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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.

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 FR009: Land to the North of Bain's Park, Tarves – 13 homes

On behalf of [REDACTED], support is given to the identification of this site as an Officer's preference for 13 homes in the Main Issues Report. Support is also given to its subsequent identification within the Draft Proposed Local Development Plan as OP4.

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage and together maintains that the site is suitable for housing development.

The Main Issues Report assessment makes a number of comments to which we wish to respond.

“The Proposal constitutes an underdevelopment of land and it is considered the site is capable of accommodating 13 homes”

This increase (from 10 homes) is welcomed and supported. This complies with Chapter 6: Shaping Homes and Housing and the Council's preferred option under Main Issue 10 in relation to “Housing Numbers on Sites” to review capacity to a level greater than that used for the allocations in the current Local Development Plan. They suggest a revised indicative standard density of 25 homes per hectare is proposed for the settlement statements. Given that the bid site extends to 0.52ha, a rate of 25 homes per ha creates a density of 13 homes which conforms to the Council's statement.

This makes efficient use of the capacity of the site in line with Scottish Planning Policy guidance.

“The education provision constraint at Tarves Primary and Meldrum Academy would need to be resolved”

Looking at the School Roll Forecasts, in 2017 Tarves Primary School was operating at 79% of capacity. This was due to increase to 81% in 2019 and 97% by 2021 when the LDP would be approved. An application could come forward at that time, but the school is projected to be 101% of capacity by 2022. Similarly, Meldrum Academy is forecast to be 108% over capacity by 2022.

It is agreed that any capacity issues would need to be resolved before an application comes forward and by the time this site is developed, the situation may be resolved. In any case, developer obligations would be determined when an application is submitted and the appropriate contributions would go towards resolving any issues in line with LDP Policy RD2: Developers Obligations. Furthermore, it is not considered that a small development of 13 houses would place a significant burden on the primary or secondary school.

“A SUD system would be required to mitigate against the risk of flooding from surface water”

Drainage and SUDs will be considered through the planning application process in line with Policy RD1: Providing Suitable Services and this is not an impediment to development.

“Concern surrounding the potential for ribbon development along the B999”

The proposal involves the remediation of brownfield land and this is acknowledged by Planning Officers. It is therefore argued that this site was previously developed and is considered brownfield development, rather than new development of a greenfield site. In addition to this the field boundaries to the north would contain development which would be further enhanced by landscaping and planting, effectively becoming a defensible boundary to the settlement, avoiding any perceived coalescence with Nethermill of Tillyhilt to the north.

“Given the scale of development proposed it could be delivered during the Plan period and consolidated as part of the settlement alongside other recent developments in Tarves, in particular the Tarves Lea development to the south”

This is agreed and supported.

Conclusion

This brownfield sites makes an appropriate addition to Tarves and the increase in housing numbers complies with the Council’s preferred option to develop sites at a density of 25 houses per ha. This will make efficient use of the capacity of the site.

Support is therefore given to its identification as an Officer’s preference for 13 houses and as OP4 within the Draft Proposed Local Development Plan. It is respectfully requested that this is carried forward and retained in the Proposed Local Development Plan.