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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 BU016: Land South of Quartalehouse Farm, Stuartfield – 1 house with landscaping

On behalf of [REDACTED], objection is made to the failure of Aberdeenshire Council Officer's to identify this site for the construction of one house with landscaping within the Main Issues Report. Objection is therefore also made to the Proposed Draft Local Development Plan which also fails to identify the site for the provision of one house and landscaping.

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage, which together demonstrates that this site is suitable for the development proposed.

Officer's make reference to a number of issues within the Main Issues Report which are addressed in turn below.

“The proposed site is situated in the countryside, adjacent to a farmhouse”

The site is not located in the countryside, it lies within the settlement boundary of Stuartfield, although it is currently protected land. The site is bound to the south and east by housing and to the north by the farm and farm track. Therefore, it is well located to existing development in the vicinity. There are houses located further to the north, one of which is under construction or newly completed, which do lie within the countryside, but have been considered acceptable for development in the area. It is argued that bid site BU016 is better related to existing built development and as such, it is an appropriate location for the provision of one house. The remainder of the site can be retained as protected land with the provision of landscaping, allotments and footpaths to create an attractive and useable community feature.

“The site lies within a protected site, which has been designated in the Aberdeenshire Local Development Plan 2017”

The aim of the P1 protection is to conserve the setting of the settlement. However, this land is open fields, has no landscaping and is not used for any particular use by residents of Stuartfield. It is argued that it has no meaningful use, or significant value in protecting the setting of the settlement. The size of the protected area is therefore considered excessive and there is scope for this to be reduced to enable the provision of one dwellinghouse to meet the demand shown in this sought after rural area.

There are existing houses to the east and south of the site. Any development on the bid site would be located immediately adjacent to the existing property to the south and would not extend beyond housing located on the other side of the road. It is argued that the allocation of the bid site for one house would have minimal impact on the surrounding countryside views by being located adjacent to existing housing and therefore seen as an extension of them and bring built development in line with housing that extends along the other side of the road. That would enable the rest of the site to be retained as open space, with landscaping, allotments and footpaths added to both improve the setting of the settlement and create a useable community feature.

A precedent exists for the development of protected land as the house immediately to the south was approved as a departure to the LDP as part of that site also lay within the P1 designation. It was concluded that the development of that site would not have a detrimental impact on the protected area. It is argued that the erection of one house on the bid site would similarly have minimal impact on the protected area and considering only a small part of the site would be developed, a significant area could be retained as protected land to improve the setting of the settlement.

“It is a very large site for just one house”

Planning permission was previously submitted for a house on this site (2016/1758) which was refused as it lay on protected land. It was refused at appeal for the same reason. The owner does not want to significantly alter the setting of the site and is only looking for the provision of one house. The only remaining option to achieve that is to promote the site through the LDP process. It is proposed that the house would be located immediately adjacent to the newly built house to the south and the remainder of the land can be kept as open space/protected land to conserve the setting of Stuartfield from the approach from the north.

It is understood that a similar site for 1 house has been identified as an Officer's preference in Newburgh (FR093). Officers prefer that due to the scale of the proposal, that the settlement boundary is amended rather than an allocation being made and the site can come forward under the infill policy. It is therefore argued that sites for 1 house can be progressed through the LDP process and a similar strategy should be progressed here if Officer's weren't happy to allocate the entire site. However, the provision of allotments, landscaping and footpaths through the rest of the site is considered to be a worthwhile addition within this protected area, which would improve the weight given to the protection and prevent further housing development in the future.

“The proposal constitutes underdevelopment of the land”

As stated above, the owner is only looking to achieve one house, rather than the development of the full site which could accommodate up to 30 houses at the Council's suggested densities. They would be happy for the majority of the site to be retained as open space/protected land, with only the boundary of the protected area amended to allow one dwelling. The submission of the bid covering the whole site was to enable the best location for a dwelling to be chosen if it was not agreed that the location immediately adjacent to the house to the south was suitable. It would also allow for the provision of land for landscaping to improve the setting of the settlement and allotments and footpaths to create an attractive feature which could be utilised by the whole community.

Not everyone wants to live within a large housing development and Scottish Planning Policy looks for a range of sites and locations to be identified. The identification of this site would ensure this is met.

Conclusion

The land lies within the settlement boundary of Stuartfield but the current protected area designation is considered excessive considering the land is of no significant value or meaningful use. The location of built development immediately adjacent to the site to the south and east ensures that any development on the proposed site would be seen in that context and would not significantly alter the setting of the village from the approach from the north.

As such, there is scope for the protected area to be reduced to allow the provision of one dwellinghouse. This would enable the remainder to of the site to be retained as protected land, with landscaping, allotments and footpaths provided to improve the setting of Stuartfield.

There is scope for the settlement boundary to be amended to include land for one house, which could then be progressed through infill policy. However, the provision of landscaping, allotments and footpaths within the remainder of the site is considered to be a benefit to the community and would enhance the protected nature of this site and prevent any further housing in the future.

It is therefore respectfully requested that the Proposed Local Development Plan is amended to include this site for the provision of one dwellinghouse with the balance to be retained as protected land. Or for the settlement boundary to be amended to include land for one additional dwellinghouse.