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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.

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

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Which document(s) are you commenting 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

PLEASE SEE ATTACHED LETTER

Your comments (continued)



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

11138/LET.002/SL

02.04.2019

PLANNING POLICY TEAM
INFRASTRUCTURE SERVICES
ABERDEENSHIRE COUNCIL
WOODHILL HOUSE
WESTBURN ROAD
ABERDEEN
AB16 5GB

By email to ldp@aberdeenshire.gov.uk

Dear Sir/Madam,

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021
RESPONSE TO MAIN ISSUES REPORT 2019 / DRAFT PROPOSED LDP
TURRIFF OP1 / FR078
ON BEHALF OF MESSRS PATERSON AND RENNIE**

We refer to the current consultation process in respect of the Local Development Plan Main Issues Report 2019 (MIR) and Draft Proposed Local Development Plan and welcome the opportunity to comment on these documents.

It is understood that the Draft Proposed LDP is non-statutory, has no material weight or support from elected Members, it is simply an indication of the 'direction of travel' and how the Proposed LDP may indicatively look when it is published in 2020. We recognise that the document's content will undoubtedly change in response to the Main Issues Report consultation.

We write on behalf of our clients, Messrs Paterson and Rennie as majority landowners of the Turriff OP1 site. OP2 is currently allocated in the 2017 Local Development Plan as:

'OP1: Adjacent to Wood of Delgaty Allocation: 450 homes, a new primary school and associated facilities, a new distributor road and 10ha employment land

This site was previously allocated as site M1 in the 2012 LDP. A masterplan will be required for the development of this site. A minimum of two access points will be required for a development of this scale. Access via Banff Road (A947) and Balmellie Road may provide logical access points to the development through a new distributor road. (See the Services and Infrastructure section, above.) The road must be designed to minimise any damage to the Woods of Delgaty. Compensatory planting may be required. Retention of the woods and their expansion through compensatory planting should be a significant part of the open space obligations on the site. Other access points to the development can also be achieved via Delgaty Crescent to the west. Connectivity for active travel to the rest of Turriff and the wider Aberdeenshire countryside is to be encouraged and provided for on the site. Safe active travel routes are to be provided alongside the new distributor road where possible to allow

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permeability within the site and a greater variety of travel options to the employment opportunities. These should be designed in line with national and local best practice guidelines to ensure safety and attractiveness of routes along a busy road and throughout the development site. Links to the existing adopted core path running through and adjacent to the site should be included as part of the design. Employment land should be mixed throughout the site, and easily accessible by a variety of travel options. Housing should be designed in a sympathetic manner to surrounding properties. Turriff is located in a unique location in Aberdeenshire where red sandstone and grey slate is used extensively in the architecture. It is expected that an appropriate colour palette will be used on the site to reflect local architectural customs. It is expected that 112 affordable homes should be provided integrated within the site. Landscaping on the site will be encouraged to minimise the visual impact of the development on the rest of the settlement and surrounding countryside. Landscaping and open space should aim to link with existing open space to the south of the development site (at P1) and also with the Woods of Delgaty to enhance biodiversity and leisure opportunities on the site. Watercourses on the site may also be included in these. A flood risk assessment will be required for the site. A water impact assessment and a drainage impact assessment will also be required.'

Since the OP1 site was originally allocated for development in the 2012 Local Development Plan, matters have moved on, with a Masterplan being agreed, and a change in the requirement for a distributor road and primary school. To reflect this, a bid in response to the 'call for sites' process was lodged in March 2018, requesting the Turriff OP1 allocation be amended to:

'Mixed Use - circa 450 homes, 10ha employment / commercial land (use classes 1, 4, 5, 6 & 7) / community facilities.'

On reviewing the Main Issues Report 2019, we note that the OP1 site remains as the key future development allocation in Turriff, but the general allocation description has been amended and simplified as set out below.

The 2019 MIR states:

***'FR078 Land at Balmellie and Dalgaty, Turriff
450 homes, 10ha employment land, commercial land and community facilities***

The proposed site is currently allocated as OP1 and has an approved Masterplan (2016). A growth project will be required in order to ensure there is sufficient waste water treatment works available.

Tree loss and impact to the ancient woodland found within the site are of concern and retention of this area should continue to be promoted. Any adverse effect on ancient woodland, as appropriately mitigated, is justified by the need for development and the associated benefits such a development provides to Turriff as a rural service centre. A Flood Risk Assessment and Phase 1 Habitats Survey will be required. The bypass is still favourable but it is recognised that this will be in the long term.'

Our clients fully support the proposal to simplify the OP1 allocation wording, removing the reference to a new primary school and noting that relief road is a long-term aspiration.

Our clients also support the planning objectives for Turriff, which include:

'Meeting the local demand for new housing in the rural housing market area, which shall be achieved through the existing OP1 and OP2 sites. However, there are not enough employment opportunities or community facilities to support the increase in population. There is a strong community aspiration for additional employment opportunities within the town. There is also a need to sustain existing services and to provide improved community services, which can be achieved through the existing allocations and by sequential approaches to retail and office development. Finally, in the long term the potential for a new distributor road to the east of the town to relieve traffic congestion in the town centre will be met on site OP1.'

Having reviewed the Turriff OP1 text from the Draft Proposed LDP, we are concerned that this goes in to too much detail at the expense of flexibility for future planning applications on the site.

We trust this submission is of use and will be taken into account in the preparation of the Proposed Local Development Plan. Please do not hesitate to get in touch should you wish to discuss any aspect of this further. We reserve the right to make further comment as the LDP preparation process evolves.

Yours faithfully,



**ASSOCIATE PLANNING CONSULTANT
FOR AND ON BEHALF OF HALLIDAY FRASER MUNRO**

cc. Clients.