

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.

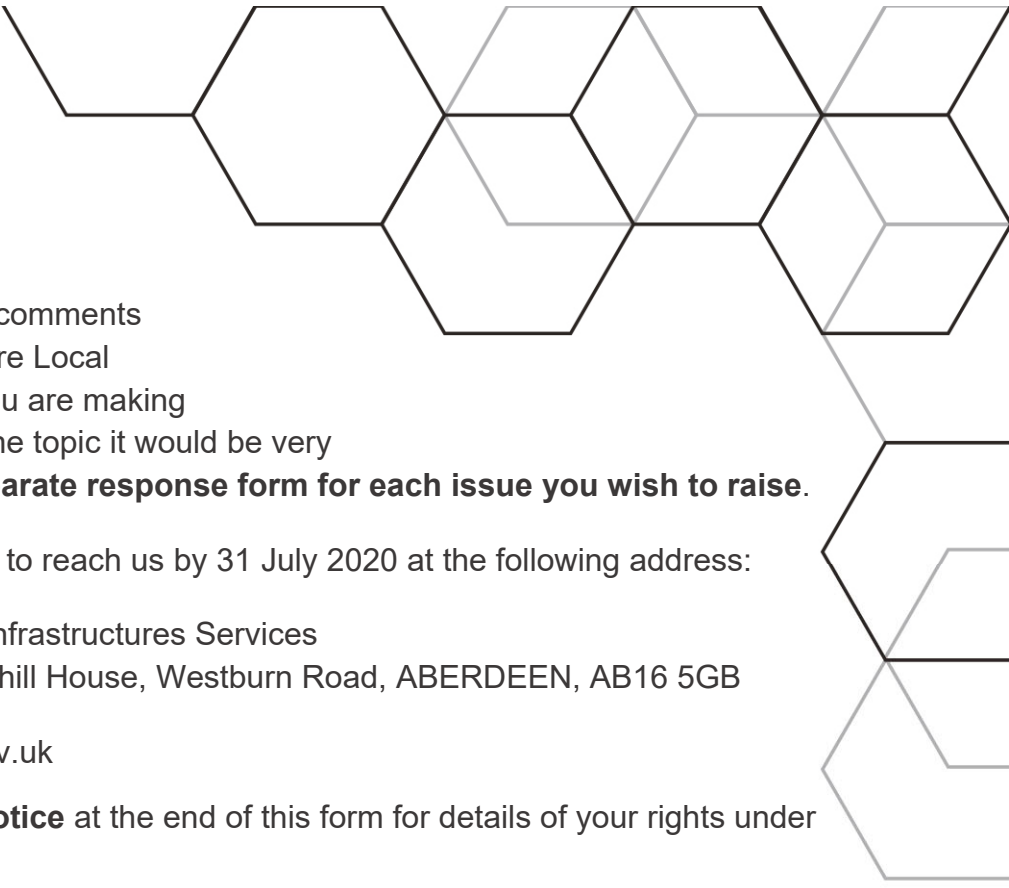
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	Ian
Surname:	Scott
Date:	
Postal Address:	████████████████████
Postcode:	██████
Telephone Number:	██████████
Email:	████████████████████

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

Are you responding on behalf of another person? **Yes** **No**

If yes who are you representing?

Mr Graham Brown

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

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Appendix 07c: Formartine Settlement Statements – Rashierieve (pp481-483)

Expansion of the identified settlement boundary for Rashierieve, to incorporate land under the ownership of Mr Graham Brown, to the north of the protected land designation SR1 Rashierieve, as identified by red line boundary of the site plan provided in Appendix 1 to this representation.

Reason for change:

This representation is submitted on behalf of Mr Graham Brown of [REDACTED], [REDACTED]. It relates to the settlement of Rashierieve, Foveran and in particular, to the failure of the Proposed Aberdeenshire Local Development Plan (LDP) 2020 to extend the settlement boundary of Rashierieve northwards to include land lying to the north of the A975 as an opportunity site for development.

