

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.

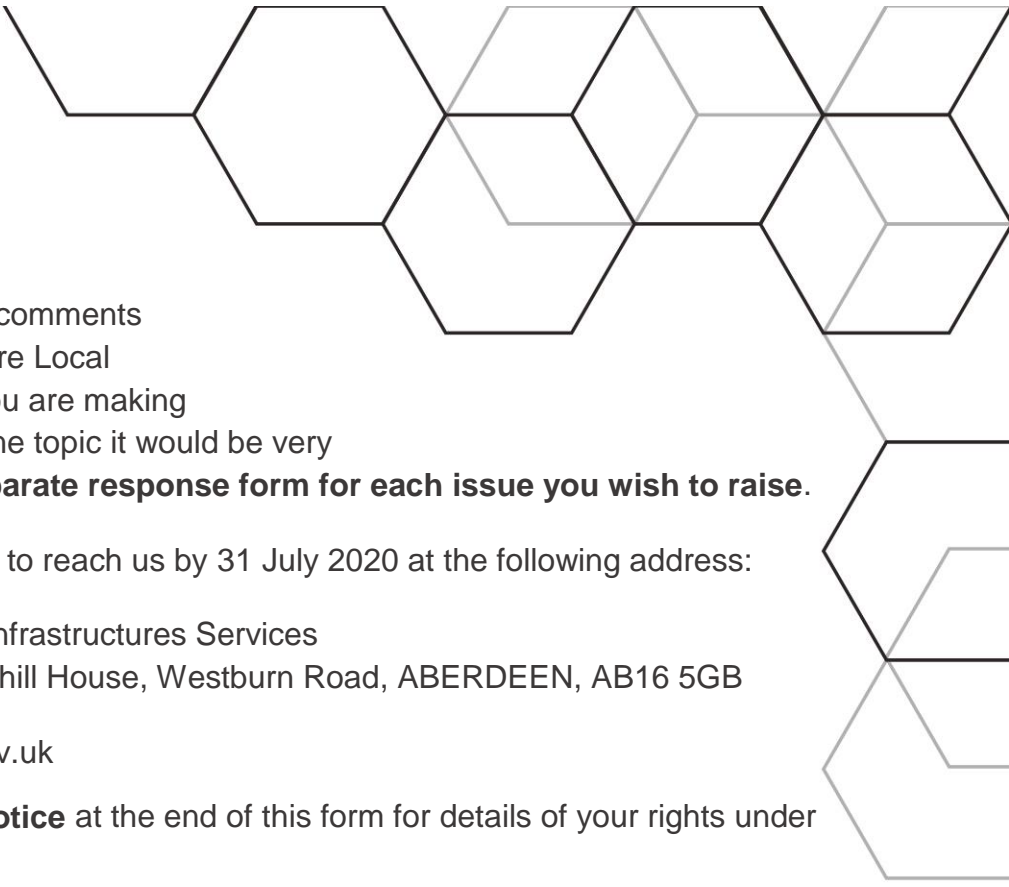
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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: | John |
| Surname: | Handley |
| Date: | 01 July 2020 |
| Postal Address: | John Handley Associates Ltd [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?

The Church of Scotland General Trustees

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):

Land at Echt Glebe, Echt

Pages 543 and 544 of Appendix 7D Settlement Statements Garioch

On behalf of our client, The Church of Scotland General Trustees, we would request that consideration is given to the merits of our client's site at Echt Glebe, Echt. Full details of this site, which has not been the subject of a submission at either the Call for Sites or MIR consultation stages is set out below and in the accompanying documents.

For the reasons discussed below, we would request that this site is allocated in the replacement LDP as a new housing proposal with capacity for the development of 25 units.

We would therefore request that the Proposed LDP is modified to include a new Housing Proposal *OP2 Land at Echt Glebe, Echt* on pages 543 and 544 of Appendix 7D Settlement Statements Garioch with capacity for 25 homes. The extent of the site is shown on the accompanying site location plan.

We trust this amendment can be accommodated and the reasons for this suggested change are discussed below.

Reason for change:

Introduction & Background

This representation has been prepared by John Handley Associates Ltd, Chartered Town Planning Consultants. It is submitted on behalf of The Church of Scotland General Trustees, who are the owners of the 2.55 hectare site at Echt which is currently unallocated in the Adopted LDP.

