

# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

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

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

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

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

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

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

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

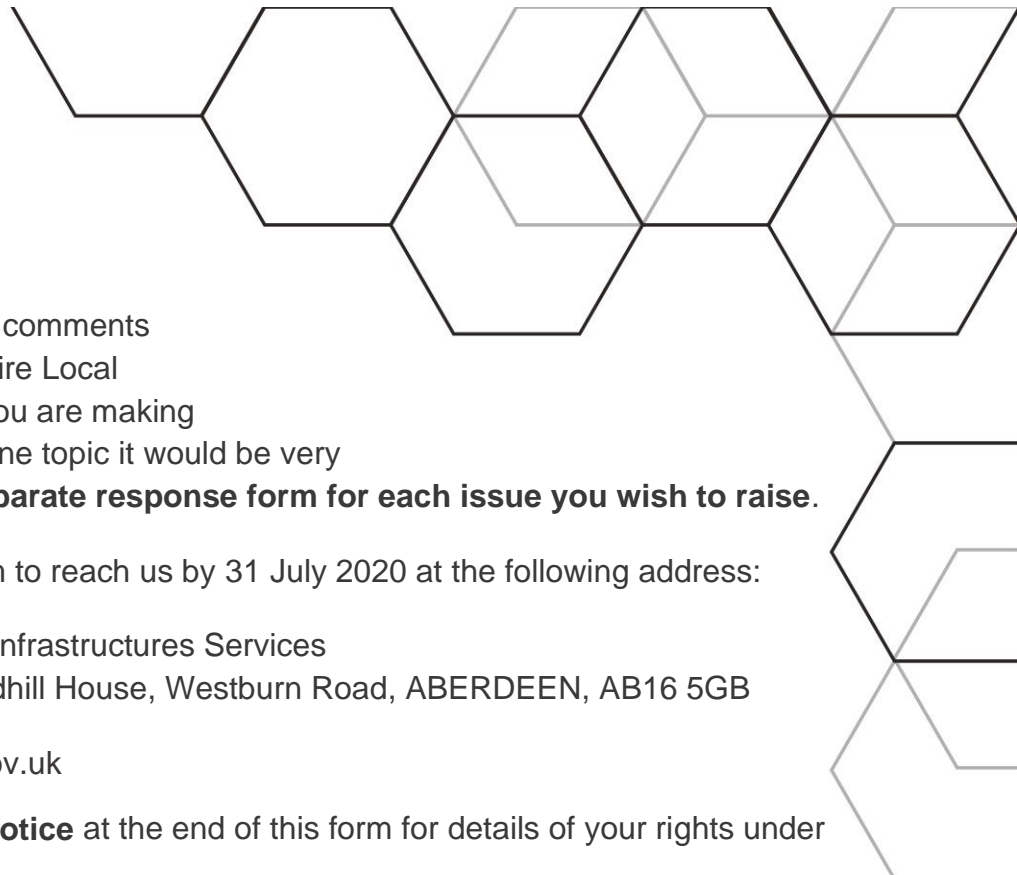
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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

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

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

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



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

Please email or send the form to reach us by 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](mailto:ldp@aberdeenshire.gov.uk)

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

## YOUR DETAILS

Title:	Mr
First Name:	Daniel
Surname:	Harrington
Date:	31/07/2020
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 and Mrs Mackenzie

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):

It is requested that the Local Development Plan includes the land at Fourdon as identified on the enclosed location and layout plan for the development of 45 homes.

**Reason for change:**

It is requested that the Local Development Plan includes the land at Fourdon as identified on the enclosed location and layout plan for the development of 45 homes.

The allocation of this site is particularly important in light of the difficulties and lack of effective land for housing in the Rural Housing Market Area part of the Aberdeen to Laurencekirk strategic growth area. There are constraints to delivery at Laurencekirk, with development reliant on a junction improvement, this includes a significant reduction in the allocation of OP1 in Laurencekirk. This will have an effect on the available the land supply in this area. Outwith Laurencekirk there are only two new allocations made in Proposed Aberdeenshire Local Development Plan in the Rural Housing Market Area in Kincardine and Mearns. One being OP1 at Gourdon and the other being OP3 in Luthermuir. There are increases in other undeveloped allocations that are carried forward from previous plans, but given allocation numbers are indicative this is unlikely to assist in bringing forward these proposals where there are existing constraints to delivery.

