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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.

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- 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 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

Settlement Statements:

Local development plans must reflect and predict changing circumstances and priorities. Since it is clear from the land audit that, in the settlements in our Community Council's area at least, large developments of several dozen houses have proved very difficult to sell and get built, we suggest that it would be more appropriate to advise landowners to put in bids for a larger number of smaller developments, each on a scale that can more feasibly be carried out by communities and local builders and that would facilitate integration into the existing community.

Logie Coldstone (Marr pp71-2)

We support the Logie Coldstone Trust's rewriting of the Settlement Statement. Although its dwellings are widely scattered, the village is a notably lively and cohesive community, but development, particularly new housing, will be needed in the next few years to ensure that it continues to thrive. It is essential that its excellent primary school is kept open and that local services, including the popular community hall, should be sustained.

We therefore regret the proposal to remove Site OP1 from the Plan and urge the adoption of the two late bids that the Trust has submitted. Its revised scheme for OP1, with its imaginative plan for extra community space surrounding the hall and a realistic scheme for a modest but significant allocation of new housing, is very well designed to meet the needs of the community and attract new families into the area, and it would give the settlement the centre and focus that it currently lacks.

The site at Sunnybrae offers a good opportunity for the provision of more housing, particularly much-needed affordable dwellings. Both suggested developments are in line with the proposed policy on 'organic growth settlements' outlined in Main Issue 7. There is certainly a demand for housing of all kinds in Logie Coldstone and these proposals would help to satisfy it.

Tarland (Marr pp 87-91)

We believe that the Settlement Statement does not go far enough and suggest that the following should be added to reflect the importance of the village's setting, a crucial consideration in planning for the future:

'Tarland is situated at the gateway to the Cairngorms National Park in the heart of the Howe of Cromar, which is internationally famous for its unspoilt beauty. Its importance as an environmental asset is acknowledged in its designation as a Special Landscape Area. Thus, the landscape's sensitivity to development must be an essential consideration in meeting planning objectives.'

Sites:

- OP3/MR073 is correctly identified as an existing development site, but the planning permission granted in May 2015 has already been activated. We believe that the plans that are currently being put into action by the community, the landowner, and rural housing organisations offer a good prospect that a mixed development of 36 homes will be underway when the 2021 ALDP becomes operational. This should be taken into account when allocating land for the 2021 ALDP.
- OP2/MR072 is supported by the community and we understand that the recent fire at Alastrean House has caused the delay in applying for planning permission. We agree that the design of the dwellings should avoid any adverse impact upon the listed Alastrean House itself, but we also believe it important that the design should be appropriate to its setting within the woodland and not suburbanise it.
- MR070/BUS is a site that has been earmarked for business or employment use on several earlier development plans, including the current one. This designation has been supported by the community, which recognises the importance to the local economy of providing space for the kind of rural businesses and workshops that operate in the countryside, such as those used by horticultural contractors, roofers, joiners, plumbers etc. While it is true that businesses did not initially express interest in the land, interest does now exist, as evidenced by a recent planning application (since withdrawn) for premises to go alongside the sawmill and biomass store that are currently on the site. The proposed tenants could not be said to be 'heavy industry'. We have found it difficult to discover a clear definition of 'live/work units': if the ones proposed would allow, say, the owner of a plumbing business to live next to their workshop/store, this would attract support. If they would not, then we would see it as essential that some alternative area of land to accommodate rural businesses of the kind mentioned above is identified and included in the Development Plan.
- We understand why MR058 and MR071/OP1, as they are presently proposed, should not be preferred for the reasons stated. We fully agree that the south-east approach to the village should be protected and that MR058 should therefore not go forward. However, assuming that OP3/MR073 comes to fruition as hoped, and if MR070/BUS is retained as employment land, we are concerned that there would then be no provision for additional new housing in Tarland in the 2021 Development Plan. We wonder, therefore, whether a smaller allocation of housing on a part of MR071/ OP1 that is less likely to be at risk of flooding could be provided, like the one proposed in the plan that preceded the 2012 ALDP?

Comments on Other Issues

The following comments on the issues raised in the MIR arise from our experience of working with the current Aberdeenshire Local Development Plan:

- In addition to the glossary, clear definitions are needed for words and phrases, such as 'cluster', 'small scale' and 'live/work', to provide applicants, elected members and communities with at least a 'rule of thumb' for assessing or drawing up applications. We are particularly concerned about the frequency with which the phrase 'economic benefits' is used to justify applications without any further evidence of what these might be. And in this connection, we would like to see a detailed assessment of what SPP terms 'net economic benefits' included in large applications, particularly those for tourism and business developments.
- We support the suggestion that developers should be encouraged to ensure that more than 25% of the homes on a site are affordable, although it should be recognised that this may be more difficult in the case of the smaller developments that we advocate in our area.
- We understand the wish by stakeholders that the definition of 'primary industry' should be extended to include those employed in trades like plumbing, so that they can live next to stores or workshops that they may have in the green belt. However, we agree that to do this would raise more questions than

answers and create problems of succession etc. We suggest that they should be treated as departures from the Local Plan.

- We support Policy H4 that prohibits permanent caravans and we would like this prohibition extended to cover 'huts'. Although Scottish Planning Policy does allow for 'huts', at a planning authority's discretion, in areas of Scotland where there is an established and historic tradition of 'hutting', we would like the ALDP to adopt a decision made by the Infrastructure Services Committee and the full Council in the development of the 2017 ALDP, that 'huts' have no real place within the Aberdeenshire landscape. Despite popular belief, there is no historic tradition of 'hutting' of the kind defined by SPP in Aberdeenshire. To allow huts would be to create problems over hygiene etc now and other questions might arise over the development of the sites, which could arguably be deemed 'brownfield' in the future. We are concerned that 'huts' would also skew land values.
- We hope that Cromar will continue to be designated as a Special Landscape Area and that the limitations on development that such a designation imposes will be fully supported and enabled by the Local Development Plan.