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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.

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

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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

Representations to the Main Issues Report on behalf of [REDACTED] objecting to the failure of the MIR and draft Proposed Local Development Plan to identify land to the north of Rashierieve, Foveran for development.

Introduction

This representation is submitted on behalf of [REDACTED] of Witchhill Farm, Rosehearty, Aberdeenshire. It relates to the settlement of Rashierieve, Foveran and in particular, to the failure of the Main Issues Report (MIR) and the draft Proposed Local Development Plan (LDP) 2021 to extend the settlement boundary of Rashierieve northwards and to include land lying to the north of the A975 as an opportunity site for development.

Description of Site and Proposals

The site, which extends to approximately 2.0 hectares or thereby is owned by [REDACTED] and comprises a parcel of land left over from the dualling of the A90 and its associated enabling works. The site, which is triangular in shape, lies immediately to the north of the village of Rashierieve. It is bound to the south by the realigned A975; to the west by the A90 dual carriageway and its embankments; and, to the west by the former A90 and the remains of farm buildings at Cairnie Law.

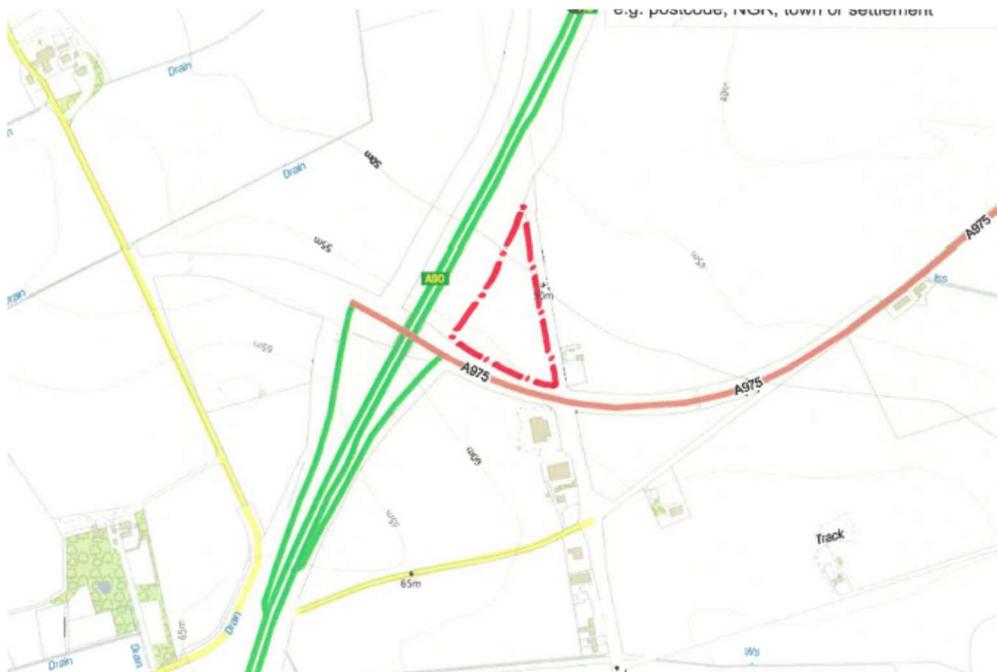


Fig 1. Site Location Plan

Formerly in agricultural use the land was used as a compound associated with road construction works. Since completion of the A90 it is now detached from the main farm unit by the new dual carriageway. It is bound entirely by roads and, given its size, is no longer viable for farming purposes. In topographic terms, the site is relatively flat with an open aspect to the south and east whilst the road embankment to the west affords it a degree of shelter.



Fig 2. Images of Site

It is considered that the site is capable of accommodating a mix of uses comprising housing, business and light industry and/or commercial uses in the form of roadside services or local shopping provision. As such it should be identified in the Proposed Local Development Plan 2021 as falling within the settlement boundary of Rashierieve and allocated as an opportunity site for residential led mixed use development.

Planning History and Development Plan Context

The site was encompassed within a larger Development Bid for land to the south west of Foveran. Submitted by an unrelated party this proposed the development of 580 homes over an area of 69.0 hectares. Allocated Reference FR109, the wider site was not an Officer's preference for development given the fact that Foveran Primary School could not accommodate the scale of development proposed and that part of the site was impacted by the Balmedie to Tippetty road scheme. The scale of the proposed development and the loss of agricultural land were further reasons the Bid was not supported by Officers.

Scottish Planning Policy (SPP) published in June 2014 advises that planning should take a positive approach to enabling high quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. It introduced a presumption in favour of development that contributes to sustainable development and requires that policies and decisions should be guided by a number of principles which include;

- Giving due weight to net economic benefit;

- Responding to economic issues, challenges and opportunities, as outlined in local economic strategies;
- Supporting good design and the six qualities of successful places;
- Making efficient use of existing capacities of land, buildings and infrastructure including supporting town centre and regeneration priorities;
- Supporting delivery of accessible housing, business, retailing and leisure development;

In particular SPP requires that planning should direct the right development to the right place through spatial strategies within development plans which promote a sustainable pattern of development appropriate to the area. This involves optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment; using land within or adjacent to settlements for a mix of uses; and, considering the re-use or re-development of brownfield land before development takes place on greenfield sites.

