LDP.

An existing underpass allows the safe flow of pedestrians across the A96 from existing development to the west into Inverurie Town. The bid site will create footpath connections to these existing developments and facilitate the safe flow of pedestrians.

Gas, electricity and broadband services are all available immediately adjacent to the site boundary therefore connection should not present any issue. Adequate capacity is available to provide connections to the proposed development.

In terms of open space provision, Aberdeenshire Council's Open Space Audit acknowledges that Overall, the northern end of town seems to be at a relative disadvantage in terms of local green spaces for relaxation. Open space provision feature strongly as part of this bid, as can be seen within the indicative masterplan. Opportunities will be provided through street furniture etc for residents to sit and relax and enjoy their surroundings and excellent views afforded by the site.

Development of the site provides an opportunity to improve linkages from the town toward the countryside beyond to the west. There is also opportunities to incorporate the existing core path which will run through the site along Blackhall Road onwards toward scheduled monuments. Appropriate signage drawing attention to the historic sites could be incorporated within the development.

Q15. Other Potential Constraints

The only minor constraint to the development of the site is the presence of overhead lines running south-east to north-west and cut through the northern most portion of the site. These are capable of being re-routed or placed underground and are not, therefore, an impediment to development.

A portion of the southern site is currently designated within the 2017 LDP as "P15 – *To enable the relocation of St Andrews Special School, if required*". As per the indicative Masterplan, this land will continue to be reserved for new community/education uses.

Q16. Proximity to Facilities

Inverurie is a bustling market town located within the A96 strategic growth area, servicing as major service and retail centre for Aberdeenshire's rural economy. The town centre is located approximately 1.8km from the site, offering a wide range of locally owned shops, as well as an increasing number of larger national and international chain stores.

Leisure offerings within Inverurie are also prevalent, with sports pitches and the Gairoch Sports Centre located just over 1 Km from the site.

Existing public transport networks are excellent, with services frequent services running into the town, located under 400m from the site. It is also envisaged that these services would be extended into the proposed site should it be allocated and development is rolled out across the site.

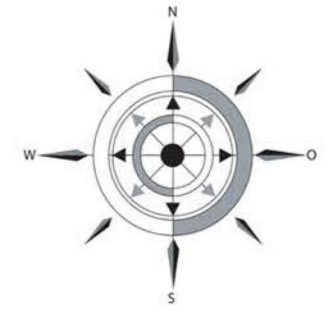
Employment areas, such as the Highclere Business Park are located less than 400m to the immediate east, which also provides a local retail facility JG Ross Bakery shop and restaurant.

