

PP1417

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 17 July 2020.

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



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.

YOUR COMMENTS

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

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

Appendix 07d: Garioch Settlement Statements – Garlogie (pp545-546)

Allocation of Site Ref GR095, Land North of Roadside of Garlogie (15 dwellings with open space/landscaping) in the Aberdeenshire Local Development Plan 2021, with the Garlogie settlement map also updated to reflect the boundaries of the allocation.

Reason for change:

On behalf of Cabardunn Development Company Limited and Dunecht Estates, objection is taken to the failure of the Proposed Local Development Plan (LDP) 2021 to identify Site Reference GR095, Land North of Roadside of Garlogie as an opportunity site for residential development within the settlement statement for Garlogie, for delivery over the course of the next Local Development Plan (LDP).

This representation should be read in conjunction with the Development Bid, which includes an indicative site layout plan, (Appendix 1) and the response to the Main Issues Report (MIR) (Appendix 2), promoting site GR095 for residential development with associated open space and landscaping. Allocation of the site would ensure the sustainable and balanced growth of Garlogie, allowing for consolidation of the village layout, whilst making a modest contribution to strategic housing targets set out by the Aberdeen City & Shire Strategic Development Plan (SDP). New housing provision would also support and sustain local services within the village such as the pub/restaurant (Garlogie Inn) and the village hall, as well as the local primary school.

In the first instance, the recognition of Garlogie as an identified settlement in the Proposed LDP is welcomed. This takes cognisance of representations made on our client's behalf at MIR stage, which sought recognition of Garlogie as an identified settlement (Appendix 2). This is the correct approach taken towards promoting local growth and helping to sustain services and facilities within the village, particularly the village hall and pub/restaurant as mentioned above. Given its attractive location within the Aberdeen Housing Market Area and accessibility by public transport, Garlogie is a prime location for new housing development that would be in easy reach of employment centres like Westhill, Kingswells and Aberdeen. However, whilst the identification of Garlogie as a settlement is commended, it is considered that this approach to sustaining the village is somewhat meaningless without allowing for a modest expansion to the settlement to meet local demand.

The site is being promoted on the basis that it is suitable for the development of 15 houses, with associated open space and landscaping, that would enhance the village while supporting the existing services enjoyed by the community. As reiterated throughout the

Development Bid (Appendix 1) and response to the MIR (Appendix 2), the proposed housing development would increase housing choice within the area and provide an element of affordable housing within the community, for which there is demand and developer interest. It would also help to sustain Skene Primary School which, according to the 2019-based school roll forecasts (see Appendix 3), is at 76% capacity, expected to peak at 98% in 2026 before falling to 90% in 2027.

The Issues and Actions Paper published in response to the MIR noted, in respect of actions, that, "*Whilst comments in support of Bid GR095 are acknowledged, it is considered that there are currently sufficient existing development allocations within the Aberdeen Housing Market Area that are effective or capable of becoming effective to meet the Strategic Development Plan requirements.*" The failure of the Issues and Action Paper to acknowledge the merits of the site more specifically is disappointing, nonetheless these merits will be reiterated below. The conclusion of the Issues and Action Paper, that there is no strategic need to allocate Site GR095 due to there being sufficient existing development allocations within the Aberdeen Housing Market Area is refuted.

Firstly, it is contended that the allocation of Site GR095 would bolster existing effective allocations, and assist in meeting the additional allowance of 565 homes in the 2020 – 2030 Plan Period within the Aberdeenshire part of the Aberdeen Housing Market Area, as identified by the Reporter during examination of the Proposed Aberdeen City and Shire Strategic Development Plan (SDP) 2018. Achieving the augmented supply of housing units specified by the SDP could be supported through the allocation of strategically located sites in the Proposed LDP 2021, such as that at Roadside of Garlogie (i.e. Site GR095) which, as discussed later, would comprise a sympathetically-designed and unobtrusive small-scale housing development.

Furthermore, and more generally, Garlogie lies within the Aberdeen Housing Market Area where there continues to be demand for housing. As Garlogie has not benefitted from any development in the last 30 years or so, it is contended that provision should be made for development within the village and that, accordingly, the development would be entirely deliverable due to indicative demand for new housing and developer interest. On this matter, we reiterate the argument that the identification of Garlogie as a settlement in the Proposed LDP 2021, in an effort to support the village and its amenities, will be ineffective if land allocations are not made which allow for its managed growth and development. This would be in stark contrast to the slow-paced, piecemeal expansion of the village over the preceding 40 years, in which growth has been typified by the development of new homes on sub

The proposed 15 houses would not result in an excessive scale of development given the size of the existing village (~40 houses) and the fact it has not expanded for a number of decades. Indeed, the MIR Site Assessment deemed that the Site GR095 comprised an underdevelopment of the land and that it could accommodate up to 84 homes. As stated in our representation to the MIR, this appears to be based on a rudimentary calculation requiring an average density of 25 units per hectare. However, this takes no cognisance of the existing pattern of development in Garlogie, nor the indicative site layout submitted at each stage of the Plan Review Process. Whilst the Issues and Actions Paper makes no comment on the matter of density, it must be reiterated that housing in Garlogie is typified by low density, low-lying dwellings set centrally in large rectilinear feus. We contend that an alternative, more densely grouped development of more units would adversely affect the settlement character and we assert that the proposed indicative site layout of 15 homes would allow for a modest and sympathetic expansion of the village.

As stated in our representation at MIR stage (Appendix 2), the MIR Site Assessment acknowledges the site as being situated adjacent to an existing group of houses but asserts that Garlogie is defined by its linear pattern of development and that the development of Site GR095 would thereby distort this pattern of development. We continue to refute this critique of the proposed development. Garlogie is a classic case of ribbon development having occurred along the B9119. Ribbon development is neither desirable nor sustainable and Garlogie would instead benefit from consolidation. The proposed development of Site GR095 would provide an opportunity to do so and, at the same time, provide a focal point within the heart of the village comprising open space (see Development Bid in Appendix 1), in addition to improved local housing opportunities and support for local amenities through providing increased local demand.

As noted in the MIR representation (Appendix 2), a Development Bid was previously submitted, and the site considered through, the LDP 2017 process. At the Examination in Public, the Reporter acknowledged that the site was “...*relatively well contained in the landscape and could be restricted to the clustering of development around the junction to create a village core*”. However, as Garlogie did not benefit from being identified as a settlement at that time, the Reporter was “...*not persuaded of the case for inclusion **at this time***” due to it being deemed a rural location.

With the identification of Garlogie as a settlement in the Proposed LDP 2021, we contest that the basis for the Reporters previous position has materially changed. Accordingly, as argued throughout this representation, Site GR095 presents an optimal solution for managed, complementary housing development in Garlogie. The proposed housing would be effectively screened from principal public views, which are arguably those taken from the B9119 to the south, by the existing properties along the northern side of that road, adjacent to the site’s southern boundary. Any impact on those properties would also be limited by the presence and proposed retention of existing woodland and shrubbery along the southern site boundary, to the rear of the properties which lie to the north of the B9119. Improved pedestrian links may also be provided in that area, connecting the proposed housing to the rest of the village.

The land rises gently from the rear (north) of the aforementioned properties up to the northern boundary of the site which is defined by a drystone wall. The proposed landscaping scheme for the development would include screen planting there and along parts of the western boundary (see Appendix 1) thereby providing a natural backdrop for the development. It should be noted, however, that full details of proposed landscaping would remain subject to consideration during the assessment of a planning application.

