

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.

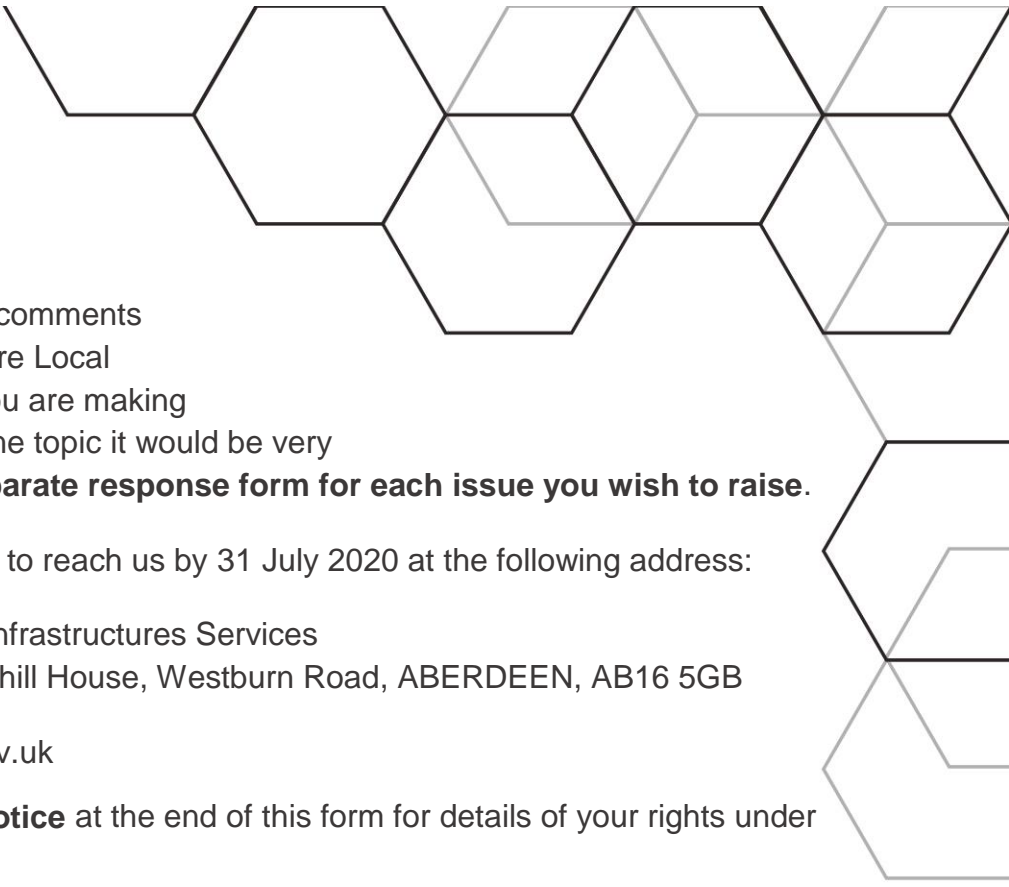
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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?

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 Durriss Glebe, Kirkton of Durriss

Pages 686 and 687 of Appendix 7E Settlement Statements Kincardine & Mearns

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 Durriss Glebe, Kirkton of Durriss which was submitted as a proposed housing site in response to the publication of the Main Issues Report in March 2019.

As requested in our MIR submission for this site, we would request that this site is allocated in the replacement LDP as a new housing proposal with capacity for the development of 20 units, including the provision of 50% affordable housing to meet local needs.

We would therefore request that the Proposed LDP is modified to include a new Housing Proposal *OP1 Land at Durriss Glebe, Kirkton of Durriss* on pages 686 and 687 of Appendix 7E Settlement Statements Kincardine & Mearns with capacity for 20 homes, including 50% affordable housing to meet local needs.

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 4.2 hectare site at Kirkton of Durriss 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. This submission follows on from our submissions on this site which were made on behalf of the General Trustees at the earlier MIR consultation stage in March 2019.

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

Merits of Proposed Housing Site at Durriss Glebe, Kirkton of Durriss

The Church of Scotland General Trustees submitted this site for consideration as part of the MIR process in March 2019.