Q17. Community Engagement

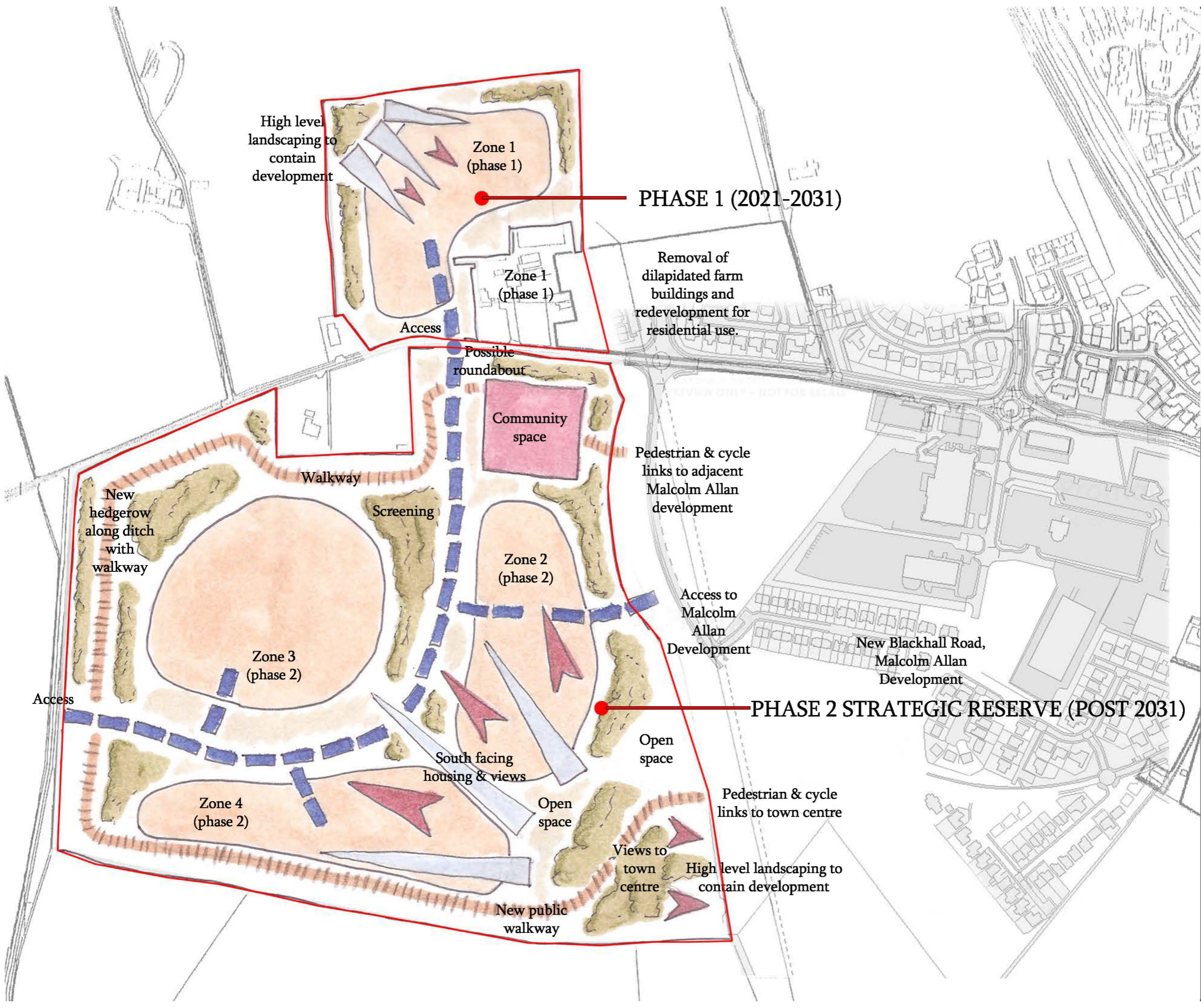
To date, there has been no community engagement held in relation to this Bid. Should however the site be preferred for development through the Main Issues Report, my clients would intend to meet with the Community Council to explain their proposals and hold a Public Consultation event. This would take the form of an exhibition of the indicative proposals in the form of a drop-in session, allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan.

Q18. Residual Value and Deliverability

A Rhind and S Wilson own the site and have been in active discussions with a number of developers who are keen to secure an option on the land. Therefore my clients as landowners are confident that there is residual value following development of the site and the provision of the necessary infrastructure.



- Views out
- Approx contours
- Walkway
- Landscape
- Vehicle access
- Open space
- Potential development areas



Client A [redacted] Rhind & S [redacted] Wilson			
Job Title Land west of Blackhall Road Inverurie			
Drawing Title Site Plan			
CAD Reference			
Scale at A3 NTS	Drawn [redacted]	Chk	Date Mar 18
Job No. 079	Drawing No. L-01	Revision No.	

APPENDIX 2

Main Issues Report Representations

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)	A Rhind & S Wilson
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 committing on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Representations to the Main Issues Report on behalf of A Rhind and S Wilson in relation to Site Ref: GR027, Site A, Land West of Blackhall Road, Inverurie

On behalf of our clients A Rhind and S Wilson, objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference GR027, Site A, land to the West of Blackhall Road, Inverurie as a preferred option for residential development either in the short term, for release following adoption of the next Aberdeenshire Local Development Plan (LDP) 2021, or as a reserved allocation for future development to be unlocked through an interim review of the LDP or indeed, a combination of both.

This representation requires to be read in the context of the related Development Bid submitted for the land at the pre-MIR stage. Site A (Bid Ref GR027) encompasses approximately 34.1ha of land to the west of, and immediately adjacent to, the Inverurie Settlement boundary. It was submitted as an overarching bid for approximately 360 new homes for a sympathetic expansion of Inverurie. An indicative Masterplan / Phasing Plan was also submitted with the Bid, illustrating how the development could be delivered through the next Local Development Plan (LDP), as well as capacity for accommodation of future growth, to be unlocked through a subsequent interim review of the LDP. Accordingly, a further related bid for Site B (GR028) was also submitted for the northern portion of the site around the former Mains of Blackhall Farm, seeking an allocation for Phase 1 of the development (2021-2031) for 100 new homes.