Officer’s assessment of the site within the MIR contended that development would have a negative impact on the setting of archaeological sites, however no further consideration of issues pertaining to the visual impact of the development are stated in the Issues and Actions Paper. It is firmly contended that development of the site, as proposed, would have no adverse impact on the setting of the archaeological site – which is presumably the Scheduled Monument comprising a pre-historic hut circle and field system beyond the public road to the east. It lies within commercial forestry plantation and there are no unobscured views available between the site and the Scheduled Monument, as any inspection of the site would confirm. It is contended that the proposed development could not therefore adversely impact the setting of the monument. The Scheduled Monument is well-contained with an area of woodland that will not likely be felled due to its presence and, in any case, Site GR095 is large enough to accommodate strategic landscaping should concern over impact on the Scheduled Monument be maintained during the assessment of a planning application.

For clarity, as stated in the representation to the MIR (Appendix 2), archaeological investigations would be carried out on the site prior to the commencement of any development, thereby allowing the recording and safeguarding of any sites or artefacts of archaeological interest.

In summary, it is respectfully requested that the identification of Garlogie as a settlement is maintained in the adopted version of the Aberdeenshire Local Development 2021 but that Site Ref GR095 be allocated as an opportunity site for the development of 15 homes with open space and associated landscaping. Being adjacent to some 40 existing homes, this would not comprise an excessive scale of development and would encourage the sustenance and growth of Garlogie in a more managed, predictable way. In terms of deliverability, it is an attractive site with developer interest and indicative demand that could help meet the augmented housing supply requirements of the SDP within the Aberdeen Housing Market Area. The location of the proposed extension to Garlogie is considered logical and would allow for the consolidation of the existing ribbon pattern of development in the east of the village, which is generally undesirable and unsustainable. Development would also help sustain Skene Primary School, which will remain below capacity throughout the Plan period, as well as local amenities like Garlogie Inn and the village hall. The village is accessible by public transport to nearby services and employment opportunities at Westhill and Aberdeen further justifying development at this location.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

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

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

Email: dataprotection@aberdeenshire.gov.uk

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

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

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

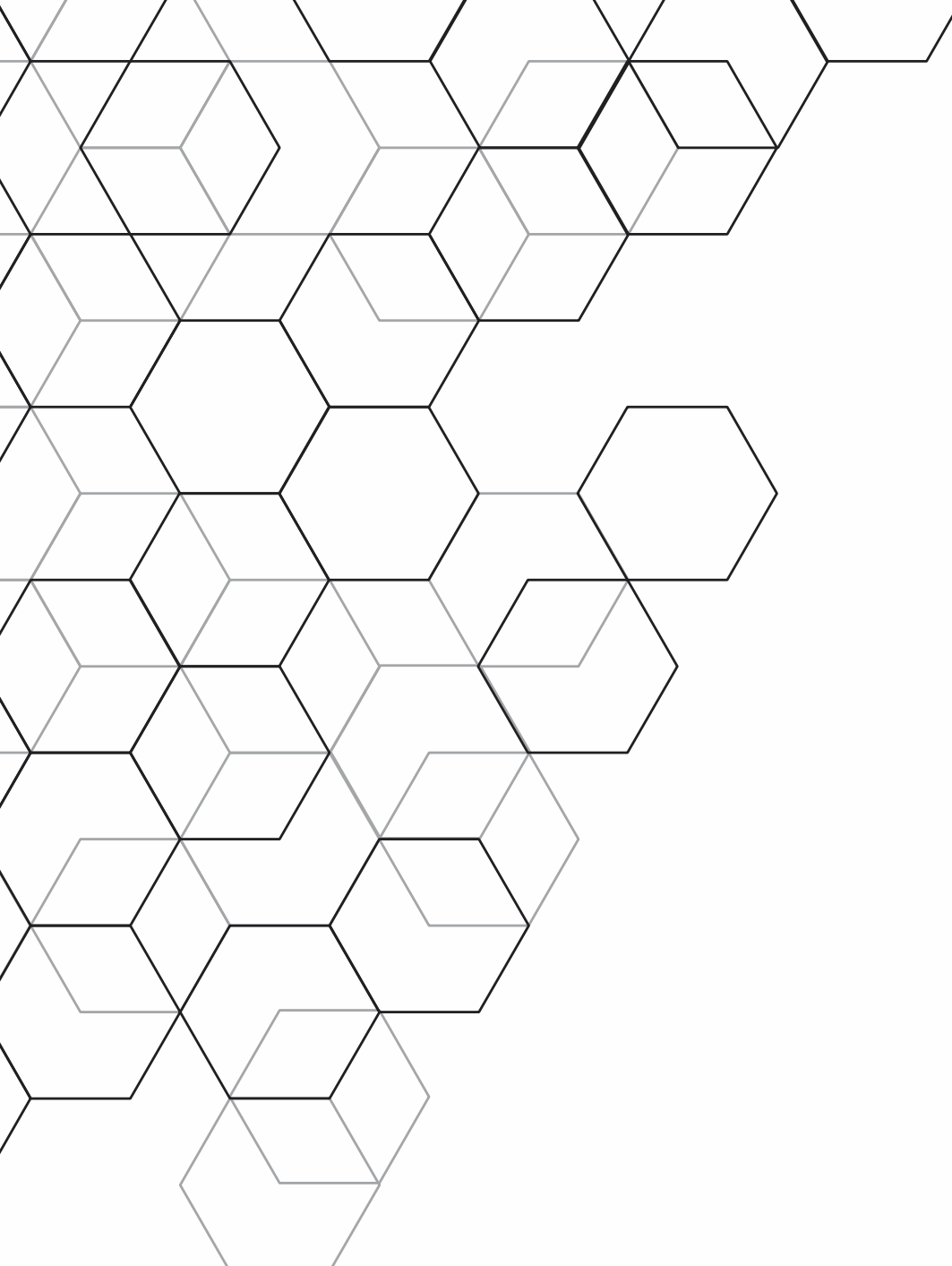
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



Appendix 1

Local Development Plan 2021

Call for Sites Response Form



Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh ‘call for sites’, so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey “Landline” site maps should be returned by email to: ldp@aberdeenshire.gov.uk

Alternatively, you can return the form and Ordnance Survey map by post to:
 Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

All forms must be submitted by 31 March 2018.

1. Your Details

Name	[REDACTED]
Organisation (if applicable)	Ryden LLP
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
Do you wish to subscribe to our newsletter?	Yes

2. If you are acting as an agent on behalf of a third party, please give their details

Name	[REDACTED]
Organisation (if applicable)	Cabardunn Development Company Limited
Address	c/o Dunecht Estates [REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	[REDACTED] (Dunecht Estates), [REDACTED]
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)	Roadside of Garlogie.
Site address	Land to the north of Roadside of Garlogie.
OS grid reference (if available)	NJ 789 054
Site area/size	3.4 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)	██████████ (Dunecht Estates).
Is the site under option to a developer?	Yes
	The land is under option to Cabardunn Dev Co Ltd.
Is the site being marketed?	No
	It is already under option.