Although no submission was made in respect of this site at the earlier Call for Sites stage in 2018, a Call for Sites Response Form for this site was completed in support of the MIR submission 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 was also submitted. However, from a review of the SEA documents published alongside the Proposed LDP, it does not appear that this site has been considered by the Council for inclusion in the Proposed LDP.

CONTINUED...

On behalf of our client, we would therefore request that the General Trustees' site at Kirkton of Durris is now considered as a suitable site for local needs housing.

To allow the full consideration of this site to take place as part of the review and examination of the Proposed LDP, we have enclosed with this submission a copy of our earlier submission on the MIR. This includes the following documents: 1. MIR Response Form; 2. Call for Sites Response Form; and 3. Site Location Plan. We have also discussed the merits of this site below.

Local Support for Housing Site

As noted in our MIR submission, the General Trustees were asked by the local church at Durris to submit a development bid in respect of the potential development of the Durris Glebe site which is located to the east of Durris Kirk at Kirkton of Durris. Following encouragement from local members, the local church group are keen to promote this site for the development of around 20 houses to meet local housing needs. This would include the provision of 50% affordable housing as a key part of the development.

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 Durris 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.

Despite the relatively large size of the Trustee's landholding in Kirkton of Durris (4.2 hectares), a small-scale, phased development of around 20 units is anticipated. The existing access points serving the Durris Kirk would be utilised and the proposed development would reflect the scale and density of the existing housing lying to the south and west of the site. There may also be scope to take access from the recent development to the south of the site.

It is anticipated that any built development would be restricted to the middle portion of the site, with the western section retained as open/amenity space to preserve the setting of the listed church, churchyard and manse, and the eastern section providing a new landscaped edge to the expanded settlement which would complement the existing landscaping along the site's northern boundary.

The site is well located in relation to the existing settlement and this proposed form of development would round off the settlement and can 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 limited number of local facilities in the village, including the local hall and Church.

Whilst the site lies adjacent to the listed church and 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 on the site.

The proposed development would be in keeping with the existing scale, character and density of the village, 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 historic character and setting of the village.

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

The allocation of the Durris Glebe site would also provide an element of choice and variety for local house buyers in a settlement that has not benefited from new housing development in recent years.

CONTINUED...

The General Trustees' site can therefore be advanced as a suitable housing site to meet an element of local housing needs in an accessible and sustainable location. This would include the provision of 50% affordable housing, which would support the growth of the village whilst also reflecting and respecting the character and pattern of development in the village. As noted above, 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.

The proposed allocation of the Durriss 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.

Summary & Requested Modification

In summary, and for the reasons noted above and set out in the attached documents, we would request that further consideration is given to the particular merits of our client's site at the Durriss Glebe site at Kirkton of Durriss which was the subject of an MIR submission in 2019.

As requested in our submission at the MIR stage, we would request that this site is allocated in the replacement LDP as a new housing proposal with capacity for 20 homes, including 50% affordable housing to meet local needs.

We would therefore request that the Proposed LDP is modified to include a new Housing Proposal *OP1 Land at Durriss Glebe, Kirkton of Durriss* on pages 686 and 687 of Appendix 7E Settlement Statements Kincardine & Mearns with capacity for 20 homes, including 50% affordable housing to meet local needs.

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. MIR Response Form;**
- 2. Call for Sites Response Form; and**
- 3. Site Location Plan.**

JOHN HANDLEY ASSOCIATES LTD

Chartered Town Planning Consultants

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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:

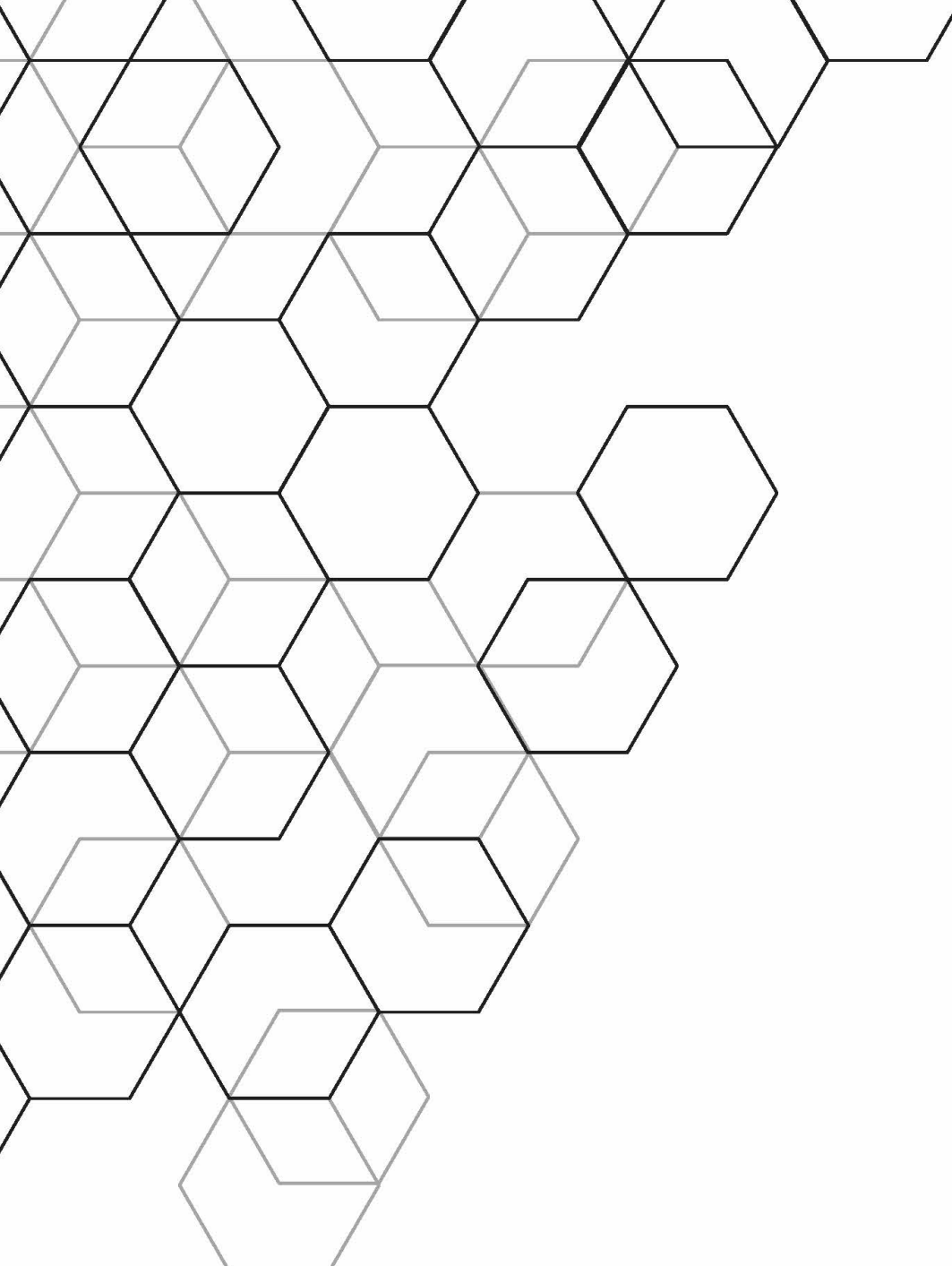
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



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?	N/A

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

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Durriss Glebe - Land to the south east of Durriss Kirk, Kirkton of Durriss
Site address	Land to the south east of Durriss Kirk, Kirkton of Durriss
OS grid reference (if available)	NO772964
Site area/size	c. 4.2 hectares
Current land use	Agricultural
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	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 There is an existing way leave for an electricity transmission line crossing a small part of the site, but this is not considered to be a constraint to the development of the site.
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 and open space
Housing	Approx. no of units	c. 15 to 20 units including 50% affordable housing and open space/amenity areas.
	Proposed mix of house types	<p>Number of:</p> <ul style="list-style-type: none"> • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows): <p>The housing types will be determined as part of a future planning application, but it is anticipated that the size and type of housing would reflect the style and character of the existing housing in Kirkton of Durriss whilst also providing opportunities for affordable housing as a key element of the development.</p>

		<p>Number of:</p> <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes: <p>As above, the mix of housing types and sizes will be determined as part of a future planning application, no specific numbers assigned to specific house types at this time.</p>
	Tenure (Delete as appropriate)	<p>Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify):</p> <p>Not known at this stage, but likely to be private, but with 50% affordable housing provision.</p>
	Affordable housing proportion	As above, 50% of the development would be for affordable housing provision to meet local housing needs.
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 – all of the site for housing with landscaping and open space.

