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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.

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

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

Site BU007: Land to the West of Stuartfield – 20 homes

On behalf of Claymore Homes, support is given to the identification of site BU007 as an Officer's preference for the provision of 20 homes in the Main Issues Report. However, objection is made to the Draft Proposed Local Development Plan (DPLDP) which identifies the site as a Future Opportunity (FOP1) site for housing rather than an extension to the OP2 site adjacent as stated in the Main Issues Report.

This bid site represents Phase 1 of a wider bid which has not been identified as an Officers preference for development. This representation should therefore be read in conjunction with the representation made to the BU006 site, in addition to the development bid submitted for the site at the pre-MIR stage. These demonstrate that the site is suitable for development in the first plan period.

The Main Issues Report makes reference to a number of issues which are addressed in turn below.

“The proposed site is well connected and considered to form a logical extension to the settlement”

This is agreed and supported.

“The site can be considered to be an extension of the OP2 allocation”

Officers state that the OP2 designation is constrained due to ownership issues, however, this is not the case. It is merely too small to be commercially viable. The OP2 site is owned by the proposer of bid site BU006 and BU007 and as such, there is no impediment to the two sites being developed together and this approach is welcomed.

However, this approach is not reflected in the DPLDP with the site identified as a Future Opportunity (FOP1) site for housing. This is understood to be the sites identified as reserved in the Main Issues Report, which site BU007 is not. The identification of the BU007 site as a future opportunity does not help the viability of the OP2 site and it is therefore requested that the site is identified as an extension of the OP2 site for immediate development in the first plan period.

“The area risk of flooding is significantly small and can be used as part of the open space or turned into SUDs”

The DPLDP states that parts of OP2 are located adjacent to the indicative 1 in 200 flood risk area. However, any potential floodwater has been routed to the east of the village since 2001 when drains and burns were deepened and widened. As such, the site is not considered to be at risk of flooding. If the Council were still uncertain, a flood risk statement can be prepared with any application to confirm the position.

“If the site is developed in the near future, then education provision may be a constraint”

Based on the 2017 School Roll Forecasts Stuartfield Primary is over capacity but has a fluctuating school roll. Mintlaw Academy is forecast to be slightly under capacity by 2022. Education capacity will be considered at the appropriate time and developer contributions agreed as part of a planning application in line with Council Policy and requirements at that time. This is not considered to be an impediment to the development of the site.

The topography of the site is suitable for the development and this ‘natural extension would blend in with the settlement.

This is agreed and supported. However, the site should be identified for development in the first plan period, rather than a Future Opportunity site as shown in the DPLDP.

Conclusion

Support is given to the identification of site BU007 for 20 homes as an extension to the OP2 site for 5 houses as stated in the Main Issues Report. However, objection is made to the identification of this site as a Future Opportunity (FOP1) site in the Draft Proposed Local Development Plan. This is not consistent with the Officer's assessment of the site and does not help with the viability and delivery of the OP2 site.

The only potential issue raised by Aberdeenshire Council is education provision which will be considered in due course and the appropriate developer contributions agreed if required. Flood Risk will also be assessed at the appropriate time but is not considered to impede development on the site, given the works carried out to drains and burns in the village.

This site forms the first phase of a wider development bid, and although its identification as an Officer's preference is welcomed, it is considered that there is scope for the entire BU006 site to be identified for development. As such, objection is made to the failure to identify the adjacent bid site which is considered in the representation for that site.

It is therefore respectfully requested that the BU007 site is identified as an extension to the OP2 site within the Proposed Local Development Plan, rather than a Future Opportunity (FOP1) site.