6. Legal Issues

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

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	The site has not been the subject of any pre-application discussions. The intention is to promote it through the appropriate Local Development Plan process.
Previous planning applications	There have been no previous planning applications on the site. However, it was promoted through the 2012 and 2017 Local Development Plans.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Previous Bid Reference No. Ga033. Please see details at Q19.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? No
	If yes, do you wish to change the site description and or allocation? N/A

8. Proposed Use

Proposed use		Residential Development with associated access, infrastructure, public open space and landscaping.
Housing	Approx. no of units	15
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: • Semi-detached: Details at Q19 • Flats: • Terrace: • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: Details at Q19 • 3 bedroom homes: • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private and Affordable Housing
Affordable housing proportion	25% or such other proportion as agreed in accordance with Planning Policy requirements at the time of development.	
Employment	Business and offices	N/A
	General industrial	N/A
	Storage and distribution	N/A
	Do you have a specific occupier for the site?	N/A
Other	Proposed use (please specify) and floor space	N/A
	Do you have a specific occupier for the site?	N/A
Is the area of each proposed use noted in the OS site plan?		N/A

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Funding is available to allow development of the site following allocation and grant of the necessary consents.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	If yes, please give details and indicate how you might overcome them: N/A	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	No
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
If yes, please give details of how you plan to mitigate the impact of the proposed development: N/A		
Biodiversity enhancement		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	✓
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	✓
	Native tree planting	✓
	Drystone wall	✓
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	✓
	Wildflowers in verges	✓
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	
	Show home demonstration area	
Other (please state):		
If yes, please provide details: Please see details at Q19.		

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	Yes	
	If yes, please give details: Development of this site will negate the need to develop sites which may impact on the historic environment.	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	Yes
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development: Please see details at Q19.	

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development: N/A
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf SNH (1998) South and Central Aberdeenshire landscape character assessment 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: The sites characteristics and topography as well as the fact it is bound to the south by existing housing ensure it will be well contained within the landscape. The existing stone dykes provide well defined boundaries to the north, west and east, while the provision of additional strategic planting, predominantly to the western, eastern and northern areas of the site would help minimise the visual impact of development from the main approaches. In addition, Garlogie Wood which comprises trees of approximately 15 to 20 meters in height act as a natural backdrop to the site. Please see details at Q19.

<http://www.snh.org.uk/pdfs/publications/review/102.pdf>

13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	No If yes, please specify and explain how you intend to mitigate this risk: N/A
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk: N/A
Could development of the site help alleviate any existing flooding problems in the area?	No If yes, please provide details: N/A

14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	No
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.centuralscotlandgreennetwork.org/campaigns/greener-gardens	Yes Please specify: Dependent on topography and ground conditions.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Primary and Secondary School capacity is forecast to be available at 2022. Please see details at Q19.	
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?	N/A	
Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	No If yes, please give details of outcome: N/A	
Public transport	Please provide details of how the site is or could be served by public transport: Available on B9119. Please see details at Q19.	

Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Safe pedestrian and cycle links to existing village and facilities.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: The Village is not served by mains gas. If yes, please give details of outcome(s): N/A
	Electricity: No If yes, please give details of outcome(s): Network connection available.
	Heat: No If yes, please give details of outcome(s): N/A
	Broadband: No If yes, please give details of outcome(s): Network connection available.
Have any feasibility studies been undertaken to understand and inform capacity issues?	No Please specify: N/A
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes Please specify: Utilities are available adjacent to the site and there is no constraint to development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes Please specify: Landscaped open space will be provided to link with the woodland to the east. Please see further details at Q19.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Yes Please specify: Open space provision, and the nature of that provision, will be in accordance with the standards set by Aberdeenshire Council. Please see further details at Q19.
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/	N/A

f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Yes If yes, please specify: Existing top soil and sub soils will be re-used as appropriate within the site.
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No If yes, please provide details: N/A

15. Other potential constraints

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

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	Yes. A small part of site falls within outer pipeline consultation zone. This however, is not an impediment to development. Please see details at Q19.
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	Yes
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
‘Protected’ open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No.
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No
If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development: Please see details at Q19.	

16. Proximity to facilities

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

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Not yet
	If yes, please specify the way it was carried out and how it influenced your proposals: N/A
	If not yet, please detail how you will do so in the future: Public Exhibition and Meetings with Community Council.

18. Residual value and deliverability

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

19. Other information

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

FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

Introduction

This Development Bid is submitted in response to a call for sites by Aberdeenshire Council to be considered for inclusion within the Aberdeenshire Local Development Plan 2021. The land which is the subject of this Development Bid is owned by [REDACTED] (Dunecht Estates) and is under option to Cabardunn Development Company Limited.

Dunecht Estates are a major landowner in the North East of Scotland with in excess of 50,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. They have also released land for residential development and seek to work with communities to ensure that development is sympathetically designed, sustainable, integrated with existing settlements and provides a lasting benefit for those communities.

The land is under option to Cabardunn Development Company Limited, a development company established by the Estate to promote and develop land for residential, business, and commercial uses.

The detail contained herein requires to be read in conjunction with the above responses. It expands, where necessary, on the response to each of the questions set above, specifically where further detail is sought. An indicative Masterplan has also been prepared to accompany the Bid and requires to be referred to in conjunction with this and the Response Form.

Q4. Site Details

The land proposed for development lies immediately to the north of the existing village of Roadside of Garlogie. Extending to approximately 3.4 hectares, the land can be accessed from the minor road leading from the B9119 to the A944. It is proposed that part of the site be allocated to accommodate 15 houses.

The site is currently used for grazing purposes and is located to the north of the existing linear grouping of dwellings at Roadside of Garlogie. The land comprises three fields, with a further area towards the south which comprises rough land with some interspersed trees which screen the rear of the existing dwellings. The site is bound to the south by existing housing fronting the B9119 (Tarland Road). Agricultural fields are located beyond the site boundaries to the west and north. The eastern boundary is formed by a drystone dyke abutting the road leading from Roadside of Garlogie to the A944 (Alford Road) and eventually Lyne of Skene.

The Garlogie Wood is located on the opposite side of the road to the east and comprises mature trees of approximately 15m-20m in height. The Garlogie Inn is located approximately 200m to the west, while Garlogie Village Hall is located near the junction of the B9119 and the B9125 approximately 450m to the west.

In terms of topography, site levels vary between approximately 82m and 90m AOD. The land rises gently from the rear of the existing properties, and the small scrub/woodland area, up to the northern boundary of the land which is formed by a drystone dyke. The land continues to rise to the north to a level of approximately 106m around Woodside Croft. The scale of properties in Garlogie are predominantly between one to one and a half storeys in height.

The full extent of the site is highlighted on the Ordnance survey map attached at Appendix 1. An indicative Masterplan, attached at Appendix 2, provides further detail.

Cont./

Q5. Ownership/Market Interest

The site is owned by [REDACTED] (Dunecht Estates) and is under option to Cabardunn Development Company Limited.

Q6. Legal Issues

Cabardunn Development Company Limited and Dunecht Estates confirm that there are no 'ransoms' which would restrict vehicular and pedestrian access to the site. Nor are there any legal impediments to the development of the site.

Q7. Planning History

The site was promoted through the 2012 and 2017 Local Development Plan processes. In the 2012 Plan it was allocated reference G37. More recently, in respect of the 2017 Plan, it was allocated reference Ga033.