Affordable housing is desperately needed across Scotland and Aberdeenshire, this development provides an opportunity for not only housing to support local needs and services in Fourdon, but also providing new affordable housing stock within the Strategic Growth Area.

OP1 has been retained and has been allocated since 2012. Following the proposal to remove the allocation from the plan an application for planning permission in principle was submitted and recommended for approval, but the application certified that the applicant did not have ownership of the entire site. Reliance on this historical allocation is not considered likely to provide housing in the settlement and an additional allocation would provide for flexibility in the delivery.

The enclosed report, issued in response to the Main Issues Report addresses the concerns raised by the Council in assessment of the site. Fordoun is well related to existing public transport routes, and is within close proximity of all local services and facilities, this being the primary objective of focusing development on the transport corridors. The allocation within the SGA would broaden the range of choice of housing supply within this growth corridor. Fordoun is a settlement that benefits from local facilities, employment and this development will support the retention of these.

Enclosed : Supporting Statement and Site Layout Plan.

# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

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

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

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

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

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

### Your information is:

Being collected by Aberdeenshire Council	X
--	---

### 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:

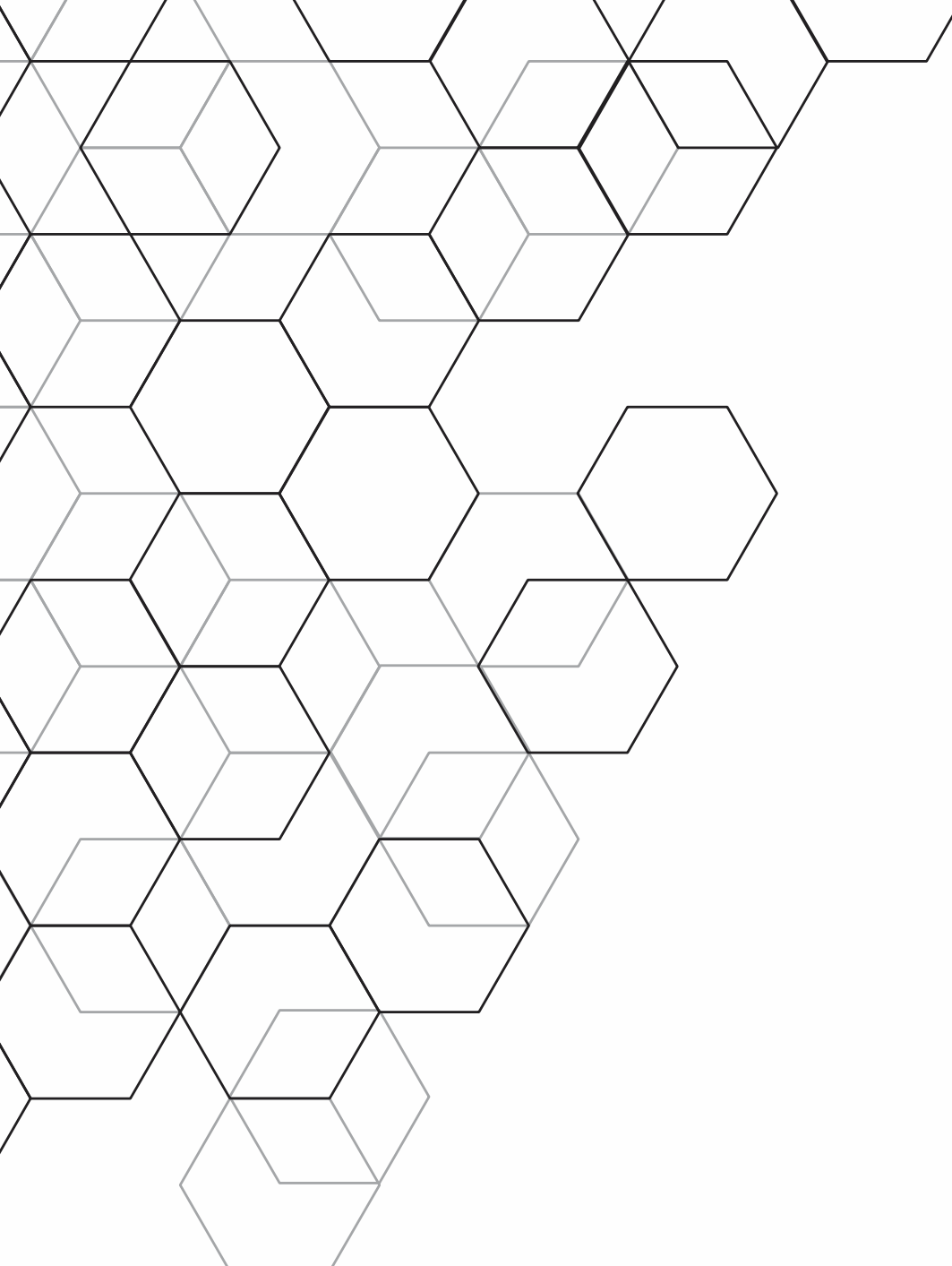
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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