It is respectfully requested that this site should be allocated for development in the proposed Aberdeenshire Local Development Plan 2021 (LDP). A separate but interrelated representation has also been prepared in response to the MIR for Bid Site B (GR028) and should be read in conjunction with this response. The Bids demonstrate the capability of the site to accommodate an appropriately phased development to address the housing requirements set by the Strategic Development Plan.

At the outset, it is important to highlight concern at the MIR's suggested approach to Inverurie, which fails to identify any additional housing land release to be accommodated within the settlement over the lifetime of the next LDP. Instead, the MIR relies on existing allocations to be delivered through the next LDP. The

reasoning behind this suggests that there are “*significant challenges*” with regard to traffic congestion, uncertainty over the Scottish Government’s proposals to dual the A96 and suggests that there are significant development opportunities through existing allocations to address SDP housing requirements. However, there remains a real lack of clarity within the MIR on whether this provides an accurate reflection of the level of housing need for Inverurie as set by the Proposed SDP.

As identified within the Proposed SDP, a considerable proportion of current LDP allocations are strategic allocations, and if any of these sites failed to come forward, there is a risk that the housing land supply may not be maintained. Inverurie is no exception, as the settlement has a number of strategic allocations associated with sites such as Uryside, Portstown and Crichtie, which have featured as allocations in a number of previous LDPs yet have failed to deliver at the anticipated rates. Crichtie has yet to deliver a single unit on site, therefore a serious question remains over its contribution to the effective land supply. The Proposed SDP identifies additional allocations over the period 2020 to 2032, with a Strategic Reserve of housing land that may be identified for the period 2033 to 2040. The Proposed SDP allowance for the Aberdeenshire part of the Aberdeen Housing Market Area (AHMA) is 8,158 homes for the period 2020 – 2040, with only 2,500 homes to be allocated within the period 2020-203 and a further 5,660 identified as strategic reserve. It is requested that Bid GR027 is identified for the delivery of 100 homes in the first plan phase, with the remaining 260 homes locked in as strategic reserve for future delivery, following an interim review of the LDP.

As acknowledged within the MIR Settlement Statement, Inverurie is a thriving town, which acts as a significant service and retail centre for the Garioch area and beyond. Situated within the Aberdeen to Huntly Strategic Growth Corridor, the Proposed SDP identifies significant development will take place in the road and rail corridor stretching from Huntly to Blackburn over the SDP Plan period. The proposed site benefits from direct access onto Blackhall Road, which connects with the A96 roundabout junction, where substantial investment and improvements have been undertaken recently to accommodate growth to the west of Inverurie to coincide with Westgate residential development and also the Highclere Business Park. The site would offer a logical extension to these recent developments and capitalise on its location within the Strategic Growth Area to secure delivery of much needed housing and affordable housing. The site does not form part of any existing strategic allocation and could therefore be delivered in an appropriately phased manner, meeting both short and longer term housing requirements.

Whilst it is accepted that there remains uncertainty over the future location and delivery of the proposed A96 bypass, given the strategic importance of Inverurie and demand for growth, it appears somewhat short-sighted to place an embargo on any new sites coming forward within the next LDP. Considering the next LDP is intended to cover a period of 10 years from intended adoption in 2021, the apparent lack of direction for future growth in Inverurie is concerning, both for the development industry and the local

community. It should be stressed that a number of public consultation events on the proposed Route Options Plan for the A96 dualling were presented towards the end of 2018. A preferred option is set to be chosen this year (2019) therefore it is highly likely that a route will be selected and delivery programme outlined prior to the adoption of the next LDP Accordingly, options for future growth should have at least been considered and appropriately consulted on as part of the MIR.

The MIR has adopted an approach to reserve numerous sites for future growth as 'FOP' (Future Opportunity) allocations, typically where it has been identified that additional housing is not required in the short term, or to allow identified constraints or infrastructure requirements to be resolved before the allocation can come forward. These FOP sites are subject to future consideration, prior to release through an interim review of the plan. It therefore seems a missed opportunity that a similar approach has not been adopted for Inverurie, whereby land could be identified as an FOP site for future growth, with ultimate delivery subject to a resolution being achieved with regard to the A96. This was a position promoted through the submission of the GR027 Development Bid, which sought an initial phase of development for early release of 100 units, with the remaining balance of 260 units reserved for future release. It is therefore requested that the site be taken forward on that basis, with the land to the north around Blackhall Farm allocated as an 'OP' Opportunity Site for immediate delivery and the southern portion of the site reserved as a 'FOP' Site for 260 units for future release.