On behalf of The Church of Scotland General Trustees, we welcome this opportunity for further engagement in the replacement LDP process and wish to provide the following comments on the published version of the Proposed Plan.

Please note that this particular submission is restricted to matters relating to our client's current land interests in Echt, separate submissions have been made in respect of our client's other land interests throughout the Aberdeenshire area.

Merits of Proposed Housing Site at Echt Glebe, Echt

Unlike the other sites promoted on behalf of The Church of Scotland General Trustees, this site at Echt is a "new site" and has not previously been submitted for consideration at either the Call for Sites or MIR stages. However, and like the other Church of Scotland sites, the site at Echt has been recommended for development by the local church group.

The General Trustees were recently asked by the local group to submit a development bid in respect of the potential development of the Echt Glebe site which is located to the south of the existing playing fields and east of the B977. Following encouragement from local members, the local church group are keen to promote this site for the development of around 25 houses to meet local housing needs.

CONTINUED...

Although no previous submissions have been made on this site, a Call for Sites Response Form has been completed and is submitted in support of this current representation to allow the Council to undertake an appropriate assessment of the site and its merits. A site location plan showing the extent of the site has also been attached.

On behalf of our client, we would therefore request that the General Trustees' site at Echt is assessed and considered as a suitable site for housing in the replacement LDP.

In addition to the enclosed Call for Sites Response Form and Site Location Plan, we have also discussed the merits of this site below.

Local Support for Housing Site

As explained above, the site at Echt has been recommended for development by the local church group in Echt. It should also be noted that all Church of Scotland sites are led by the local community and are only promoted for development if there is local support for this form of development. Significantly, any uplift in value from the sale of this site would be reinvested back into the local community, thus ensuring that the local community will benefit directly from this development.

Proposed Development of Site

As set out in the enclosed Call for Sites Response Form, the Echt Glebe site is considered to be an effective, viable and deliverable housing site. Full details of the site are set out in the Call for Sites Response Form and the proposed development and its benefits have also been summarised below.

The site extends to 2.55 hectares and a phased development of around 25 units is anticipated. The existing field access onto the B977 would be utilised and upgraded, and the proposed development would reflect the scale and density of the existing housing lying to the south and north west of the site. There may also be scope to take non-vehicular access via the playing fields to the north of the site.

It is anticipated that any built development would be restricted to the north and eastern portions of the site, with the south western section retained as open/amenity space to preserve the setting of the listed manse and old churchyard. A new landscaped edge to the expanded settlement could also be introduced along the site's eastern and southern boundaries.

The site is well located in relation to the existing settlement and this proposed form of development could be viewed as a natural and logical expansion of the village. Development of this site would provide housing to meet local needs and would help to sustain and support the range of services, shops and facilities that are currently available in Echt.

Whilst the site lies adjacent to the listed manse and old churchyard, the layout of the new development would respect the setting of these historic buildings as well as existing topography and landscaping. There are no flood risk issues, and no known heritage or archaeological constraints within the site.

The proposed development would be in keeping with the existing scale, character and density of the settlement, with the design, layout and style of housing reflecting the particular characteristics of the local area. The aspiration for the site would be to provide a high quality residential development which incorporates sustainable design and construction which reflects and enhances the established character and setting of Echt.

The development of the General Trustee's site would allow an appropriate level of development to meet local needs in an attractive and accessible settlement, whilst ensuring that there is no adverse impact on existing residential amenity or the setting of the adjacent listed building.

The allocation of the Echt Glebe site would also provide an element of choice and variety for local house buyers in a settlement that has seen a strong demand for new housing due to its accessible location.

We would also note that the Proposed LDP (at page 543) advises that: *"To meet a community aspiration development of a car park of an appropriate scale and location within the settlement may be supported should a suitable site be identified during the Plan period."*

CONTINUED...

In this respect, we would suggest that the proposed allocation of our client's site for new housing development could also provide a location for the new car park, and the release of our client's site could help to facilitate this locally desired improvement. This approach would be similar to the approach adopted in other Church of Scotland sites in the Aberdeenshire area (e.g. Oldmeldrum and Keithhall) where the provision of community facilities has been possible through a housing development allocation. A similar approach could be adopted at Echt, and if appropriate this could provide a significant local community benefit.

As set out in the accompanying Call for Sites Form, there could also be an opportunity to provide a dedicated off-road footpath/cycleway through the General Trustees' site which would link with the school and adjacent playing fields to the north, providing a safe route to school, and providing a benefit to the residential area at South Kirkton which lies to the south of the site.