# Supporting Bid Statement Fordoun

IAAB17-0026

**Mr & Mrs Mackenzie**

30 March 2018



## Table of Contents

1	Introduction	4
2	Site Description and Background	4
3	Proposed Development	5
4	Justification for Allocation of Site	6
5	Conclusions	10

## 1 Introduction

This development bid has been prepared as a part of the participation process for the review of the Aberdeenshire Local Development Plan 2017. This submission is in relation to land to the west of Fordoun. The landowners have a history of providing land for housing within the settlement with the development at Toch-Hill Place and also the recent development on the other side of the Auchenblae Road.

Should the Council allocate the site for development then the land will be marketed and sold to a developer.

## 2 Site Description and Background

Fordoun is located on the A90 11 miles south of Stonehaven. Fordoun is an established settlement and benefits from local services, primary school and local employment opportunities. Located within the strategic growth area on the A90 corridor Fordoun is an attractive location for a smaller scale development.

The site is currently used for agricultural purposes and extends to approximately 5 ha. Following an analysis of the site and the surrounding area the site would be capable of accommodating up to 45 houses.

This bid was assessed at the MIR (KM019) where it was highlighted that the site had potential for development but was constrained by the pipeline. It was also concluded at this stage of the process that there are sufficient allocations that satisfy the requirements of the SDP, therefore, there was no need to allocate further land. The Reporter concluded that:

*"there is some justification for the inclusion of appropriate additional sites where these could assist in achieving a higher rate of completions over the plan period. Whilst I consider there is scope to accommodate development on this site without unacceptable impacts upon the landscape or settlement character, subject to the sensitive treatment of the north and west boundaries of the site, combined with allocation OP1 a further 40 dwellings would result in a significant extension to the settlement.*

*"The site's promoter has indicated the positions of three possible access points for the site. In the absence of a fuller assessment of the adequacy of these options or an assessment of the local road network's ability to accommodate the predicted increase in traffic, it is not possible for me to assess the suitability of the site in this regard. There is no imperative to identify further housing land and given the lack of certainty regarding the adequacy of access and wider transport implications, I do not consider inclusion of the site to be justified."*

The site is not located within any local, national or international environmental designations. The site is agricultural land and provides limited habitat potential and is of minimal environmental value. There are no historic records or monuments on this site or within close proximity that would be affected in any way.

The site is identified as Class 2 agricultural land, which is the general classification of the land around Howe of the Mearns. All of the land surrounding Fordoun is within Class 2 including the one allocated site. This is also the case with all land surrounding Laurencekirk, including the allocated sites.

### 3 Proposed Development

It is proposed to develop this site for up to 45 dwellings. It is proposed that vehicular access would be taken through the allocated business land as was proposed by Application reference (APP/2008/0559). It is proposed to retain the business allocation to provide for expansion of local businesses. The land allocated for business is within the same ownership and control and through a residential development this would provide servicing for the business land making this area more attractive. Pedestrian access is available through to Toch-Hill Place in two locations, at the north end and through a gap in properties at 1 Toch-Hill Place and 32 Toch-Hill Road.