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
	<p>If yes, please give details (e.g. bank facility, grant funding, secured loan etc.)</p> <p>If the site is allocated in the replacement LDP, the General Trustees will appoint a development partner to progress the development. Therefore all necessary funding will be in place to cover all the costs of the development within the timescales stated.</p>
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	X
	Special Area of Conservation	✓
	Special Protection Area	X
	Priority habitat (Annex 1)	X
	European Protected Species	✓
	Other protected species	✓
	Site of Special Scientific Interest	X
	National Nature Reserve	X
	Ancient Woodland	X
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	✓
	Priority habitat (UK or Local Biodiversity Action Plan)	X
	Local Nature Conservation Site	X
	Local Nature Reserve	X
<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>The River Dee SAC lies to the north of the site but would not be affected by the proposed development. A number of mature trees and woodland surround the site but these would</p>		

	not be adversely affected by the new development. Through careful and sensitive design and layout planning, these existing features will be fully considered to ensure that any existing trees or hedgerows bordering the site are protected, and any impact on these will be mitigated by design and layout with the proposed development avoiding any impact on exiting trees and hedgerows.
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Biodiversity enhancement

<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	X
	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	X
	Ponds and soakaways	✓
	Habitat walls/fences	✓
	Wildflowers in verges	✓
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	✓
	Show home demonstration area	✓
	Other (please state):	
<p>Please provide details:</p> <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 at that time.</p>		

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	Yes	
	<p>If yes, please give details:</p> <p>Through the careful and sensitive planning of the new development, including providing generous areas of open space as an integral part of the proposals, the amenity and setting of the village can be enhanced.</p>	
<p>Does the site contain/is within/can affect any of the following historic environment assets?</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"> • 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	X
	Locally important archaeological site held on the Sites and Monuments Record	✓
	Listed Building and/or their setting	✓
	Conservation Area (e.g. will it result in the demolition of any buildings)	X
	Inventory Gardens and Designed Landscapes	X
	Inventory Historic Battlefields	X
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p>A number of listed buildings are situated to the west and north of the site. This includes Durris Parish Kirk; Kirkyard and Manse (now Glebe House) – as well as the remains of the former St Congall's Church (which is an historic environment record). Three listed houses (2, 3 and 7 Kirkton of Durris) are also located to the south of the site. However, 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 these listed buildings can be preserved and where possible, enhanced.</p>	

	<p>There are also three historic environment records located to the south east of the site, but these can also be avoided through the design and layout of the proposed development, and this would be informed by way of an archaeological survey at the appropriate stage.</p> <p>There are two Scheduled Monuments located to the north east and south east of the site, but there are over 800 metres from the site and would not be affected by the proposed development.</p>
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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>	Yes
	<p>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: Dee Valley</p> <p>Whilst located on the edge of the Dee Valley SLA, the site is well located in relation to the existing settlement and would not impact the River Dee Special Area of Conservation.</p> <p>This site is a logical extension of the current settlement boundary and would complement the established housing at Kirkton of Durrus. As such, it would provide an opportunity to consolidate and "round-off" the settlement in this location.</p> <p>The proposals for the site would involve new housing development set within generous landscaping and new areas of amenity/open space to enhance the setting of the village and the listed church and churchyard. Strategic landscaping would be included to enhance boundaries to the south and east creating a defined edge to the settlement,</p>

	<p>which would complement the strong northern boundary of the site. A site masterplan would be prepared to encourage links with existing residential development and green spaces within the village. All new development will be designed having regard to the organic character, scale, type and density of development found in the local area.</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: N/A</p>

13. Flood Risk

<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?</p> <p>(You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)</p>	No	
	<p>If yes, please provide details:</p> <p>An area to the north (but outwith) the site is shown to be at high risk of river water flooding on the SEPA flood maps. The identified risk is not part of this site and is therefore not considered to be a constraint to the development of the site.</p>	
<p>Could development on the site result in additional flood risk elsewhere?</p>	No	
	<p>If yes, please specify and explain how you intend to mitigate or avoid this risk: N/A</p>	
<p>Could development of the site help alleviate any existing flooding problems in the area?</p>	Yes	
	<p>If yes, please provide details:</p> <p>Development of the site would include the provision of SUDs as an integral part of the new development.</p>	