As we have noted above, all Church of Scotland sites are led by the local community and are only promoted for development if there is local support for this form of development. Furthermore, any uplift in value from the sale of Church of Scotland sites is reinvested back into that local community. This means that the local community will benefit directly from the development of this site, and this local benefit could include facilitating the desired car parking improvements and the provision of safe walking and cycling routes to the school. However, this approach would only be possible by way of a positive development allocation for our client's site.

We would therefore suggest that the General Trustees' site can be advanced as a suitable housing site to meet local housing needs in an accessible and sustainable location. The proposed allocation of the Echt Glebe site would also ensure a mix of new housing development in an accessible location. The site is an available, effective, viable and deliverable housing site, capable of development within the plan period. In terms of marketability, the site is owned by the Church of Scotland General Trustees and would be marketed for sale as a development opportunity once allocated in the replacement LDP.

It would be our client's intention to engage with a development partner with an excellent track record and experience in building high quality modern housing developments. The proposed development would incorporate design features which would help create a sense of place and identity whilst respecting the character and setting of the village and meeting sustainability and energy efficiency demands.

Our client wishes to ensure that a high quality residential development in keeping with the surrounding area is created and this would be met through the layout of the housing, access roads and associated open space and landscaping.

We therefore consider that the allocation of this site for housing in the replacement LDP, would result in the creation of a sustainable and high quality development. This would complement established housing development in this area and meet the objectives of the settlement by meeting local housing needs; sustaining local services; and enhancing the role and attractiveness of this settlement. The provision of land within the site for a new car park is also a possibility.

Summary & Requested Modification

In summary, and for the reasons noted above and set out in the attached documents, we would request that consideration is given to the particular merits of our client's site at Echt.

We would therefore request that the Proposed LDP is modified to include a new Housing Proposal *OP2 Land at Echt Glebe, Echt* on pages 543 and 544 of Appendix 7D Settlement Statements Garioch with capacity for 25 homes. The extent of the site is confirmed in the attached location plan.

We trust these comments and suggested change will be of interest and assistance, and can be accommodated. We would also be grateful if you could confirm safe receipt of this submission and keep us informed of progress on the replacement LDP.

Additional Supporting Documents Enclosed:

- 1. Call for Sites Response Form; and**
- 2. Site Location 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

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:

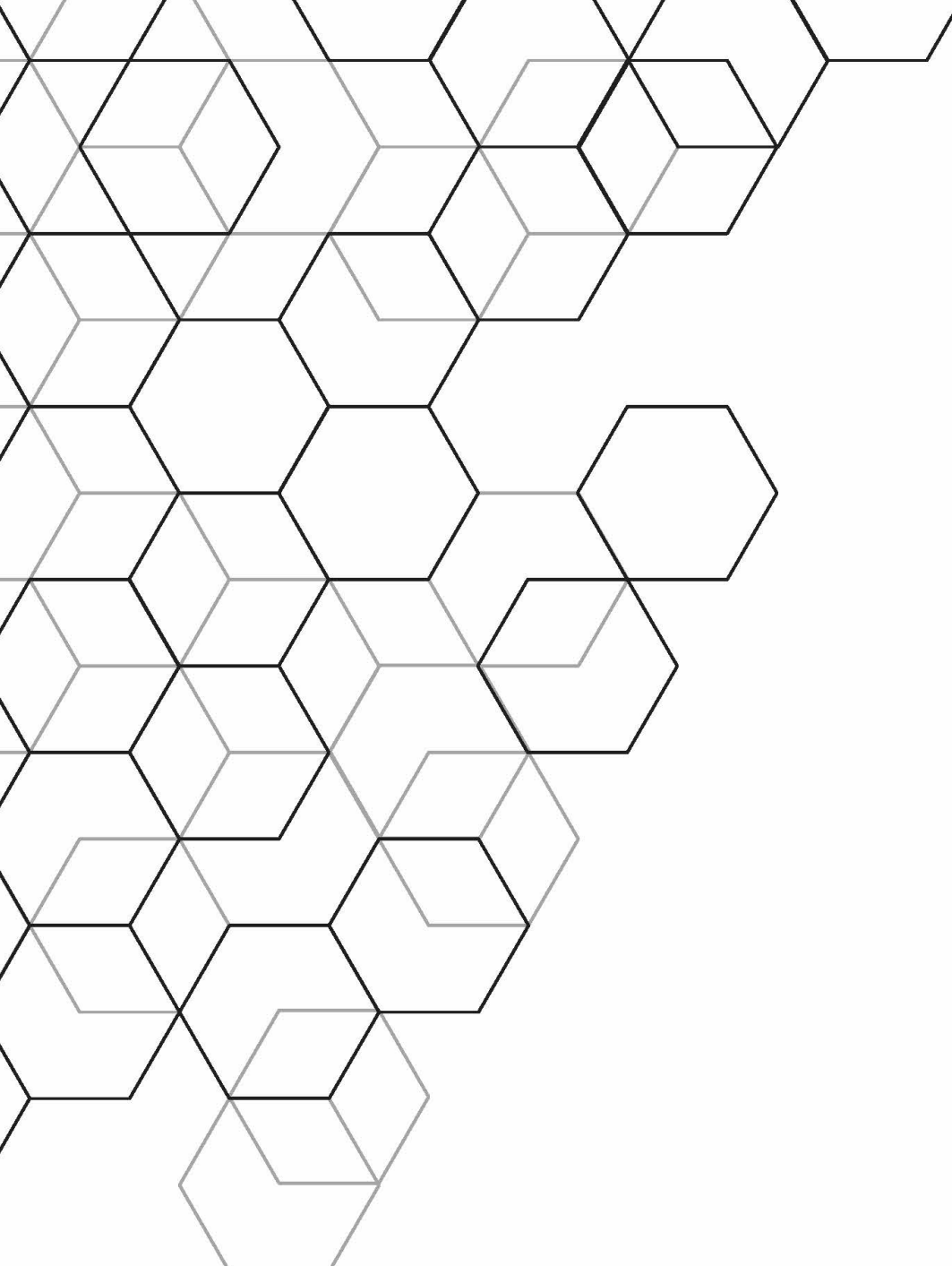
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