The development will incorporate open space within the layout, as shown indicatively. These spaces will be distributed around the site and will be overlooked by housing, incorporating planting to enhance the biodiversity of the site. The access to the site provides an opportunity to open up land for semi natural open space with wildflower planting. This area is within the inner consultation zone and informal open space such as this will be acceptable.

## 4 Justification for Allocation of Site

### Housing Allowances

It is recognised at this point in time that there are proposals to remove the Strategic Development Plan. This is proposed to be replaced by housing targets to be contained within the National Planning Framework, but advice from the Scottish Government is that in the meantime planning authorities should continue to undertake their duties as defined in the existing legislation. Also, it is not expected that a revised National Planning Framework will be in place until 2020. At this point in time it is anticipated that the review of the Local Development Plan will be in accordance with the housing requirements and allowances for later periods set out within the Strategic Development Plan 2014 unless this plan is to be updated. The SDP page 32 Population Growth provides the housing requirements for the two housing market areas and identifies that the Housing schedules “provide a generous supply of land for new housing on top of the requirement. As a result, we cannot expect all new homes to be built within the relevant plan period.” It is however, identified by the Reporter in the examination of the 2017 Aberdeenshire Local Development Plan that the housing requirement is to be delivered within the plan period, including any under delivery of previous years.

Development Plans are required to address the supply of land for all housing and set a housing supply target for each housing market area. Within Aberdeenshire the area is split into the Aberdeen Housing Market area and the Rural Housing Market Area. The housing supply targets are set out within the Strategic Development Plan and are referred to as Housing Requirements. This is then translated into a housing land requirement or as referred to in the Strategic Development Plan as Housing Allowances providing an increased flexibility to ensure a generous supply of land for housing is provided.

Paragraph 119 of SPP states that Local Development Plans in city regions should “allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met.” This is on the basis of the current process of 5 yearly reviews of plans and should plans move towards a 10 year cycle there will need to be a longer term view to the supply of housing land identified. Reviews of plans are proposed within the intervening period, but these would intend to deal with specific amendments.

In reviewing the Local Development Plan there is a requirement to review the anticipated delivery of housing in comparison to the allocations made. The Reporter’s report for the 2017 Aberdeenshire Local Development Plan concluded that “it is appropriate for the local development plan to revisit and update the anticipated contribution from the established land supply and assess what implications, if any, this has for delivery of the housing target.” At that time the Reporter also acknowledged that “a higher annual rate of programming is required in the remaining timeframe to 2026 if the housing target from Figure 10 of the strategic plan is to be met. This suggests to me that meeting the housing target within the timeframe as set out in the strategic plan could prove challenging if there were to be any further delays in anticipated site delivery.” In conclusion on this issue the Reporter stated that “I do not consider there is any overriding or pressing need for the release of an additional strategic scale of housing land release. That said, some minor additions of effective land in appropriate locations may assist in achieving the required upturn in the rate of completions.”

Scottish Planning Policy (SPP) paragraph 30 states that “Development Plans should positively seek opportunities to meet the development needs of the plan area in a way which is flexible enough to adapt to changing circumstances over time.” In achieving this SPP advises that decisions should be guided by five policy principles of which it recommends, “using land within or adjacent to settlements for a mix of uses. This will also support the creation of more compact, higher density, accessible and more vibrant cores”

The site lies within the Strategic Growth Area (SGA) that runs between Aberdeen and Laurencekirk. The Strategic Development Plan allowances for this section of the SGA identify a total of 500 units between 2007 and 2016, with 400 units between 2017 and 2026 and 100 for the period 2027 to 2031. Allocations have been identified for 900 units, with 885 being included in Laurencekirk, and the remaining 15 in Fordoun. In identifying the allowances there is a requirement to identify land for part of the phase 2027-2035, 100 units. There are only two settlements and with the scale of allocation in Laurencekirk and difficulties in the delivery due to junction improvement requirements and the marketability of providing that many homes in a single location in the rural context additional land for development in Fordoun will assist in meeting the Council’s housing allowances.