An initial Development Bid for a larger development was submitted in November 2008. The Main Issues Report (MIR) which followed in May 2009, identified the site under reference G37. The Settlement Plan identified the site as being technically capable of development, but the Main Issues Report provided no commentary on the site. The failure to allocate the site prompted representations on the proposed Plan and these were considered at the subsequent Examination in Public into the Plan. The Reporter, in his conclusions, considered that the site proposed at that time would pose significant intrusion into the landscape and that the scale of development envisaged would be out of character with the village.

A further Bid was submitted in respect of the 2017 Local Development Plan. It was allocated reference Ga033 in the MIR, but was not an Officer's preference for development. It was considered the proposal would place further strain on Skene Primary School and was distant from services. It was also considered prominent and to relate poorly to the existing form of the settlement drawing on the conclusions of the Reporter following the earlier Examination in Public.

Representations were submitted, both to the MIR and the proposed Plan seeking the allocation of the site. At the Examination in Public into the proposed Plan the reporter acknowledged that the reduced site was **"...relatively well contained in the landscape and could be restricted to the clustering of development around the junction to create a village core"**. However, as Garlogie was not identified as a settlement he was not convinced about the appropriateness of adding 15 houses in a countryside location. He concluded that he was **"...not persuaded of the case for inclusion at this time"**.

The current proposals for the site seeks to address the concerns previously expressed by the Reporter.

Q8. Proposed Use

The site is proposed for residential development comprising mainstream and affordable housing with associated landscaping and open space provision. The accompanying indicative Masterplan shows the site capable of accommodating up to 15 homes.

It is anticipated that 25% of the houses will be provided as affordable housing, probably as low cost home ownership, as required in accordance with Planning Policy.

The development will comprise mainly detached and semi-detached properties of one and a half storeys in height. 2 to 4 bedrooomed properties are anticipated, but the exact details of the mix can only be provided at the planning application stage having regard to prevailing market conditions and demand at that time.

Cont./

Q9. Delivery Timescales

There is no impediment to the delivery of the development in the first 5 years of the Development Plan Period. The site is capable of being built out within that initial 5 year period but completion will obviously be determined by demand at that time.

Q10. Natural Heritage

The site is not affected by any natural heritage or nature conservation interests.

The site is presently in agricultural use and used mainly for grazing purposes. It provides an opportunity for bio-diversity enhancement. Strategic landscaping would form a woodland buffer between the development site and the agricultural land to the north. That woodland would also provide a continuation of the woodland to the east, thereby creating a wildlife corridor which would link with landscaping and areas of public open space for the enjoyment of existing, as well as new residents. The indicative Masterplan demonstrates the broad location of such features.

The semi-natural area to the rear of the existing houses will be retained and enhanced to maintain a buffer between the existing and proposed housing. It will also function as a wildlife corridor linking the woodland to the east with the open agricultural land to the west.

Q11. Historic Environment

There are no Listed buildings within or adjacent to the site. The nearest are located at Garlogie, some 450m to the west. These are also identified as falling within a Conservation Area. However, the distance between the proposal site and the Conservation Area, as well as the presence of the intervening buildings and landscape features, ensures that the proposed development will not have an adverse impact on the setting of either the Listed buildings or the Conservation Area.

To the east of the proposal site, on the opposite side of the public road, Garlogie Wood, is identified as a Scheduled Monument. It comprises a complex settlement of 11 hut circles and a field system of the prehistoric period. There is also an area of more recent rig and furrow cultivation.

The proposed development will not impact on the Monument and archaeological investigations will be carried out on the proposal site prior to the commencement of any development.

Q12. Landscape Impact

Roadside of Garlogie is characterised by linear development having occurred along the B9119. The proposed development creates an opportunity to enhance the form of the settlement and provide a focal point within the heart of the village, as well as providing public open space.

The site would not be prominent in landscape terms and, contrary to the 2012 Reporter's assertion, would not constitute a significant intrusion into the landscape. Indeed, the site's relative containment was noted by the 2017 Reporter.

The development would be screened from the B9119 by the existing houses to the south and boundary planting that currently exists to the rear of those properties. The land rises to the north and whilst there is currently an open aspect to the north, development would be contained by strategic landscaping which would form a woodland buffer between the development site and the agricultural land to the north. The existing drystone dykes provide well defined boundaries to the north, west, and east, while the provision of additional strategic landscaping, predominantly to the western, eastern, and northern area of the site, would help minimise the visual impact of development from the main approaches.

The design of the proposed development would be expected to reflect the traditional character of housing in the wider area and the local vernacular. Dunecht Estates impose significant design control on development on their land and this is evident from recent developments in Echt and Dunecht provided on Estate land.

Cont./

Q13. Flood Risk

Reference to SEPA's Flood Risk Map indicates that the site is not at risk of flooding. There are no notable water courses within or adjacent to the site.

Q14. Infrastructure

In respect of water, the Invercarnie Water Treatment Works has sufficient capacity to service any development. No mains drainage is available within the settlement and foul/waste water would be dealt with by means of an appropriately sited small waste water treatment plant.

Provision will be made for sustainable urban drainage systems within the proposed development comprising, where appropriate, attenuation ponds and soakaways. Consideration will also be given to the use of rain gardens depending upon the layout and orientation of gardens, as well as ground conditions.

In terms of education provision, Roadside of Garlogie lies within the catchment of Skene Primary School and Westhill Academy. The 2017 based school roll forecasts demonstrate that capacity will be available at 2022 in both the primary and secondary schools capable of accommodating the scale of development proposed. Skene Primary School is forecast to be at only 67% of capacity in 2022 whilst Westhill Academy is forecast to be at 81% of capacity.

Vehicular access to the site would be taken from the public road between Roadside of Garlogie (B9119) and the Alford Road (A944), where good visibility can be achieved to the north and south. In the interests of safety, the new development would necessitate the extension of the current 40mph speed limit, which could also be reduced in speed level, to the northern boundary of the site. In respect of pedestrian linkages, a footpath with street lighting extends from the Village Hall, past the Garlogie Inn to the opposite end of the grouping of houses that forms Roadside of Garlogie. Dunecht Estates own the land to the west of the Bid site, and there is scope for the provision of a pedestrian link to the existing footpath. This would be a natural desire line to follow when using the local facilities, such as the Inn or Village Hall. In terms of the wider connectivity, the settlement is located in proximity to Westhill and Echt, with Aberdeen also within commuting distance.

In terms of accessibility by public transport, there are two services which pass through Garlogie and connect it to Aberdeen, Westhill, Aboyne, and Ballater. These services run 6 days a week, and are available on the B9119 (Tarland Road), which is a 50m walk from the proposal site.

There is no mains gas service available within the village. However, electricity and broadband services are all available within the existing village. Adequate capacity is understood to be available to provide connections to the proposed development. Whilst it is not the intention to install site-wide renewable energy, appropriate technologies available at the time will be used to deliver reduced energy consumption and heat generation to individual properties.

Public open space will be provided in accordance with Aberdeenshire Council's standards. A defensible landscape boundary would be created to the north which would allow access for recreational purposes. A more centralised area of public open space, to include a children's' play area, would be included. This would act as a buffer between the existing housing and future development. Pedestrian linkages can also be enhanced to provide more direct connections from the site to the Garlogie Inn and Village Hall, whilst also providing a safer route towards the Garlogie Woods, which are themselves used for recreation purposes.

Q15. Other Potential Constraints

There are no other potential constraints to the development of the site.

Cont./

An overhead powerline runs east-west at the southern boundary of the site to the rear of the existing houses. This area is not being developed as it provides a buffer between the existing and proposed housing. It also forms a green corridor linking the woodland to the east with the agricultural land to the west.