A substantial portion of the land contained within the Phase 1 area (subject of related Bid GR028- Site B) comprises a former farm complex and associated buildings at Mains of Blackhall. The site and buildings are redundant and therefore present a brownfield redevelopment opportunity. Considering that Scottish Planning Policy advises that planning should enable "*high-quality development*" and make "*efficient use of land to deliver long-term benefits for the public*", actively encouraging the re-use or re-development of brownfield land before new development takes place on greenfield sites, the Phase 1 land presents a significant opportunity to adhere to SPP requirements. As highlighted above, substantial investment has been made upgrading the junctions at Blackhall Road Roundabout, which could more than adequately accommodate a modest development of 100 units in the short term, without any reliance on the outcome of the A96 dualling options. Whilst it is also maintained that the existing network could accommodate the remaining 260 units promoted through the Bid, without reliance on delivery of the A96 dualling, allocating this as a future opportunity would provide more than sufficient time for identification of a route and delivery timescales to have been undertaken.

Notwithstanding matters relating to the A96 as discussed above, it is pleasing to note that Officers have acknowledged, "*there are very few constraints associated with the site*". This further demonstrates that this land forms a logical expansion of the settlement of Inverurie, without presenting any negative impacts on the landscape, natural and built heritage, waste water requirements or school capacity. Furthermore,

the MIR also acknowledges that part of the site is already located within the settlement boundary of Inverurie, which is identified as Protected Site 'P15' within the existing LDP, to enable the relocation of St Andrews Special School if required. This land was identified within the bid as reserved for new community/educational use. Disappointingly the MIR remains silent on this issue, however from inspection of the Draft Proposed LDP, the site reserved for relocation of St Andrews School has been removed from Blackhall Road and the associated text entry proposed for deletion. A new P15 allocation has been applied to safeguard Inverurie Hospital for health-care facilities. Some clarity on this proposed change should have been provided within either the MIR or Draft Proposed LDP. In the absence of such information, my clients must assume that the relocation is no longer deemed necessary but are content to retain that portion of the Bid site for community use.

Scottish Planning Policy (SPP) promotes the creation of “successful, sustainable places”, which can be achieved through directing the “right development to the right place” (SPP paragraph 15). SPP goes on to advise that development should seek to utilise land next to settlements for a mix of uses (Paragraph 40). These principles are also to an extent echoed within the MIR, within the Policy Groups relating to “Shaping Homes and Housing” and “Shaping Places” which set out their intention to promote successful, sustainable places. The proposed residential-led development of the land subject to development Bid GR027 would make a positive place-making contribution to Inverurie, through an appropriate expansion of the existing settlement boundary to the west. It would encompass land already contained within the settlement boundary, promote a brownfield redevelopment opportunity, as well as a modest greenfield land release. Significant opportunities exist to link in with the recent and ongoing residential development to the immediate east, thus providing fluid connectivity with established footpath connections into Inverurie, as well as employment land at the Highclare Business Park and ongoing Westgate development associated with the OP10 allocation to the east.

An appropriate allocation would facilitate the preparation of a masterplan for the site, which would build upon the conceptual masterplan details submitted at the Bid stage. The Masterplan would identify how the proposed 360 units and community use could be accommodated on site, as well as establishing the design context for this appropriately phased expansion to Inverurie, both in the short and longer term.

In summary, Site GR027 to the west of Blackhall Road, Inverurie should be preferred for a phased development of 100 new homes through the next LDP, with a further 260 homes identified for future growth. The land sits immediately adjacent to the settlement boundary and provides an excellent opportunity to create a sustainable mixed community through the provision of a sympathetic extension to the settlement and phased development of new homes, affordable homes and community facilities. The A96 dualling should not be perceived to be a barrier to the growth of this strategically important settlement for the entire lifespan of the next LDP. Instead the next LDP should offer the opportunity to appropriately

plan for future growth. The initial phase of 100 homes could be accommodated on the existing and recently improved transport network to the west of Inverurie, without the need await the outcome of the Dualling route and programme. Similarly, the balance of the site (260 units) are proposed for future release and would be subject to a subsequent interim review of the next LDP, by which time it is highly likely that matters concerning the delivery of the A96 dualling will be much clearer. Accordingly, it is hereby requested that the site be identified for development within the Proposed LDP, as the settled view of Aberdeenshire Council on the content of the next LDP.