Policy guidance contained in Scottish Planning Policy indicates that a generous supply of land for housing should be provided, and that this should be available on a range of sites with the vast majority of the allocation in this part of the SGA is concentrated on a single site in Laurencekirk, the allocation of this site would offer a choice to potential house buyers. This would allow a critical mass of housing to be retained at Laurencekirk, whilst broadening the range of housing options in this part of Kincardine and Mearns and ensure the allowances can be provided.

There is an inherent risk associated with reliance upon a single housing site to deliver the vast majority of housing in this area. This is based upon the challenges associated with the delivery of major infrastructure, particularly in an untested market, where questions over demand exist. The broadening of the range of housing sites, including increased allocations at Fordoun would reduce the risks associated with reliance upon a single allocation, and would increase the flexibility to bring housing forward for development.

Examination of the Draft Housing Land Audit 2017 identifies that 400 units within OP1 are constrained due to marketability and infrastructure. The programming shown within the Housing Land Audit for the 486 units would indicate that this site will not be fully complete by 2031 and unlikely that the second phase would be delivered within this plan period or the next.

In addition to providing much needed private sector housing, the development in question would include the necessary number of affordable housing units, which would be to the benefit of those on lower incomes within the village. The current policy requirement is for 25% of housing units to be affordable, which would mean the provision of 10 additional houses of this type within Fordoun.

### **Accessibility**

Fordoun's location means that it enjoys a range of transport options. Its proximity to the A90 gives convenient access to this trunk road for travel using the private car. It is also well served by public transport, with the following services, which are run by Nicol Coaches being available:

- 103 - Aberdeen, Netherley, Stonehaven, Fordoun, Laurencekirk
- 109 - Stonehaven, Fordoun, Laurencekirk
- 24 - Stonehaven, Fordoun, Brechin

Scottish Government advice on accessibility is contained in PAN 75: Planning for Transport. This contains a range of criteria to establish whether or not a site could be considered to be easily accessible. It states that local facilities should be located no more than 1600 metres away to encourage pedestrian access. In the case of Fordoun, all of the local facilities are comfortably located within this distance, as can be seen below:

Play areas – 150m  
Redhall Arms Hotel – 200m  
Bus Stops – 230m  
Tennis court and sports facility – 300m  
Redmyre Primary School – 470m

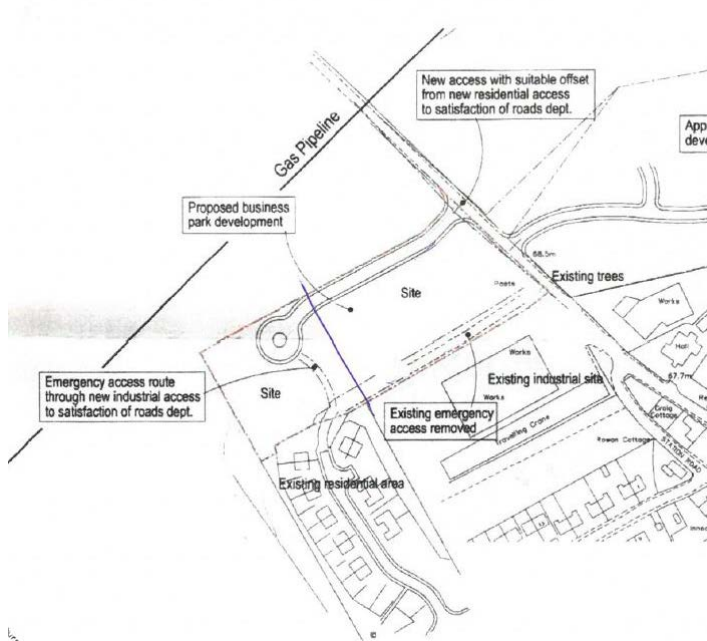
The proximity of the site to all local facilities within the village and to the comprehensive public transport services which serve Fordoun reinforces its strong sustainability credentials.

Each of these services run at regular intervals throughout the week, providing good connections to the settlements in the adjoining area. The bus stops which these services use are located within easy walking distance of the proposed site, being approximately 230 metres away. The bus route connections which are available to Laurencekirk, which is only 4 miles to the south will also allow advantage to be taken of the railway station in that settlement.

These characteristics combine to ensure that Fordoun is provided with very convenient access to the A90 and the associated public transport services which are located in that corridor.