The land that is the subject of this representation has been identified in the site plan of Appendix 1. The land is part of a former agricultural field, left over from the rerouting of the A90 to the west, which has covered most of the field's remainder, and the land itself was then used as a storage site for the road construction works. It now therefore mostly comprises hardstanding gravel, with only limited return of wild vegetation along the west boundary. This representation must also be considered in tandem with the representation submitted in respect of the Main Issues Report, which is provided as Appendix 2 and which provides a detailed description of the site, relevant planning history and the site's development potential.

In summary of the representation submitted at MIR stage, it is considered that the site is capable of accommodating a housing-led mixed-use development with provision for business space, light industry or roadside retail and other commercial uses. The site was encompassed within the unsuccessful Development Bid Ref FR109, for 580 homes southwest of Foveran, which would have resulted in a coalescence of Foveran and Rashierieve, albeit with a degree of separation provided by the A90. Instead, the Proposed LDP 2020 has opted to maintain Rashierieve and Foveran as separately identified settlements, which is welcomed by our client given the distinctly different character of the two villages.

At Rashierieve there are only two named sites identified in the Proposed LDP adjoining one another in a rectilinear fashion, to the immediate west of existing dwellings that line the B977. Site SR1 lies immediately south of the site subject to representation and is safeguarded for the development 3.5ha of strategic employment land, whilst Site OP1: Land West of Rashierieve Cottages lies south thereof and is allocated for the development of 8 live/work units, as a continuation of an allocation made in the extant 2017 LDP.

The Issues and Actions Paper for Fortmartine, in acknowledging the representation made at MIR stage, states that Rashierieve does not have a settlement boundary and that it is not intended to change this provision in the Plan. It also states that the site shall not be taken forward to an allocation for development for reasons that it is detached from the grouping of development along the A975 and as it is considered that Rashierieve, and the wider Aberdeen Housing Market Area in which it is set, has adequate housing land allocations made as existing.

In the first instance, it is questioned how a settlement may be identified through the LDP process without being given a defined boundary, which clearly delineates to the public and developers which development policies would apply to the assessment of planning applications. Without a defined settlement boundary, it is contended by our client that there is a degree of unnecessary ambiguity applied to new development in terms of whether development “within” Rashierieve would be assessed as infill development or development in the countryside. It is also contended that without a defined settlement boundary, there is an unfair lack of opportunity for infill development afforded to Rashierieve. A settlement boundary should be defined for all identified settlements in the LDP.

Therefore, it is maintained that the defined settlement boundary for Rashierieve should incorporate the site subject to representation, north of Site SR1. It was asserted at MIR stage that the site deserves inclusion within the settlement boundary for Rashierieve and also allocation as an opportunity site for development. Principally, the site provides an opportunity to “round off” the settlement with a well-contained site with defined boundaries, where the settlement is currently highly constrained in form by the surrounding roadways and also its development would provide an opportunity for brownfield land remediation.

In this regard, it should be noted that the site has little agricultural value following its use as a storage site for recent road construction works. As part of that recent use, much of the site was cleared and surfaced with hardstanding gravel, which remains in-situ with only some return of wild vegetation noted along the west boundary. It is therefore evident that the site will not revert to agricultural use in the foreseeable future. Furthermore, in any case, our client asserts that the field is now too small to provide sufficient yields, so as to merit its reuse for agricultural purposes – it is too small for modern arable farming practices and too small to be use as viable rough grazing land. By contrast, allocation of the site would allow for the development of more varied uses in the village, including the potential for convenience retail or similar commercial development that would provide improved local services and sense of place.

As identified in the MIR, the Proposed LDP recognises the benefits provided to Rashierieve by good road connectivity and public transport links to Aberdeen as well as the larger nearby towns of Balmedie, Ellon and Peterhead. On this basis and due to its position in both the Energetica Corridor and Aberdeen-to-Peterhead Strategic Growth Area identified in the Strategic Development Plan (SDP), the village provides an excellent opportunity for the delivery of strategic employment land.

As highlighted in our prior representation, given that strategic land reservations have already been made at Rashierieve for the development of employment land in the future, it is maintained that the site subject to representation should be used for a variety of uses that would help sustain the strategic employment land and also allow for the planned growth of Rashierieve.