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)	A Rhind & S Wilson
Address	██████████ ██████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████

<p>Doing things digitally is our preference. Tick the box if you are <u>not</u> happy to receive correspondence via email:</p>	<input type="checkbox"/>
<p>Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:</p>	<input checked="" type="checkbox"/>

Fair processing notice

<p>Please tick to confirm your agreement to the following statements:</p> <p>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).</p> <p>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).</p>	<input checked="" type="checkbox"/>
<p>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.</p> <p>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</p> <p>Your Data, Your Rights</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY 	
<p>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.</p>	

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

Your comments

Representations to the Main Issues Report on behalf of A Rhind and S Wilson in relation to Site Ref: GR028, Site B, Mains of Blackhall, West of Blackhall Road, Inverurie

On behalf of our clients A Rhind and S Wilson, objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference GR028, Site B, Mains of Blackhall, West of Blackhall Road, Inverurie as a preferred option for residential development in the short term, for release following adoption of the next Aberdeenshire Local Development Plan (LDP) 2021.

This representation requires to be read in the context of the related Development Bid submitted for the land at the pre-MIR stage. Site B (Bid Ref GR028) encompasses approximately 5ha of land to the west of, and immediately adjacent to, the Inverurie Settlement boundary. The Bid was submitted as a Phase 1 delivery (2021-2031) for 100 units, in addition to an overarching bid for the site which includes a larger portion of land to the south, for a combined total of 360 new homes.

It is respectfully requested that this site be allocated for development in the proposed Aberdeenshire Local Development Plan 2021 (LDP). A separate but interrelated representation has also been prepared in response to the MIR for the overarching Bid Site A (GR027) and this should be read in conjunction with this response for background. Bid GR028 demonstrates the capability of the site to accommodate an initial phase of development to be delivered following adoption of the next LDP and to address the housing requirements set by the Strategic Development Plan. The site abuts the existing settlement boundary, is free from constraints and offers a significant opportunity to redevelop a derelict brownfield site.

At the outset, it is important to highlight concern at the MIR's suggested approach to Inverurie, which fails to identify any additional housing land release to be accommodated within Inverurie over the lifetime of the next LDP. The reasoning behind this suggests that there are "*significant challenges*" with regard to traffic congestion, uncertainty over the Scottish Government's proposals to dual the A96 and advises that there are significant development opportunities through existing allocations to deliver housing. However,

there remains a real lack of clarity on whether this provides an accurate reflection of the level of housing need for Inverurie as set by the Proposed SDP.

As identified within the Proposed SDP, a considerable proportion of current LDP allocations are strategic allocations, and if any of these sites failed to come forward, there is a risk that the housing land supply may not be maintained. Inverurie is no exception, as the settlement has a number of strategic allocations associated with sites such as Uryside, Portstown and Crichtie, which have featured as allocations in a number of previous LDPs yet have failed to deliver at the anticipated rates. Crichtie has yet to deliver a single unit on site, therefore a serious question remains over its contribution to the effective land supply. The Proposed SDP identifies additional allocations over the period 2020 to 2032, with a Strategic Reserve of housing land that may be identified for the period 2033 to 2040. The Proposed SDP allowance for the Aberdeenshire part of the Aberdeen Housing Market Area (AHMA) is 8,158 homes for the period 2020 – 2040, with 2,500 homes to be allocated within the period 2020-2032, highlighting that new allocations should be ‘small scale’ and not reliant on any existing strategic allocations. It is therefore disappointing that Bid Site GR028, for a small scale, readily deliverable development of 100 homes has not been taken forward for development, to supplement existing strategic allocations for the settlement.

As acknowledged within the MIR Settlement Statement, Inverurie is a thriving town, which acts as a significant service and retail centre for the Garioch area and beyond. Situated within the Aberdeen to Huntly Strategic Growth Corridor, the Proposed SDP identifies significant development will take place in the road and rail corridor stretching from Huntly to Blackburn over the SDP Plan period. The proposed site benefits from direct access onto Blackhall Road, which connects with the A96 roundabout junction, where substantial investment and improvements have been made to accommodate recent residential and commercial growth to the west of Inverurie. The site would offer a modest and logical extension to these recent developments and afford the opportunity to secure delivery of much needed housing and affordable housing within a key settlement identified for Strategic Growth. The site does not form part of, or rely upon the delivery of any existing strategic allocation and could therefore be delivered timeously following an allocation to meeting housing requirements within the next LDP period.