## Infrastructure

Access to the site would be obtained from the Auchenblae Road. The access would utilise the access through the business land as approved by APP/2013/0559 ensuring that appropriate junction spacing with Pittengardner Way. This land is also within the ownership of Mr and Mrs Mackenzie ensuring that this can be delivered. This will be beneficial in providing servicing to the business land allocation.



Pedestrian access and safe routes to school would be provided via Toch-Hill Place.

Allowance for access to the south has been provided should there be a view to further growth between the OP1 allocation and this site in the future.

The SEPA flooding map for Scotland indicates that the site is not affected as an area at risk of flooding, however all of the necessary SUDS measures would be incorporated into the development to ensure that surface water drainage was satisfactorily addressed.

Using the water asset capacity search tool there is capacity available for a large part of the development with the being the potential for additional capacity to be made available. Wastewater capacity is available for the development.

## Landscape

The site is well screened by the embankment of the East Coast Railway line, and its presence would ensure that no adverse landscape impacts would occur. However the area of the site is ample to accommodate a generous landscaping belt on the western edge. A 10 metre wide landscape belt would be planted on the western boundary to ensure that an appropriate setting for the development was created.

### **Pipeline Consultation Corridor**

Whilst the site is influenced by the corridor, with the Transco gas pipeline running to the north, this would not prevent development from taking place. The extent to which residential development can take place within the pipeline corridor is influenced by the Health and Safety Executive's Land Use Planning Methodology - PADHI. This document governs the scale of development which can take place within 3 zones in the vicinity of the pipeline. The HSE zones have been clearly indicated on the site layout. The bulk of the site is located in the middle zone of the PADHI guidelines, where a development of up to 30 dwellings is permitted. The southern extremity of the site is located within the outer zone, where greater flexibility exists for the construction of housing, and this area is large enough to accommodate a further 15 units. This means that a total of 45 units could be constructed without breaching the requirement of the HSE's PADHI guidelines. There is therefore no pipeline constraint which would prevent the allocation or development of the site.

### **Local Services and facilities**

One of the planning objectives for the settlement expressed in the proposed plan seeks to sustain local services. The development would assist in supporting the local Redhall Arms Hotel, together with Redmyre Primary School which is currently operating under capacity. The development can be developed in phases to spread the effects should it be necessary.

The site is within the catchment for Mearns Academy. With planned development this is forecast to require investment in additional capacity and this is planned for within the current Local Development Plan and any necessary financial contributions can be pooled to make necessary improvements.

## **5 Conclusions**

In review of the Strategic Development Plan allowances and slower delivery of the allocation in Laurencekirk there is a need to identify additional allocations in this section of the SGA. Through the examination of the Local Development Plan it was accepted that this site in Fordoun had potential for development and this submission provides further detail to demonstrate how the site would be developed addressing the concerns raised.