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) | John Handley Associates Ltd |
| 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 | |
| Organisation (if applicable) | The Church of Scotland General Trustees |
| Address | [REDACTED] |
| Telephone number | c/o Agent |
| Email address | c/o Agent |

3. Other Owners

| | |
|---|--|
| Please give name, organisation, address, email details of other owner(s) where appropriate: | The Church of Scotland General Trustees are the sole owners of the site. |
| Do these owners know this is being proposed for development? | Yes |

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

4. Site Details

| | |
|---|--------------------------|
| Name of the site (Please use the LDP name if the site is already allocated) | Land at Echt Glebe, Echt |
| Site address | Land at Echt Glebe, Echt |
| OS grid reference (if available) | NJ739054 |
| Site area/size | 2.55 hectares |
| Current land use | Agriculture |
| 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) | The Church of Scotland General Trustees are the sole owners of the site. |
| Is the site under option to a developer? | No |
| Is the site being marketed? | Not at the current time. If the site is allocated for development in the replacement LDP it will be marketed at that time through the Church of Scotland's local agents. |

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 |
| | If yes, please give details: |
| | N/A |

| | |
|--|--|
| Previous planning applications | Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: N/A |
| Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp | Please provide Previous 'Call for sites'/'Bid' reference number: N/A |
| 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 | | Housing/employment/mixed use/other (please specify): |
| Housing | Approx. no of units | 25 |
| | Proposed mix of house types | Number of: <ul style="list-style-type: none"> • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows): <p>The mix of housing types and sizes will be determined as part of the future planning application for the site, no specific numbers assigned to specific house types at this time.</p> |
| | | Number of: <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes: <p>The mix of housing types and sizes will be determined as part of future planning application, no specific numbers assigned to specific house types at this time.</p> |

| | | |
|---|---|--|
| | Tenure (Delete as appropriate) | Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify): Not known at this stage, but likely to be Private. |
| | Affordable housing proportion | 20% -25% |
| Employment | Business and offices | Indicative floor space: N/A |
| | General industrial | Indicative floor space: N/A |
| | Storage and distribution | Indicative floor space: N/A |
| | Do you have a specific occupier for the site? | Yes/No N/A |
| Other | Proposed use (please specify) and floor space | N/A |
| | Do you have a specific occupier for the site? | Yes/No N/A |
| Is the area of each proposed use noted in the OS site plan? | | Yes |

