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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

The land at Cairntack (East) Belhelvie was promoted by Leith Properties (Aberdeen) Ltd at the Call for Sites consultation as a new residential allocation to support the natural growth of the settlement.

As a new residential development opportunity, the site was promoted at the Call for Sites stage for a low density development of circa 15 units to identify if Aberdeenshire Council would be supportive of the principle of a residential development at this location. The Council's assessment of the site supports a residential development at this location and proposes to increase the unit numbers to 41 dwellings to avoid underdevelopment. The site area extends to approximately 1.63 hectares. There is therefore sufficient land to accommodate 41 dwellings at a moderate density and still allow for the provision of necessary open space, landscaping etc. on site. The proposed increase in unit numbers is fully supported by Leith Properties (Aberdeen) Ltd (the landowner). The Council's Site Assessment concludes that 'the site remains a logical and deliverable small site within the context of the village'. The landowner fully agrees with this assessment and considers that the allocation of this site supports planned growth of the village at an appropriate scale.

The Draft Proposed Plan allocates the site as OP1 and details that access should be taken from Cairn View and/or through the newly allocated OP2 site. The policy allocation requires that the design of the homes should be in keeping with the existing residential properties and character of the village. There is also a policy requirement for open space and affordable housing to be provided on site and incorporated into the development. Leith Properties (Aberdeen) Ltd is supportive of the proposed policy requirements.

The Adopted Local Development Plan 2017 currently allocates one residential site within Belhelvie (OP1). It is noted that detailed planning permission was recently granted on the 1st April for the development of this site for 14 dwellings (application reference: APP/2018/0760).

The allocation of site reference FR131 therefore allows for the continued organic growth of the settlement at a proportionate scale to the existing community.

It is the landowner's intention to bring the site forward for development and they are currently in the process of commencing the marketing of this site. The site forms a natural extension to the settlement and there is existing housing situated to the west, it is therefore considered that the development of the site for residential dwellings is the most appropriate land use. The site is considered to be an effective housing site that can be delivered in the short term.

The proposed allocation of the site for 41 residential units is proportionate to the scale of the existing village. It is noted that the Draft Proposed Plan requires all development proposals in Belhelvie to contribute towards local services and infrastructure requirements.

The proposed allocation of Site Reference FR131 for 41 residential units is fully supported by Leith Properties (Aberdeen) Ltd.