The extant Strategic Development Plan identifies Rashierieve as falling within the Aberdeen to Peterhead Strategic Growth Area and, importantly, the Energetica Corridor, which seeks to create a global hub for the energy sector in a first class coastal location. The Plan highlights that both employment and housing land will be needed over the Plan period with the Aberdeen Western Peripheral Route and the dualling of the A90 between Balmedie and Tipperty essential to realising the economic potential of the area.

The main focus in the Strategic Growth Area is on developing and diversifying the economy with a strong focus on the quality of development. The recently published Proposed Strategic Development Plan continues this approach with additional focus on the quality of development and place making. It emphasises that upgrading the A90 to reduce safety concerns and improve journey times will be key to unlocking the area's potential.

Discussion of Development Potential

Had the Development Bid (FR109) for the wider area been preferred it would have resulted in the coalescence of Foveran and Rashierieve, albeit there would remain a degree of separation as a consequence of the A90 dual carriageway. However, Foveran and Rashierieve are two distinct settlements, each with their own characteristics, and it is important that they continue to be recognised as separate settlements with each having opportunities for growth.

The inclusion of the land to the north of Rashierieve within the settlement boundary provides an opportunity to 'round off' the settlement whilst securing the beneficial use of a redundant brownfield site. The site is tightly defined by existing features which would act as defensible boundaries to further expansion. It is considered that the site would be capable of accommodating a range of uses, including residential, business and light industry, and/or roadside services.

The Settlement Statement for Rashierieve recognises that it benefits from good road and public transport links to Balmedie, Ellon, Peterhead, and Aberdeen, and sits within the Energetica Corridor, which is part of the Aberdeen to Peterhead Strategic Growth Area. Accordingly, the Statement acknowledges that Rashierieve has an important role in delivering strategic employment allowances in line with the strategic aims for the area.

Recognising that land has been allocated for employment development in Rashierieve, and there are proposals to further expand this, it is considered that residential led development on the proposal site would support these strategic aims and provide housing in proximity to those employment uses. This would enable the creation of a sustainable mixed use community, which is a key objective of National and Strategic Planning Policy. It would further result in the efficient use of an area of land left over from road construction which has no beneficial use, but if allocated for development would relieve pressure on land elsewhere.

The Settlement Statement acknowledges that Rashierieve is a mixed use ribbon development of businesses and houses along the western edge of the A90. Given the realignment of the A90 to the west of the village it is now sandwiched between the former A90 and the new A90. This provides an opportunity with the OP1 and SR1 sites to the south and the proposal site to the north, to consolidate the settlement and bring to an end the ribbon development, which is unsustainable and detracts from the village.

Unlike the OP1 and proposed SR1 sites to the south of the village, the proposal site to the north is free of flood risk with no watercourses in the immediate vicinity. Whilst there is no mains drainage serving Rashierieve there is scope to connect to the drainage system serving Foveran. Alternatively, a private treatment works could be provided to the north of the village to serve development on this site. There are understood to be no issues regarding the provision of a water supply to serve the development proposed. As regards road access, this could either be taken directly from the realigned A975 or alternatively, from the former A90 connecting to the A975.

Given the fact that the AWPR and A90 dualling are now complete it is incumbent on the next round of Local Development Plans to maximise the advantage of this. Allowing additional development opportunities at Rashierieve, which benefits from a grade separated junction with the upgraded A90, will help to address the objectives of the Strategic Development Plan and the Energetica Corridor. It will result in a sustainable mixed use community served by public transport. It will also enhance Rashierieve as a 'place' for the benefit of existing and future residents and businesses.

Conclusions and Recommendation

In summary, Rashierieve is separate and distinct from Foveran and should be recognised as a community in its own right. Whilst the role of Rashierieve in delivering strategic employment allocations is welcomed that must be balanced with the need to provide a sustainable mixed use community.

The extant LDP and the MIR make provision for employment allocations within Rashierieve, but provision should also be made for housing and other associated uses. This is necessary to achieve sustainability and place making objectives set by National and Strategic Planning Policy.

The allocation of the proposal site as an opportunity for the development of a residential led mixed use development would help achieve this. It will utilise an area of redundant land which is no longer viable for agricultural purposes. Its development would round off the settlement of Rashierieve whilst creating defensible boundaries to the north and east which would limit any further unplanned growth of the settlement.

On the basis of all of the above it is respectfully requested that the land to the north of Rashierieve, as highlighted above, be identified as an opportunity for mixed use development.