Whilst it is accepted that there remains uncertainty over the future location and delivery of the proposed A96 bypass, given the strategic importance of Inverurie and demand for growth, it appears somewhat short-sighted to place an embargo on any new sites coming forward within the next LDP. Considering the next LDP is intended to cover a period of 10 years from adoption in 2021, the apparent lack of direction for future growth in Inverurie is concerning, both for the development industry and the local community. It should be stressed that a number of public consultation events on the proposed Route Options Plan for the A96 dualling were presented towards the end of 2018. A preferred option is set to be chosen this year

(2019), therefore it is highly likely that a route will be selected and delivery programme outlined prior to the adoption of the next LDP. Options for future growth should have been identified as part of the MIR.

It is maintained that this site could come forward for immediate delivery of 100 homes, without reliance on a decision being made on the preferred route of the A96 dualling. The contained nature of the site and scale of development would present no conflicts should a future eastern or western bypass route be favoured. The development could be accommodated on the recently upgraded transport network and any application would be supplemented by a Transport Assessment to further demonstrate this.

A large portion of the land contained within the Phase 1 Bid (GR028- Site B) comprises a former farm complex associated with Mains of Blackhall. The site and buildings are redundant and therefore present a brownfield redevelopment opportunity. Considering that Scottish Planning Policy advises that planning should enable “*high-quality development*” and make “*efficient use of land to deliver long-term benefits for the public*”, actively encouraging the re-use or re-development of brownfield land before new development takes place on greenfield sites, the site presents a significant opportunity to adhere to SPP requirements. These matters were also highlighted by the Reporter when considering a bid for a larger area of land (similar to current bid site GR027) at examination stage during the preparation of the extant LDP, that “*the area to the north is relatively contained wrapping around the existing farm buildings particularly given that the settlement boundary is already extended to the south to accommodate the area referenced as P15*”. The Reporter also highlighted future expansion of the settlement within this area would be better considered under the next LDP. It is therefore disappointing that the MIR has failed to recognise that this bid, which focuses purely on the northern area of land around Mains of Blackhall, could be brought forward for development through the next LDP and has further delayed release of this land, despite the previous advice offered by the Reporter during the previous LDP Review.

Notwithstanding matters relating to the A96 as discussed above, Officers have acknowledged that “*the site is situated adjacent to the settlement boundary of Inverurie*”. Suggestion is made that the boundary may need to be altered to account for constraints associated with the site. It is assumed that this relates to overhead pylons which pass through the north eastern corner of the site. The position of the pylons is recognised and rather than any need for a revision of the proposed boundary, the site would be appropriately masterplanned to accommodate their presence, incorporating them into a landscape/ open space corridor. Officers clearly recognise that this land forms a logical expansion to the settlement of Inverurie, without presenting any negative impacts on the landscape, natural and built heritage, waste water requirements or school capacity.

Scottish Planning Policy (SPP) promotes the creation of “successful, sustainable places”, which can be achieved through directing the “right development to the right place” (SPP paragraph 15). SPP goes on

to advise that development should seek to utilise land next to settlements for a mix of uses (Paragraph 40). These principles are also to an extent echoed within the MIR, within the Policy Groups relating to “Shaping Homes and Housing” and “Shaping Places”, which set out their intention to promote successful, sustainable places. The proposed residential development of the land subject to development Bid GR028 would make a positive place-making contribution to Inverurie, through modest expansion of the existing settlement boundary to the west, encompassing a brownfield redevelopment opportunity, as well as a small element of supplementary greenfield land release. Significant opportunities exist to link in with the recent and ongoing residential development to the immediate east, thus providing fluid connectivity with established footpath connections into Inverurie, the employment land at the Highclare Business Park and ongoing Westgate development associated with the OP10 allocation.

Allocation of the bid site for 100 homes would facilitate the preparation of a masterplan for the site, which would build upon the conceptual masterplan details submitted at the Bid stage, identifying how the development could be accommodated on site and delivered through the lifetime of the next LDP.

In summary, Site GR028 at Mains of Blackhall, Inverurie should be preferred for a modest development of 100 new homes through the next LDP. The land is free from constraints, sits immediately adjacent to the settlement boundary and provides an excellent opportunity to create a sympathetic extension to the recent residential and commercial development to the west of Inverurie. It would secure redevelopment of a redundant brownfield site with an element of supplementary greenfield land. The A96 dualling should not be perceived to be a barrier to the growth of this strategically important settlement for the entire lifespan of the next LDP Plan period. Instead, the next LDP should offer the opportunity to appropriately plan for growth. The site could be accommodated on the existing and recently improved transport network to the west of Inverurie, without the need to await the outcome of the dualling route and delivery programme. Accordingly, it is hereby requested that the site be identified for development within the Proposed LDP, as the settled view of Aberdeenshire Council on the content of the next LDP.