An outer pipeline consultation zone just touches the most northerly part of the site. This area of the site is identified for strategic landscaping but, in any event, the pipeline is not an impediment to the development of that area, nor indeed the wider site.

Q16. Proximity to Facilities

Roadside of Garlogie lies a short distance from Westhill and Aberdeen and enjoys regular public transport to both. The village presently comprises a compact grouping of around 40 houses with a number of viable services, which provide opportunities to absorb small scale local development needs. Accordingly, given the proximity of other dwellings, and the availability of local services, such as the Village Hall and Garlogie Inn, it is considered that Roadside of Garlogie has potential to accommodate additional sustainable growth.

Q17. Community Engagement

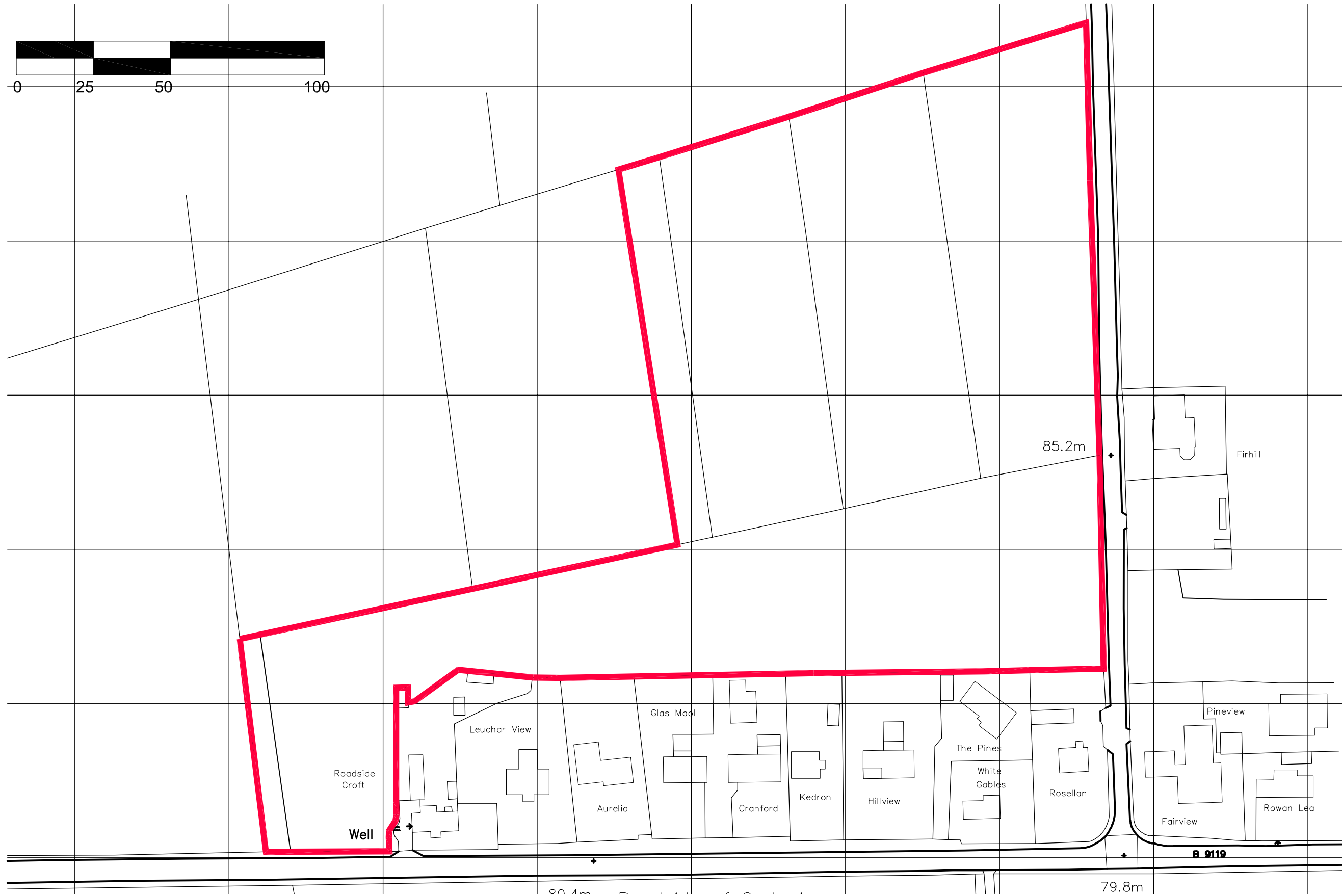
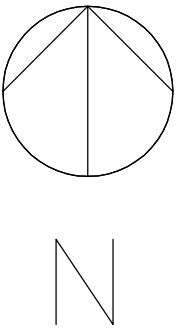
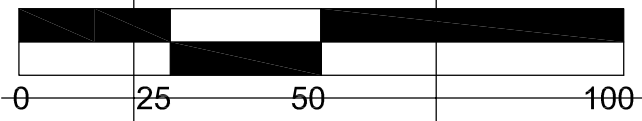
To date, there has been no community engagement held in relation to this Bid. Both Dunecht Estates and Cabardunn Limited recognise the importance and benefits that can be gained from public engagement and are committed to undertaking public consultation in respect of the development proposals.

Should the site be preferred for development through the Main Issues Report, Cabardunn would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation Event. This would be held in the village hall and take the form of an exhibition of the indicative proposals. This would allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan.

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.



EXISTING SITE LAYOUT - GARLOGIE





INDICATIVE SITE LAYOUT - GARLOGIE

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Appendix 2

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 **Main Issues Report Response Form**

Important Information: Please Read

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

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

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

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

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

Name	██████████
Organisation (optional)	██████████
On behalf of (if relevant)	Cabardunn Development Company Limited and Dunecht Estates
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:

- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

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

Your comments

Representations to the Main Issues Report on behalf of Cabardunn Development Company Limited and Dunecht Estates in relation to Site Ref; GR095, Land North of Roadside of Garlogie, Garlogie.

On behalf of Cabardunn Development Company Limited and Dunecht Estates, objection is taken to the failure of the Main Issues Report (MIR) to identify Site Reference; GR095, Land North of Roadside of Garlogie, Garlogie as a preferred option for residential development either in the first five year Plan period or as reserved for future development or, indeed, a combination of both. This representation requires to be considered in the context of the Development Bid submitted at the pre-MIR stage.

In the first instance objection is taken to the failure to identify Garlogie as a settlement. The Garioch Area Appendix to the MIR continues to identify Garlogie as falling within the landward area whereas it is contended that there is justification for its inclusion within the Proposed Plan as a settlement. Indeed, given the scale of the village and the facilities and services it provides, it should be identified as a settlement with the allocation of the land for development in an effort to encourage local growth and sustain the services and facilities within the village, particularly the village hall and public house/ restaurant. This is reinforced by the fact that part of Garlogie is designated as a Conservation Area and as such, should be recognised as a settlement. It is an attractive location within the Aberdeen Housing Market Area, within easy reach of employment centres in Westhill and Aberdeen. It also benefits from existing public transport services to those settlements.

The allocation of the Bid site for 15 houses, with associated open space and landscaping would enhance the village while supporting the existing services enjoyed by the village. It would increase housing choice within the area and provide an element of affordable housing within the community. It would also help to sustain Skene Primary School which, according to the 2018 based school roll forecasts, will have a falling roll post 2020 and be at only 72% of capacity in 2023.