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 | Yes | |
| | If yes, please give details (e.g. bank facility, grant funding, secured loan etc.) If allocated in the replacement LDP, the site will be sold to and developed by a housebuilder, therefore all necessary funding will be in place to cover all the costs of the development within the required timescales. | |
| 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 | |
| | Special Area of Conservation | |
| | Special Protection Area | |
| | Priority habitat (Annex 1) | |
| | European Protected Species | |
| | Other protected species | |
| | Site of Special Scientific Interest | |
| | National Nature Reserve | |
| | Ancient Woodland | |
| | Trees, hedgerows and woodland (including trees with a Tree Preservation Order) | ✓ |
| | Priority habitat (UK or Local Biodiversity Action Plan) | |
| | Local Nature Conservation Site | |
| | Local Nature Reserve | |
| <p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>A masterplan for the site will fully consider any existing trees or hedgerows bordering the site and any impact on these will be mitigated by design and layout.</p> | | |
| 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> | 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 | ✓ | |

| | | |
|---|----------------------------------|---|
| <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> | Buffer strips along watercourses | ✓ |
| | Show home demonstration area | ✓ |
| | Other (please state): | |
| | Please provide details: | |
| <p>Biodiversity enhancement will be fully considered at the future planning application stage for the development of the site and will be fully informed by appropriate studies and guidance.</p> | | |

11. Historic environment

| Historic environment enhancement | | |
|--|--|-----|
| Please state if there will be benefits for the historic environment. | No | |
| | If yes, please give details: N/A | |
| <p>Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at:</p> <ul style="list-style-type: none"> • http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d • http://portal.historicenvironment.scot/ • https://online.aberdeenshire.gov.uk/mrpub/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 | Yes |
| | 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: The B Listed Manse and adjoining old churchyard and site of the former Echt Parish Church lie to the south west of the site. These historic buildings all lie outwith the site boundary and would not be adversely impacted by the proposed development. Through careful and sensitive design and layout the setting of the listed building can be preserved and where possible, enhanced. | |

12. Landscape Impact

| | |
|---|--|
| <p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p> | <p>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</p> |
| <p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> • SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment • SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf | <p>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:</p> <p>The site has well defined boundaries and natural vegetation which form a clear and defensible boundary to the proposed development site. This includes playing fields to north, field boundary to the east and south, the Manse to the south west and the B977 to the west.</p> <p>Strategic landscaping will enhance boundaries to the east and south creating a defined edge to this part of Echt. A site masterplan would be prepared to encourage links with existing the residential development; and the adjacent playing fields, school and green spaces within the village. Any development will be designed having regard to the character, scale, type and density of development found in the local area.</p> |

13. Flood Risk

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| <p>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)</p> | <p>Yes If yes, please provide details: A very small area along the southern boundary of the site is shown to be at low risk of surface water flooding on the SEPA maps. The identified risk is not considered to be a constraint to development as effects</p> |
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| | can be mitigated through design and layout, including the provision of SUDs. |
| 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: Development of the site could alleviate surface water flood risks identified on the SEPA flood map. This can be fully assessed by way of a Flood Risk Assessment as part of a future planning application. |

14. Infrastructure

a. Water / Drainage

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| Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)? | Water | Yes |
| | Waste water | Yes |
| Has contact been made with Scottish Water? | No If yes, please give details of outcome: N/A | |
| Will your SUDS scheme include rain gardens? http://www.central-scotland-green-network.org/campaigns/greener-gardens | No Please specify: N/A | |

b. Education – housing proposals only

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| Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/ | Please provide details of any known education constraints. Is additional capacity needed to serve the development? There are no known education capacity constraints. | |
| Has contact been made with the Local Authority's Education Department? | No If yes, please give details of outcome: N/A | |