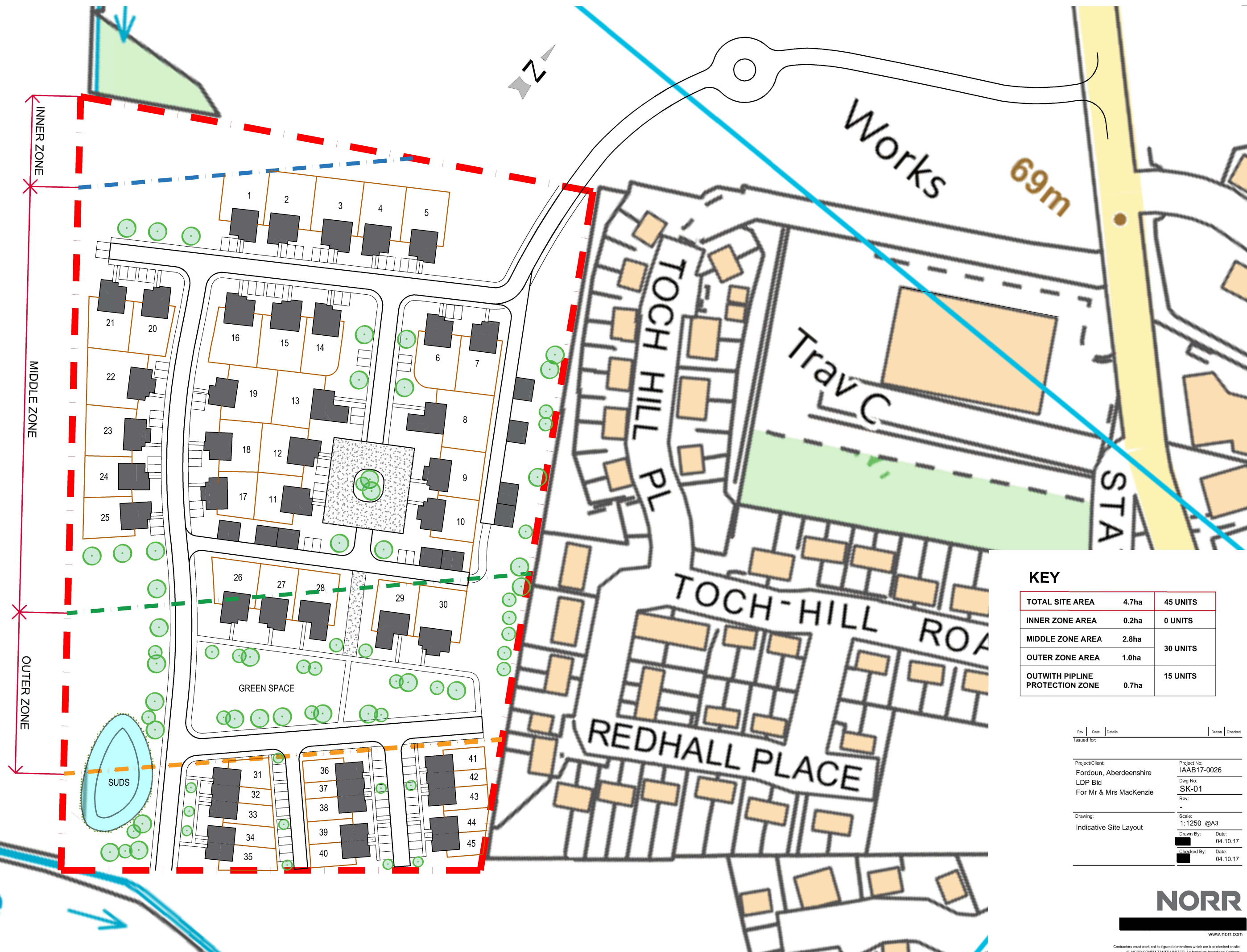
Fordoun is also well related to existing public transport routes, and is within close proximity of all local services and facilities, thereby enhancing its sustainability credentials, this being the primary objective of focusing development on the transport corridors. The allocation within the SGA would broaden the range of choice of housing supply within this growth corridor. Fordoun is a settlement that benefits from local facilities, employment and this development will support the retention of these.

It is considered that a westward expansion of the village is the best solution for a housing allocation. Any extension to the south would be separated by the A90, which would create a barrier to accessibility. The most recent housing development has taken place on the east of Fordoun, and this would be balanced by a future expansion to the west.

There are no infrastructure obstacles which would prevent an early start being made, thereby contributing to a much needed supply of housing within the area. The site would also connect well with the BUS allocation, which is included in the proposed plan, with the possibility of a common access point being taken from the adjoining employment land.

For the foregoing reasons, the site should be allocated in the next version of the local development plan.





**KEY**

TOTAL SITE AREA	4.7ha	45 UNITS
INNER ZONE AREA	0.2ha	0 UNITS
MIDDLE ZONE AREA	2.8ha	30 UNITS
OUTER ZONE AREA	1.0ha	
OUTWITH PIPELINE PROTECTION ZONE	0.7ha	15 UNITS

Rev	Date	Details	Drawn	Checked
Issued for:				
Project/Client:		Project No:		
Fordoun, Aberdeenshire		IAAB17-0026		
LDP Bid		Dwg No:		
For Mr & Mrs MacKenzie		SK-01		
Rev:		-		
Drawing:		Scale:		
Indicative Site Layout		1:1250 @A3		
Drawn By:		Date:		
-		04.10.17		
Checked By:		Date:		
-		04.10.17		