Accordingly, our client proposes a housing-led mixed use development for the site. This would enable the creation of a mixed-use community, which aligns with the key objectives of both Scottish Planning Policy and the SDP, as well as a more efficient use of land that has been left over from road construction, which is currently an eyesore on the northern approach to Rashierieve and also provides no community benefit. The development would also provide a small-scale opportunity to bolster the delivery of strategic housing land required by the SDP, and in an identified Strategic Growth Area.

The Settlement Statement for Rashierieve acknowledges that it is a ribbon development of business and housing, however the allocation of the site subject to representation when viewed in relation to the future development of Sites SR1 and OP1 would allow for greater consolidation of the settlement, particularly given that Rashierieve is now set between the new and old routes of the A90, to the west and east respectively.

Unlike Sites SR1 and OP1, however, the site subject to representation is free of flood risk from adjacent watercourses and whilst there is no mains drainage provision in the area, there is scope to connect to existing infrastructure at Foveran. Alternatively, a private drainage treatment facility could be provided north of the site as part of its proposed development. There are also no known issues with public water supply at Rashierieve, whereby any new development would propose to connect the public mains water supply.

In terms of road access, this could either be taken directly from the realigned A975 or alternatively, from the former A90 connecting to the A975. In this regard, our client refutes the assertion made in the Issues and Actions Paper, that the site is far removed from the cluster of development along the A975 which makes up Rashierieve. When the proposed development of the site is viewed in relation to Sites OP1 and SR1, the conclusion that the site is far removed from the remainder of Rashierieve must be questioned. As outlined in the preceding paragraphs, the site provides an opportunity for consolidation of the settlement's pattern of development and it is therefore maintained that the site's purported separation from the rest of Rashierieve cannot reasonably inform opposition to development of the site.

In summary, as noted at MIR stage, Rashierieve is separate and distinct from Foveran and should be recognised as a community in its own right. The Proposed LDP acknowledges this in its maintenance of the two villages as separately identified settlements, which is welcomed by our client. However, the efficacy and fairness of denying Rashierieve a defined settlement boundary is questioned and it is therefore asserted that a defined boundary should be included in the Settlement Statement for Rashierieve, which includes the site subject to representation.

Whilst the role of Rashierieve in delivering strategic employment allocations is welcomed that must be balanced with the need to provide a sustainable mixed use community and, indeed, the provision of opportunity site allocations which align with that objective, allowing for planned growth of the village. The extant LDP and the Proposed LDP make provision for employment allocations within Rashierieve, but it is maintained that provision should also be made for housing and other associated uses that would help sustain employment allocations. Whilst Site OP1 makes some provision for residential use, this is limited and would take the form of Sui Generis live/work development. To achieve sustainability and place making objectives set by SPP and the SDP, the site subject to representation should be included in the suite of development allocations made at Rashierieve in the forthcoming LDP.

The allocation of the proposal site as an opportunity for the development of a housing-led mixed-use development would help achieve this. It will utilise an area of redundant land which is no longer viable for agricultural purposes, due to its use in the rerouting and duelling of the adjacent A90. Its development would round off the settlement of Rashierieve whilst creating defensible boundaries to the north and east which would limit any further unplanned growth of the settlement.

On these bases, it is respectfully requested that the land to the north of Rashierieve, as highlighted above, be identified as an opportunity for mixed use development, and that a settlement boundary for Rashierieve be clearly defined in the new LDP which incorporates the aforementioned land.

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:

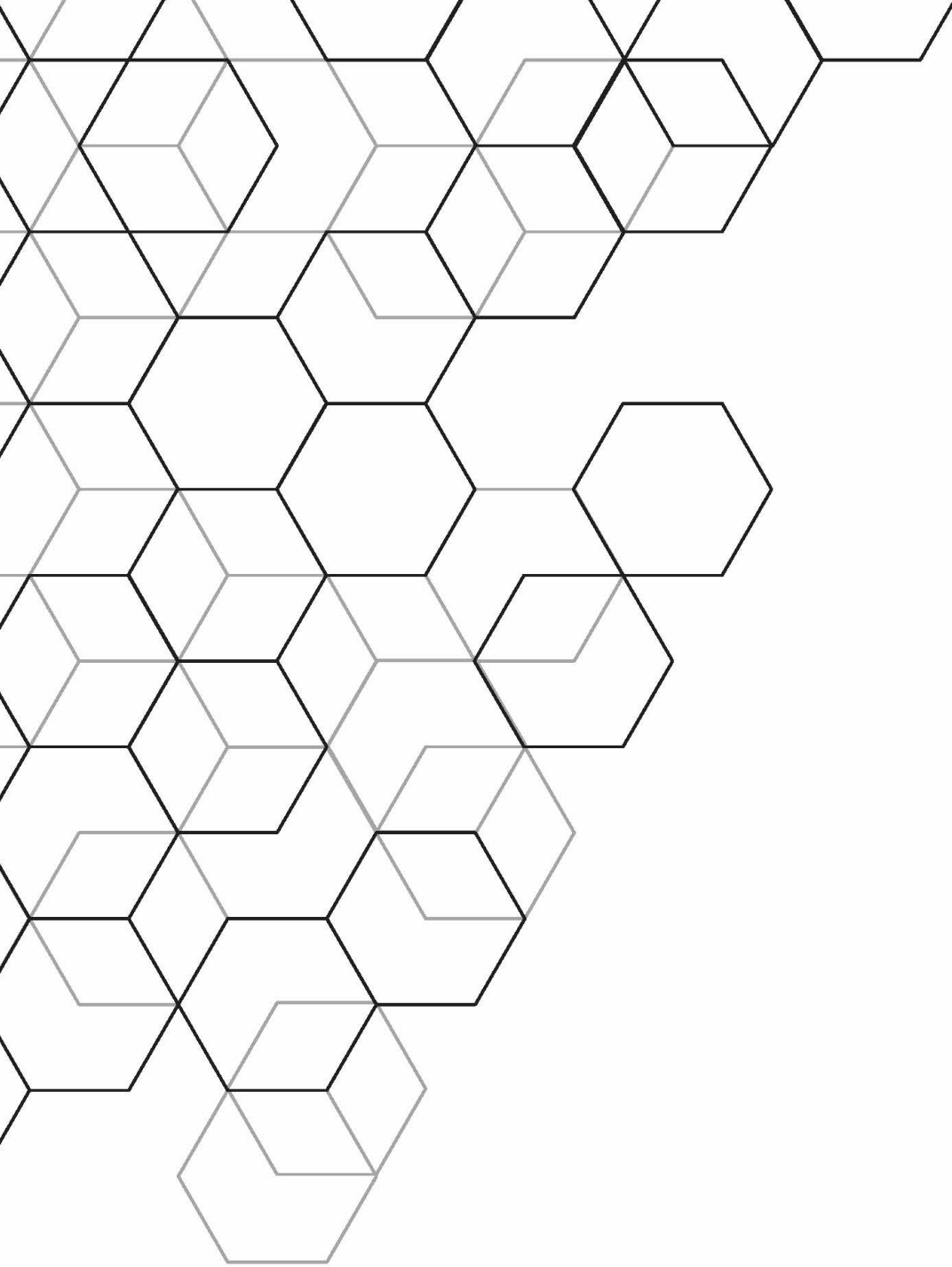
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



Imagery ©2019 Google, Map data ©2019 Google 200 m 

APPENDIX 2

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019

Main Issues Report Response Form

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	██████████
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	Mr Graham Brown
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 Mr Graham Brown objecting to the failure of the MIR and draft Proposed Local Development Plan to identify land to the north of Rashierieve, Foveran for development.

Introduction

This representation is submitted on behalf of Mr Graham Brown of [REDACTED]. It relates to the settlement of Rashierieve, Foveran and in particular, to the failure of the Main Issues Report (MIR) and the draft Proposed Local Development Plan (LDP) 2021 to extend the settlement boundary of Rashierieve northwards and to include land lying to the north of the A975 as an opportunity site for development.

Description of Site and Proposals

The site, which extends to approximately 2.0 hectares or thereby is owned by Mr Brown and comprises a parcel of land left over from the dualling of the A90 and its associated enabling works. The site, which is triangular in shape, lies immediately to the north of the village of Rashierieve. It is bound to the south by the realigned A975; to the west by the A90 dual carriageway and its embankments; and, to the west by the former A90 and the remains of farm buildings at Cairnie Law.