14. Infrastructure

a. Water / Drainage

<p>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)?</p>	Water	Yes
	Waste water	No
<p>Has contact been made with Scottish Water?</p>	No	
	<p>If yes, please give details of outcome:</p> <p>Whilst no direct contact has been made with Scottish Water at this stage, we understand that there are no water capacity constraints at the Invercarnie WTW. We also understand that Kirkton of Durriss is not served by public waste water drainage infrastructure. However, the proposed new development on this site, could help to alleviate this existing</p>	

	constraint and these drainage improvements could be designed and implemented to ensure that the new system has a positive effect on local water quality.
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens	To be confirmed. Please specify: N/A
b. Education – housing proposals only	
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, and additional capacity is not needed to serve this scale of development. Durris Primary School has available capacity and further housing development on this site, whilst small scale, could help to sustain the existing school.
Has contact been made with the Local Authority's Education Department?	No If yes, please give details of outcome: N/A
c. Transport	
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	No If yes, please give details of outcome: N/A
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No.
Public transport	Please provide details of how the site is or could be served by public transport: The nearest bus stops in both directions are located at the B9077 which are less than 200m from the site's southern

	<p>boundary. This provides bus connections to Banchory which is under 10 minutes travel time and also Aberdeen (Union Square Bus and Train Station) in 50 minutes. The site is therefore within easy walking distance of existing public transport links to major service centres despite its relatively rural location.</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.</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>
	<p>Electricity: No If yes, please give details of outcome(s): N/A</p>
	<p>Heat: No If yes, please give details of outcome(s): N/A</p>
	<p>Broadband: No If yes, please give details of outcome(s): N/A</p>
<p>Have any feasibility studies been undertaken to understand and inform capacity issues?</p>	<p>No Please specify: N/A</p>
<p>Is there capacity within the existing network(s) and a viable connection to the network(s)?</p>	<p>Yes Please specify:</p> <p>It is expected that there will be capacity within the various networks to accommodate the proposed development.</p>

<p>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)</p>	<p>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 development.</p>
<p>e. Public open space</p>	
<p>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</p>	<p>Yes Please specify: The proposed development of the site will provide the opportunity to enhance the existing green network through the provision of new areas of open space and amenity areas which will also preserve the setting of the village and the listed buildings adjacent to the site.</p>
<p>Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</p>	<p>Yes Please specify: All open space provided as part of the development of the site will meet open space standards.</p>
<p>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/</p>	<p>Not applicable Please specify: N/A</p>
<p>f. Resource use</p>	
<p>Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?</p>	<p>Where possible existing materials/resources will be re-used on site.</p>
<p>Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale</p>	<p>No</p>

abstraction and/or culverting of a watercourse?	
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15. Other potential constraints

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

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	Yes
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No – class 3.2 & 4.2
'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
<p>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.</p> <p>There is an existing electricity transmission line crossing a small part of the site, but this is not considered to be a constraint to the development of the site.</p>	

16. Proximity to facilities

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

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	If yes, please specify the way it was carried out and how it influenced your proposals: N/A
	<p>If not yet, please detail how you will do so in the future:</p> <p>Given the size of the site area, formal pre-application consultation may be required as part of a future planning application, 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>In this particular case, the local church group have been encouraged to make this submission by local members.</p> <p>Any uplift in value from the sale of any site is also reinvested back into that local</p>

	community. So the local community will benefit directly from this development.
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18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

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 organic pattern of development found 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, including the existing primary school at Durris.

The proposed development of the site would be designed having regard to the scale, form and density of existing residential developments in the local area.

If allocated in the replacement LDP, it would be our client's intention to ensure that 50% of the development is provided as affordable housing to meet local housing needs. The proposed development would also incorporate design features which will help create a sense of place and identity whilst meeting sustainability and energy efficiency demands.