c. Transport

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| If direct access is required onto a Trunk Road (A90 and A96), or the proposal will | No If yes, please give details of outcome: N/A | |
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| <p>impact on traffic on a Trunk Road, has contact been made with Transport Scotland?</p> | <p>Direct access to Trunk Road is not required.</p> |
| <p>Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk</p> | <p>No.</p> |
| <p>Public transport</p> | <p>Please provide details of how the site is or could be served by public transport:</p> <p>Echt is served by the X17 service which operates a frequent service throughout the day and links Echt with Westhill and Aberdeen.</p> <p>The nearest bus stops in both directions are to the north of the site at the crossroads. These are approximately 200m from the northern boundary of the site.</p> |
| <p>Active travel (i.e. internal connectivity and links externally)</p> | <p>Please provide details of how the site can or could be accessed by walking and cycling:</p> <p>Active travel linkages will be provided as part of the proposed masterplan for the site. There would also be an opportunity to provide an off-road remote footpath/cycle way through the site which would provide a safe route to the school and adjacent playing fields and which would also benefit the existing housing around the South Kirkton area.</p> |
| <p>d. Gas/Electricity/Heat/Broadband</p> | |
| <p>Has contact been made with the relevant utilities providers?</p> | <p>Gas: No If yes, please give details of outcome(s): N/A</p> <hr/> <p>Electricity: No If yes, please give details of outcome(s): N/A</p> |

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| | Heat: No If yes, please give details of outcome(s): N/A |
| | Broadband: No If yes, please give details of outcome(s): N/A |
| 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: It is expected that there will be capacity within the various networks to accommodate the proposed 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) | Don't know If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): Where possible renewable energy will be incorporated into the proposed development. |
| 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: Where possible the proposed masterplan for the site will provide the opportunity to enhance the green network. |
| Will the site meet the open space standards, as set out in Appendix 2 in the | Yes Please specify: |

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| Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf | Any open space provided as part of the masterplan for the site will meet open space standards. |
| 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/ | Not applicable Please specify: N/A |
| f. Resource use | |
| Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources? | Where possible existing materials/resources will be re-used on 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 |

15. Other potential constraints

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

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| 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 |

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| Overhead lines or underground cables | No |
| Physical access into the site due to topography or geography | No |
| Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6 | No |
| 'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f | No |
| Rights of way/core paths/recreation uses | No |
| Topography (e.g. steep slopes) | No |
| Other | Yes/No (please specify) No |
| If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development. N/A | |

16. Proximity to facilities

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| How close is the site to a range of facilities? *Delete as appropriate | Local shops | 250m |
| | Community facilities (e.g. school, public hall) | 400m |
| | Sports facilities (e.g. playing fields) | 50m |
| | Employment areas | >1km |
| | Residential areas | 50m |
| | Bus stop or bus route | 200m |
| | Train station | >1km |
| | Other, e.g. dentist, pub (please specify) | Post Office; Restaurant 250m |

17. Community engagement

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| 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: Given the size of the site area, formal pre-application consultation may be required as part of a future planning application, |

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| | <p>and full consultation would be undertaken at that time.</p> <p>It should be noted however that all Church of Scotland sites are led by the local community and are only promoted for development if there is local support for this form of development.</p> <p>Any uplift in value from the sale of any site is also reinvested back into that local community. So the local community will benefit directly from this development.</p> |
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18. Residual value and deliverability

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| <p>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> | <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.

We can confirm that this site is an available, effective, viable and deliverable housing site, capable of development within the plan period. In terms of marketability, we can advise that this site is owned by the Church of Scotland General Trustees and would be marketed for sale as a development opportunity once allocated in the replacement LDP.

The site does not present any particular challenges in terms of topography or gradient, and the development of the site would follow and reflect the pattern of development in the surrounding area.

The location of the site in relation to the existing residential development represents a natural and logical extension to the settlement, and would help to sustain and support local facilities and services. There would also be an opportunity to provide a dedicated footpath/cycleway through the site which would link with the school and adjacent playing fields, providing a safe route to school.

The proposed development would be in keeping with the surrounding environment and will be designed having regard to the scale, form and density of existing residential developments in the surrounding area.

If allocated, it would be our client's intention to engage with a development partner with an excellent track record, expertise and experience in building high quality modern housing developments. The proposed development will incorporate design features which will help create a sense of place and identity whilst meeting sustainability and energy efficiency demands.

Our client wishes to ensure that a high quality residential development in keeping with the surrounding area is created and will be met through the design layout of the housing, access roads and associated open space.

We therefore consider that the allocation of this site for around 25 houses, would result in the creation of a sustainable and high quality development. This will complement the established housing development in this area and meet the objectives of the settlement by meeting local housing needs; sustaining local services; and enhancing the role and attractiveness of this small settlement.

On behalf of our client, the Church of Scotland General Trustees, we therefore request that their site at Echt Glebe, Echt is allocated in the replacement Local Development Plan for the development of c. 25 houses.

We would be happy to provide further information in support of this particular site should this be of assistance.

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.)

No further studies have been undertaken at this stage.

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.