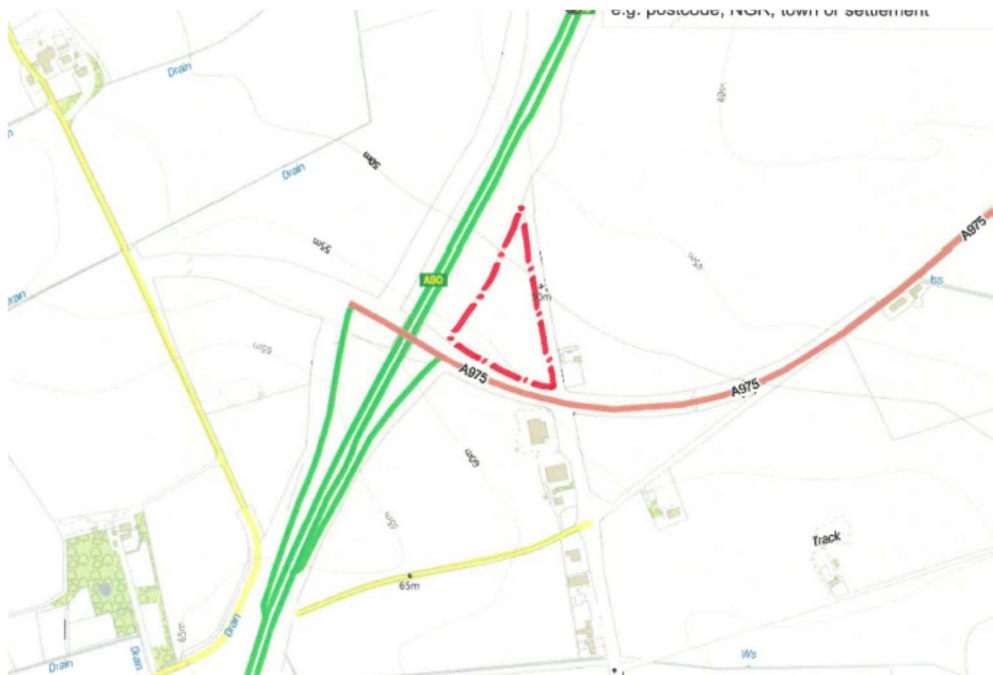


Fig 1. Site Location Plan

Formerly in agricultural use the land was used as a compound associated with road construction works. Since completion of the A90 it is now detached from the main farm unit by the new dual carriageway. It is bound entirely by roads and, given its size, is no longer viable for farming purposes. In topographic terms, the site is relatively flat with an open aspect to the south and east whilst the road embankment to the west affords it a degree of shelter.



Fig 2. Images of Site

It is considered that the site is capable of accommodating a mix of uses comprising housing, business and light industry and/or commercial uses in the form of roadside services or local shopping provision. As such it should be identified in the Proposed Local Development Plan 2021 as falling within the settlement boundary of Rashierieve and allocated as an opportunity site for residential led mixed use development.

Planning History and Development Plan Context

The site was encompassed within a larger Development Bid for land to the south west of Foveran. Submitted by an unrelated party this proposed the development of 580 homes over an area of 69.0 hectares. Allocated Reference FR109, the wider site was not an Officer's preference for development given the fact that Foveran Primary School could not accommodate the scale of development proposed and that part of the site was impacted by the Balmedie to Tippetty road scheme. The scale of the proposed development and the loss of agricultural land were further reasons the Bid was not supported by Officers.

Scottish Planning Policy (SPP) published in June 2014 advises that planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. It introduced a presumption in favour of development that contributes to sustainable development and requires that policies and decisions should be guided by a number of principles which include;

- Giving due weight to net economic benefit;

- Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- Supporting delivery of accessible housing, business, retailing and leisure development;

In particular SPP requires that planning should direct the right development to the right place through spatial strategies within development plans which promote a sustainable pattern of development appropriate to the area. This involves optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment; using land within or adjacent to settlements for a mix of uses; and, considering the re-use or re-development of brownfield land before development takes place on greenfield sites.

The extant Strategic Development Plan identifies Rashierieve as falling within the Aberdeen to Peterhead Strategic Growth Area and, importantly, the Energetica Corridor, which seeks to create a global hub for the energy sector in a first class coastal location. The Plan highlights that both employment and housing land will be needed over the Plan period with the Aberdeen Western Peripheral Route and the dualling of the A90 between Balmedie and Tipperty essential to realising the economic potential of the area.