Our client would ensure that a high quality residential development in keeping with the character and density of the village is created and will be met through the design layout of the housing, access roads and associated landscaping and open space. Opportunities to preserve and enhance the setting of the village and the adjacent listed buildings would be a key and integral part of the new development.

We therefore consider that the allocation of this site for a modest number of new homes 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 Durriss Glebe, Kirkton of Durriss is allocated in the replacement Local Development Plan for the development of c. 15 to 20 units including 50% affordable housing.

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.

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)	John Handley Associates Ltd
On behalf of (if relevant)	The Church of Scotland General Trustees
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 commeting 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

**Aberdeenshire LDP MIR Consultation – Submission on behalf of The Church of Scotland General Trustees
Land at Durris Glebe, Kirkton of Durris**

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, the owners of the 4.2 hectare Durris Glebe site at Kirkton of Durris.

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 Council’s Main Issues Report (MIR), and the associated appendices and site assessment schedules for each area.

Whilst we have reviewed the full MIR, and are aware of the separate consultation Questions being posed by the Council, this submission is restricted to matters relating to our client’s land interests in the Kirkton of Durris area.

Although no submission was made at the Call for Sites stage last year, The Church of Scotland General Trustees have been asked by the local church at Durris to submit a development bid in respect of the potential development of the Durris Glebe site which is located to the east of Durris Kirk at Kirkton of Durris. Following encouragement from local members, the local church are keen to promote this site for the development of c. 15 to 20 houses to meet local housing needs. This would include the provision of 50% affordable housing as a key part of the development.

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.

On this basis, we would request that the Trustees’s site at Kirkton of Durris should be considered as an alternative option for additional housing sites in this area.

Whilst we are aware that the consultation period for the Call for Sites stage took place last year, we have completed a Call for Sites Response Form for this site and enclose this in support of this submission on the MIR. A site location plan showing the extent of the site is also enclosed. We trust this will allow you to undertake an appropriate assessment of the site and its merits.

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

Proposed Development of Site

Despite the relatively large size of the Trustee’s landholding in Kirkton of Durris (4.2 hectares), a small-scale, phased development of c. 15 to 20 units is anticipated. The existing access points serving the Durris Kirk would be utilised and the proposed development would reflect the scale and density of the existing housing lying to the south and west of the site. There may also be scope to take access from the recent development to the south of the site.

It is anticipated that any built development would be restricted to the middle portion of the site, with the western section retained as open/amenity space to preserve the setting of the listed church, churchyard and manse, and the eastern section providing a new landscaped edge to the expanded settlement which would complement the existing landscaping along the site’s northern boundary.

Contd./

Your comments (continued)

The site is well located in relation to the existing settlement and this proposed form of development would round off the settlement and can be viewed as a natural and logical expansion of the village. Development of this site would provide local housing and help to sustain and support the limited number of local facilities in the village, including the local hall and Church.

Whilst the site lies adjacent to the listed church and 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 on the site.

The proposed development would be in keeping with the existing scale, character and density of the village, 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 historic character and setting of the village.

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

The release of the Durriss Glebe site would also provide an element of choice and variety for local house buyers in a settlement that has not benefited from much new housing development in recent years. The General Trustees' site can therefore be advanced as a suitable housing site to meet an element of local housing needs in an accessible and sustainable location. This would include the provision of 50% affordable housing, which would support the growth of the village whilst also reflecting and respecting the character and pattern of development in the village. As noted above, 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.

The proposed allocation of the Durriss Glebe site in the replacement LDP 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.

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 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.

Summary and Recommendation

On behalf of our client, the Church of Scotland General Trustees, we would therefore be grateful if you would consider and assess this site as part of the on-going LDP review process.

For the reasons set out above, and in the attached Call for Sites Response Form, we would request that the Durriss Glebe site at Kirkton of Durriss is allocated in the replacement Local Development Plan as an additional housing site for the development of c. 15 to 20 units, including 50% affordable housing to meet local needs.

We trust these comments will be of interest and assistance, and will be afforded due consideration in the preparation of the Proposed Plan. We would also welcome the opportunity to discuss these points with the Council and its Planning Officers prior to the publication of the Proposed Plan.

JOHN HANDLEY ASSOCIATES LTD
Chartered Town Planning Consultants

DRUMOAK DURRIS, DURRIS GLEBE