Whilst the site assessment contained within the MIR acknowledges the site as being situated adjacent to an existing group of houses it goes on to note that Garlogie is defined by its linear pattern of development and considers that the proposal site would distort this pattern of development. However, Garlogie is a classic case of ribbon development having occurred along the B9119. Ribbon development is neither desirable nor sustainable and the settlement would benefit from consolidation. The proposed development creates an opportunity to enhance the form of the settlement and provide a focal point within the heart of the village, as well as providing public open space.

The development would be screened from the B9119 by the existing houses to the south and boundary planting that currently exists to the rear of those properties. The land rises to the north and whilst there is currently an open aspect to the north, development would be contained by strategic landscaping which would form a woodland buffer between the development site and the agricultural land to the north. The existing drystone dykes provide well defined boundaries to the north, west, and east, while the provision of additional strategic landscaping, predominantly to the western, eastern, and northern area of the site, would help minimise the visual impact of development from the main approaches.

A Development Bid was previously submitted, and the site considered through, the LDP 2017 process. At the Examination in Public into the proposed Plan the Reporter acknowledged that the site was "...relatively well contained in the landscape and could be restricted to the clustering of development around the junction to create a village core". Unfortunately, as Garlogie was not identified as a settlement he was not convinced about the appropriateness of adding 15 houses in a countryside location. He concluded that he was "...not persuaded of the case for inclusion at this time".

The assessment of the site within the current MIR also considers that development would have a negative impact on the setting of archaeological sites. No evidence has been provided to justify this assertion and it is contended that development of the site proposed would have no impact on the setting of the archaeological site. The archaeological interest referred to is presumably the Scheduled Monument to the east of the proposal site, on the opposite side of the public road. The monument comprises a settlement of 11 hut circles and a field system of the pre-historic period. It lies within a commercial forestry plantation and as a consequence, there is no inter-visibility between the site and the Scheduled Monument. Also, there are residential properties situated to the east of the public road between the proposed site and the Scheduled Monument. It is contended that the proposed development will not impact on the monument and, archaeological investigations will be carried out on the proposal site prior to the commencement of any development, thereby allowing the recording and safeguarding of any archaeological interests on the Bid site.

In terms of the scale of the proposed development, the Site Assessment considers that the proposal constitutes an under-development of land and that the site is actually capable of accommodating up to 84 homes. This, however, appears to be based on a very rudimentary calculation of the capacity of the site based on an average density of 25 units per hectare. This would not reflect the character of the local area, which is one of low density residential properties set within relatively large feus. The comment also takes no cognisance of the Development Bid, nor the indicative layout that accompanied the Bid. It was clear from that that approximately half of the Bid site would be set aside for landscaping and the provision of public open space. A defensible landscape boundary would be created to the north, which would allow access for recreational purposes. A more centralised area of public open space, to include a children's play area, would be included. This would act as a buffer between the existing housing and future development thereby safeguarding the amenity and privacy of existing residential properties. It would also accommodate the continuation of the overhead power line, which runs east-west at the southern boundary of the site to the rear of the existing houses. This area is not being developed as it provides a buffer between the existing and proposed housing. This open space could be identified as a protected area within the proposed Local Development Plan, thereby clearly defining the extent of the land allocated for residential development, which could be limited to 15 units.

The provision of this area of open space would also enable enhanced pedestrian linkages to provide more direct connections from the site to the Garlogie Inn and Village Hall, whilst also providing existing residents with a safer route towards the Garlogie Woods, which are themselves used for recreational purposes.

Garlogie lies within the Aberdeen Housing Market Area where there continues to be demand for housing. Given the fact that Garlogie has not benefitted from any development in the last 30 years or so, it is contended that provision should be made for development within the village. The proposed 15 houses would not result in an excessive scale of development given the size of the existing village and the fact it has not expanded in recent years. However, should there be a concern at the scale of development proposed it could be phased over two Plan periods with part of the site allocated for development in the first Plan period, and the balance reserved for future development following its mid-term review.

In summary, it is respectfully requested that Garlogie be recognised as a settlement with the site identified for the development of up to 15 houses. It is an attractive site with developer interest immediately adjacent to an existing group of over 40 dwellings with a range of existing services, including the Garlogie Inn and Village Hall. Development would also help sustain Skene Primary School, which will be significantly below capacity at 2023. The village is accessible by public transport to nearby services and employment opportunities at Westhill and Aberdeen further justifying development at this location.

The development of the site would enhance the form of the settlement providing a focal point for the village. It would be set against a 'backdrop' of mature woodland and rising topography to the north would ensure that development can be accommodated into the landscape without harming its character, or the amenity of adjacent properties.