The main focus in the Strategic Growth Area is on developing and diversifying the economy with a strong focus on the quality of development. The recently published Proposed Strategic Development Plan continues this approach with additional focus on the quality of development and place making. It emphasises that upgrading the A90 to reduce safety concerns and improve journey times will be key to unlocking the area's potential.

Discussion of Development Potential

Had the Development Bid (FR109) for the wider area been preferred it would have resulted in the coalescence of Foveran and Rashierieve, albeit there would remain a degree of separation as a consequence of the A90 dual carriageway. However, Foveran and Rashierieve are two distinct settlements, each with their own characteristics, and it is important that they continue to be recognised as separate settlements with each having opportunities for growth.

The inclusion of the land to the north of Rashierieve within the settlement boundary provides an opportunity to 'round off' the settlement whilst securing the beneficial use of a redundant brownfield site. The site is tightly defined by existing features which would act as defensible boundaries to further expansion. It is considered that the site would be capable of accommodating a range of uses, including residential, business and light industry, and/or roadside services.

The Settlement Statement for Rashierieve recognises that it benefits from good road and public transport links to Balmedie, Ellon, Peterhead, and Aberdeen, and sits within the Energetica Corridor, which is part of the Aberdeen to Peterhead Strategic Growth Area. Accordingly, the Statement acknowledges that Rashierieve has an important role in delivering strategic employment allowances in line with the strategic aims for the area.

Recognising that land has been allocated for employment development in Rashierieve, and there are proposals to further expand this, it is considered that residential led development on the proposal site would support these strategic aims and provide housing in proximity to those employment uses. This would enable the creation of a sustainable mixed use community, which is a key objective of National and Strategic Planning Policy. It would further result in the efficient use of an area of land left over from road construction which has no beneficial use, but if allocated for development would relieve pressure on land elsewhere.

The Settlement Statement acknowledges that Rashierieve is a mixed use ribbon development of businesses and houses along the western edge of the A90. Given the realignment of the A90 to the west of the village it is now sandwiched between the former A90 and the new A90. This provides an opportunity with the OP1 and SR1 sites to the south and the proposal site to the north, to consolidate the settlement and bring to an end the ribbon development, which is unsustainable and detracts from the village.

Unlike the OP1 and proposed SR1 sites to the south of the village, the proposal site to the north is free of flood risk with no watercourses in the immediate vicinity. Whilst there is no mains drainage serving Rashierieve there is scope to connect to the drainage system serving Foveran. Alternatively, a private treatment works could be provided to the north of the village to serve development on this site. There are understood to be no issues regarding the provision of a water supply to serve the development proposed. As regards road access, this could either be taken directly from the realigned A975 or alternatively, from the former A90 connecting to the A975.

Given the fact that the AWPR and A90 dualling are now complete it is incumbent on the next round of Local Development Plans to maximise the advantage of this. Allowing additional development opportunities at Rashierieve, which benefits from a grade separated junction with the upgraded A90, will help to address the objectives of the Strategic Development Plan and the Energetica Corridor. It will result in a sustainable mixed use community served by public transport. It will also enhance Rashierieve as a 'place' for the benefit of existing and future residents and businesses.

Conclusions and Recommendation

In summary, Rashierieve is separate and distinct from Foveran and should be recognised as a community in its own right. Whilst the role of Rashierieve in delivering strategic employment allocations is welcomed that must be balanced with the need to provide a sustainable mixed use community.

The extant LDP and the MIR make provision for employment allocations within Rashierieve, but provision should also be made for housing and other associated uses. This is necessary to achieve sustainability and place making objectives set by National and Strategic Planning Policy.

The allocation of the proposal site as an opportunity for the development of a residential led mixed use development would help achieve this. It will utilise an area of redundant land which is no longer viable for agricultural purposes. Its development would round off the settlement of Rashierieve whilst creating defensible boundaries to the north and east which would limit any further unplanned growth of the settlement.

On the basis of all of the above it is respectfully requested that the land to the north of Rashierieve, as highlighted above, be identified as an opportunity for mixed use development.