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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

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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.

<b>Which document(s) are you commetning on?</b>	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

### **Bid reference GR075 Land at OP3 Site, South East of Redwood Cottage, Newmachar**

Our client supports the allocation of this site for 1.6 hectares of employment land, as recommended by officers. The identification of the site independently of the former wider OP3 site is particularly welcomed.

By providing local employment opportunities in an accessible location, the allocation would contribute to the Council's priority of supporting a strong, sustainable, diverse and successful economy, as well as the achievement of Scottish Planning Policy's outcome in relation to creating successful sustainable places as reflected in the MIR.

In the extant LDP, the site is included as part of the larger OP3 allocation The MIR stresses the importance of consistency and continuity with previous development plans, and the continued allocation of the site would be in line with that.

Its allocation is also consistent with the need, as identified in the MIR Chapter 4. Shaping Business Development, for economic development opportunities to be place based, with opportunities for people to contribute to a growing, adaptable and productive economy. At the same time, it would contribute to providing a diverse range of sites which are capable of being delivered within 5 years and are accessible by a range of sustainable transport modes, objectives also set out in Chapter 4.

Specifically in relation to Newmachar, the MIR highlights the limited employment opportunities within the village and the need to transform Newmachar from a dormitory settlement to a sustainable mixed community, and for development which allows people to both live and work there. As such a key planning objective is "*To provide opportunity for employment.*"

The allocation of this site would help to achieve that objective whilst addressing wider priorities and policy objectives, as set out above, in that:

- there are no environmental or infrastructure constraints on the development of this site, making it the only employment site in the settlement that can be delivered in the short term (within the next 5 years)
- it is identified as marketable in the Employment Land Audit 2016/17;

## Your comments (continued)

- it is of a scale commensurate with a Local Growth and Diversification Area (to which no changes are proposed in the Proposed Strategic Development Plan) and a settlement of the size of Newmachar;
- it is well located on the edge of the existing settlement, only 1km from the village centre, making it easily accessible by sustainable and active modes of transport including walking and cycling, and with Stagecoach bus stops within 400m, providing access to both the north and south.

The fact that the MIR makes no reference to the need for the site to adhere to the principles of the Development Framework for Newmachar, or for the delivery of the site to be contingent upon the delivery of the proposed distributor road, is very much supported.

Our client does though object to the retention of the wording in the Draft Proposed Local Development Plan which states that:

*“A Development Framework showing how this site and site OP1 will be linked by a new distributor road was approved in December 2012. Future development proposals must adhere to the principles set out within this document.”*

The reasons for that objection are set out below:

- as stated above, there are no constraints on the site, and it is therefore capable of being developed independently of other sites included in the Framework, and indeed can be delivered earlier without doing so;
- the scale of development (5,000m<sup>2</sup>) means that the level of traffic generated will not impact significantly on the village core, particularly given the improvements to the road network associated with the AWPR;
- enforcing adherence to the principles of the Framework effectively undermines the deliverability of the employment land; and
- it is particularly important that any employment allocation is deliverable in the life time of the new LDP given the aspirations for the settlement set out above and as stated previously that is less likely if tied to the delivery of other sites.

Further details are provided in our client’s initial bid submitted in response to the call for sites.