Appendix 3

Appendix 1 - 2019 Based School Roll Forecast

School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Aboyne Academy	Marr	750	707	691	705	719	722	686	652	613	572	537	92%	87%
Aboyne PS	Marr	342	301	313	313	296	286	287	285	290	269	262	92%	83%
Ballater	Marr	145	80	70	73	69	66	71	80	80	84	80	48%	55%
Braemar	Marr	50	30	31	35	38	41	44	43	40	40	35	62%	86%
Crathie	Marr	47	9	9	10	8	8	8	7	8	8	7	19%	16%
Finzean	Marr	71	51	45	38	35	32	28	26	27	26	26	63%	36%
Kincardine O'Neil	Marr	69	24	24	27	25	28	30	29	28	28	26	35%	42%
Logie Coldstone	Marr	47	19	19	16	16	14	15	13	11	13	11	40%	28%
Lumphanan	Marr	100	60	39	37	38	42	43	44	42	44	43	39%	44%
Tarland	Marr	155	87	90	91	88	73	68	64	60	61	55	58%	41%
Torphins	Marr	200	163	166	153	158	153	164	156	151	142	137	83%	78%
Alford Academy	Marr	700	655	680	699	712	718	714	677	627	569	543	97%	97%
Alford PS	Marr	372	328	333	350	370	365	366	369	371	363	338	90%	99%
Cluny	Garioch	96	90	81	76	82	79	74	78	76	72	70	84%	81%
Craigievar	Marr	47	29	33	27	29	26	23	23	22	21	20	70%	48%
Dunecht	Garioch	75	60	43	48	48	53	54	52	50	48	44	57%	70%
Echt	Garioch	47	34	38	41	49	50	57	59	61	63	61	81%	126%
Keig	Marr	50	28	25	19	15	13	11	11	11	10	9	50%	21%
Lumsden	Marr	50	12	12	11	10	9	10	11	13	15	15	24%	22%
Midmar	Garioch	75	42	38	32	32	30	27	27	24	24	24	51%	36%
Monymusk	Marr	75	58	62	66	61	62	64	63	59	58	51	83%	84%
Strathdon	Marr	50	24	28	22	23	25	27	24	23	19	20	56%	47%
Tough	Marr	60	34	29	26	23	18	20	18	18	19	17	48%	30%
Towie	Marr	50	51	51	53	48	51	49	49	51	50	48	102%	99%
Tullynessle	Marr	50	21	15	15	12	13	14	13	14	15	15	30%	26%
Banchory Academy	Marr	900	817	813	855	858	874	902	896	879	846	807	90%	100%
Banchory PS	Marr	550	409	406	406	405	412	405	408	400	389	384	74%	74%
Crathes	Marr	50	34	39	38	43	49	51	55	59	59	58	78%	109%
Drumoak	Kincardine & Mearns	155	119	124	129	140	125	128	126	119	116	109	80%	81%
Durriss	Kincardine & Mearns	60	40	47	49	49	45	46	48	45	41	37	78%	79%
Hill of Banchory	Marr	434	377	376	359	347	348	352	350	346	327	314	87%	81%
Strachan	Marr	50	0	0	5	8	14	18	20	22	23	21	0%	40%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Banff Academy	Banff & Buchan	1220	808	815	834	861	863	856	848	789	725	645	67%	69%
Aberchirder	Banff & Buchan	225	128	127	132	124	121	121	127	129	124	113	56%	57%
Banff PS	Banff & Buchan	459	347	353	352	364	370	361	344	341	324	317	77%	75%
Bracoden	Banff & Buchan	145	41	42	41	39	46	49	49	51	51	51	29%	34%
Fordyce	Banff & Buchan	47	18	25	21	22	20	20	20	17	19	20	53%	43%
Macduff	Banff & Buchan	420	321	326	295	274	279	268	243	237	229	231	78%	58%
Ordiquhill	Banff & Buchan	100	60	49	49	45	40	41	42	42	41	38	49%	42%
Portsoy	Banff & Buchan	267	152	137	135	130	119	121	128	128	125	121	51%	48%
Whitehills	Banff & Buchan	134	122	115	111	104	102	110	110	107	109	110	86%	82%
Ellon Academy	Formartine	1300	1084	1134	1154	1153	1152	1192	1186	1159	1143	1100	87%	91%
Arnage	Formartine	75	42	39	41	35	37	33	33	30	29	27	52%	45%
Auchterellon	Formartine	459	361	344	334	308	302	295	283	268	251	243	75%	62%
Balmedie (City)	Formartine	484	405	408	410	420	452	514	571	613	619	624	84%	118%
Ellon PS	Formartine	345	301	289	288	302	301	306	313	316	312	302	84%	91%
Foveran	Formartine	47	23	28	31	30	40	50	55	65	66	65	60%	117%
Hatton (Cruden)	Buchan	155	102	103	99	107	106	100	106	102	97	94	66%	69%
Meiklemill	Formartine	317	209	228	223	227	251	271	285	305	310	319	72%	90%
Newburgh Mathers	Formartine	217	135	147	156	165	163	159	162	151	143	135	68%	75%
Slains	Formartine	50	32	30	27	24	23	25	24	25	23	21	60%	48%
Tipperty	Formartine	50	37	35	37	31	31	26	23	22	19	17	70%	45%
Fraserburgh Academy	Banff & Buchan	1510	1125	1090	1119	1105	1120	1102	1067	1039	989	941	72%	71%
Crimond	Buchan	155	81	86	86	87	92	96	91	88	80	77	55%	59%
Fraserburgh North	Banff & Buchan	217	138	119	117	112	103	109	109	110	116	105	55%	50%
Fraserburgh South Park	Banff & Buchan	550	379	364	364	349	347	339	343	328	325	312	66%	62%
Inverallochy	Banff & Buchan	155	113	122	116	122	120	126	124	123	115	111	79%	80%
Lochpots	Banff & Buchan	267	194	199	191	194	189	188	186	181	173	169	75%	70%
Rathen	Banff & Buchan	90	57	55	62	65	65	73	77	81	77	70	61%	85%
Rosehearty	Banff & Buchan	217	160	150	137	144	134	135	125	120	117	118	69%	58%
Sandhaven	Banff & Buchan	100	84	90	78	82	74	67	63	61	59	58	90%	63%
St Andrew's, Fraserburgh	Banff & Buchan	429	336	328	356	367	374	389	402	399	391	378	76%	94%
St Combs	Buchan	100	44	48	47	51	54	52	50	43	38	35	48%	50%
Tyrie	Banff & Buchan	71	41	31	21	17	16	15	17	17	17	18	44%	23%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Gordon Schools	Marr	870	694	662	710	744	782	789	812	787	739	687	76%	93%
Cairney	Marr	50	16	14	18	17	19	22	22	22	23	21	28%	45%
Clatt	Marr	50	14	13	11	13	14	14	15	12	13	13	26%	30%
Drumblade	Marr	60	50	49	50	48	42	41	40	39	36	33	82%	66%
Forgue	Marr	45	34	25	22	23	18	18	16	16	17	17	56%	35%
Gartly	Marr	50	36	23	26	27	27	25	30	34	36	33	46%	60%
Glass	Marr	47	25	25	17	13	11	7	6	6	4	5	53%	13%
Gordon PS	Marr	484	419	425	407	379	364	366	349	333	312	297	88%	72%
Insch	Garioch	368	348	351	338	328	316	314	290	276	260	245	95%	79%
Kennethmont	Marr	50	29	36	40	39	47	52	52	54	53	50	72%	104%
Largue	Marr	50	10	12	10	10	11	11	11	12	11	12	24%	22%
Premnay	Garioch	50	46	46	52	49	57	61	67	69	71	66	92%	134%
Rhynie	Marr	71	42	33	32	31	33	34	39	42	42	41	46%	56%
Inverurie Academy	Garioch	1100	884	951	1015	1090	1157	1219	1267	1280	1243	1215	86%	115%
Chapel of Garioch	Garioch	71	29	30	32	34	34	33	36	39	38	36	42%	51%
Hatton (Fintray)	Garioch	60	53	49	48	44	42	43	40	38	40	39	82%	66%
Keithhall	Garioch	47	31	35	31	30	27	28	29	27	27	28	74%	62%
Kellands	Garioch	442	425	436	443	426	432	413	379	354	339	321	99%	86%
Newmachar (City)	Garioch	484	350	367	386	406	430	450	457	461	449	432	76%	94%
Oyne	Garioch	75	53	45	44	44	43	43	43	38	37	36	60%	57%
Port Elphinstone	Garioch	155	86	87	81	90	97	108	123	140	157	175	56%	79%
Strathburn	Garioch	480	424	419	430	456	468	478	473	458	449	423	87%	99%
Uryside	Garioch	589	315	348	402	449	478	490	482	484	480	476	59%	82%
Kemnay Academy	Garioch	700	877	941	974	999	1036	1063	1037	1030	978	917	134%	148%
Alehousewells	Garioch	217	136	130	128	126	112	111	103	97	92	87	60%	47%
Kemnay PS	Garioch	252	202	205	204	191	198	185	190	187	182	173	81%	75%
Kinellar	Garioch	484	392	382	382	377	363	358	361	349	336	320	79%	75%
Kintore	Garioch	559	537	501	461	434	388	381	368	339	332	314	90%	66%
Midmill	Garioch	434	79	92	103	126	160	195	227	251	268	285	21%	52%
Mearns Academy	Kincardine & Mearns	700	685	692	700	685	708	722	717	711	674	661	99%	102%
Auchenblae	Kincardine & Mearns	120	103	102	92	95	93	97	92	86	82	79	85%	76%
Fettercairn	Kincardine & Mearns	100	67	70	78	82	80	83	87	88	90	85	70%	87%
Laurencekirk PS	Kincardine & Mearns	434	312	312	341	372	385	407	413	422	422	386	72%	95%
Luthermuir	Kincardine & Mearns	99	56	57	52	56	54	56	61	64	68	67	58%	62%
Marykirk	Kincardine & Mearns	50	44	42	45	46	48	44	44	39	32	30	84%	87%
Redmyre	Kincardine & Mearns	75	74	70	72	70	77	70	67	65	65	65	93%	90%
St Cyrus	Kincardine & Mearns	171	149	141	136	148	138	138	140	140	138	139	82%	82%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Meldrum Academy	Formartine	980	990	989	993	1052	1062	1084	1071	1042	1021	956	101%	109%
Barthol Chapel	Formartine	50	33	35	27	24	21	20	20	19	15	16	70%	39%
Cultercullen	Formartine	75	52	52	56	64	67	73	76	73	73	69	69%	101%
Daviot	Formartine	120	104	111	104	97	97	96	93	93	91	86	93%	77%
Logie Durno	Garioch	45	26	30	31	30	34	35	36	37	38	37	67%	79%
Meldrum PS	Formartine	459	368	393	405	393	405	404	404	382	354	332	86%	88%
Methlick	Formartine	120	114	103	110	105	112	113	108	110	105	98	86%	90%
Old Rayne	Garioch	75	58	59	51	50	53	51	50	49	46	48	79%	67%
Pitmedden	Formartine	242	156	146	165	155	169	179	181	179	173	162	60%	75%
Rayne North	Garioch	74	66	62	60	58	58	51	53	54	50	49	84%	72%
Rothienorman	Formartine	150	137	140	148	132	138	140	133	136	130	122	93%	89%
Tarves	Formartine	217	129	132	143	153	149	169	168	160	150	138	61%	77%
Udny Green	Formartine	75	47	55	51	46	50	43	42	44	38	37	73%	56%
Mintlaw Academy	Buchan	900	796	786	807	837	868	867	846	833	795	759	87%	94%
Auchnagatt	Buchan	75	49	53	55	59	64	70	66	71	67	64	71%	88%
Fetterangus	Buchan	75	36	41	38	45	42	39	43	42	40	41	55%	58%
Kininmonth	Buchan	50	32	31	31	25	23	20	16	14	15	12	62%	31%
Longside	Buchan	217	155	154	155	143	148	155	158	158	155	147	71%	73%
Maud	Buchan	125	100	96	102	100	104	111	115	118	122	114	77%	92%
Mintlaw PS	Buchan	217	168	170	171	169	175	181	183	185	190	189	78%	84%
New Deer	Buchan	180	99	104	103	97	98	99	98	95	88	85	58%	54%
New Pitsligo & St John's	Buchan	155	120	123	110	102	98	99	94	87	80	76	79%	61%
Pitfour	Buchan	180	133	124	116	115	118	123	129	136	141	148	69%	71%
Strichen	Buchan	150	109	116	116	120	124	126	130	131	132	128	77%	87%
Stuartfield	Buchan	150	122	123	127	132	134	138	148	143	137	130	82%	99%
Peterhead Academy	Buchan	1700	1113	1142	1168	1230	1260	1298	1307	1292	1250	1186	67%	77%
Boddam	Buchan	217	135	126	123	126	120	124	116	109	106	105	58%	54%
Buchanhaven	Buchan	523	493	468	442	427	413	414	409	395	392	393	89%	78%
Burnhaven	Buchan	100	71	58	60	58	45	46	43	39	36	30	58%	43%
Clerkhill	Buchan	484	459	468	480	460	445	428	421	413	396	378	97%	87%
Dales Park	Buchan	317	205	228	265	304	359	382	404	407	406	392	72%	127%
Longhaven	Buchan	50	0	0	2	3	5	6	8	9	10	10	0%	16%
Meethill	Buchan	279	188	190	209	205	222	225	219	228	219	207	68%	78%
Peterhead Central	Buchan	300	182	168	176	181	183	184	188	193	193	185	56%	63%
Port Erroll	Buchan	242	120	119	122	124	141	149	151	147	147	148	49%	62%
St Fergus	Buchan	120	107	113	110	111	104	95	98	96	87	82	94%	82%

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School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Portlethen Academy	Kincardine & Mearns	970	817	835	836	879	925	974	1001	1009	992	1001	86%	103%
Banchory-Devenick	Kincardine & Mearns	70	34	31	35	39	44	47	49	52	54	55	44%	70%
Fishermoss	Kincardine & Mearns	358	264	256	253	261	261	265	274	273	280	270	72%	76%
Hillside	Kincardine & Mearns	372	366	419	480	503	528	541	545	544	521	484	113%	147%
Newtonhill	Kincardine & Mearns	459	308	292	329	365	396	419	440	465	488	487	64%	96%
Portlethen PS	Kincardine & Mearns	342	264	260	256	241	222	219	219	211	206	195	76%	64%
Mackie Academy	Kincardine & Mearns	1290	1180	1159	1170	1181	1187	1170	1169	1155	1098	1040	90%	91%
Arduthie	Kincardine & Mearns	459	353	346	361	383	399	429	449	454	453	428	75%	98%
Bervie	Kincardine & Mearns	342	219	228	230	232	234	255	257	267	260	256	67%	75%
Catterline	Kincardine & Mearns	94	39	43	39	42	34	32	28	29	25	26	46%	29%
Dunnottar	Kincardine & Mearns	195	197	185	186	169	161	157	153	144	141	137	95%	79%
Glenbervie	Kincardine & Mearns	100	72	74	79	80	78	76	78	73	73	65	74%	78%
Gourdon	Kincardine & Mearns	100	85	86	78	71	71	70	71	64	65	61	86%	71%
Johnshaven	Kincardine & Mearns	50	35	34	36	30	32	33	37	38	37	33	68%	74%
Kinneff	Kincardine & Mearns	50	13	11	9	13	14	16	14	16	17	18	22%	28%
Lairhillock	Kincardine & Mearns	150	113	132	131	139	131	130	127	132	128	126	88%	85%
Mill O' Forest	Kincardine & Mearns	434	291	282	264	239	232	224	203	184	169	160	65%	47%
Turriff Academy	Formartine	840	665	627	623	656	640	628	627	592	553	508	75%	75%
Auchterless	Formartine	75	37	46	45	41	36	32	29	24	13	14	61%	39%
Crudie	Banff & Buchan	50	25	28	30	28	25	27	26	25	22	19	56%	52%
Easterfield	Formartine	25	19	17	20	17	16	17	17	16	17	15	68%	70%
Fintry	Formartine	50	37	27	28	24	20	15	13	11	13	11	54%	27%
Fisherford	Formartine	30	8	11	9	10	11	12	11	13	13	13	37%	38%
Fyvie	Formartine	155	118	123	129	114	112	107	103	95	89	81	79%	67%
King Edward	Banff & Buchan	47	28	23	20	23	19	22	18	21	23	21	49%	37%
Monquhitter	Formartine	217	136	137	123	112	116	116	110	107	97	96	63%	51%
Turriff Primary	Formartine	559	468	459	448	423	424	423	414	417	416	397	82%	74%
Westhill Academy	Garioch	1000	748	758	777	816	807	839	852	812	779	745	76%	85%
Crombie	Garioch	342	309	328	323	309	308	311	303	298	274	262	96%	89%
Elrick	Garioch	442	417	404	386	375	371	356	342	339	328	318	91%	77%
Skene	Garioch	100	72	76	82	80	86	85	93	96	98	90	76%	93%
Westhill PS	Garioch	342	287	280	302	309	320	323	324	335	332	312	82%	95%