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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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- 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.

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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 on behalf of Marshall Farms Ltd in relation to Site Ref: GR088 – Land north of P5, Caskieben, Blackburn

On behalf of Marshall Farms Ltd, support is given to the identification of bid site GR088 within the Main Issues Report as an Officer's preference for a reserved site for 50 homes. Subsequently support is also given to the identification of this site as a Future Opportunity (FOP1) for housing within the Draft Proposed Local Development Plan (DPLDP). This representation requires to be read in conjunction with the development bid submitted at the pre-MIR stage, which confirms that bid site GR088 is a suitable location for future development proposed.

The vision for Blackburn acknowledges that the settlement is a popular commuter town situated on the A96 and benefits from a range of facilities, including employment land and a new primary school. The demand for housing in close proximity to Aberdeen City has driven development within the settlement. As such, there is considered to be demand within Blackburn for further housing which is supported by Aberdeenshire Council, with the identification of bid site GR088. This is a logical location for future housing given its proximity to the settlement boundary and site OP1 (GR087) which is identified in the MIR for 268 homes, with GR088 forming an appropriate future extension of this site.

“A Landscape and Visual Impact Assessment would be required given its notably rural structure”

The site is not located within any Special Landscape Area, has minimal natural landscape elements and no historic features. On approach from the south and east, any development would be entirely screened by existing development and landscaping along the A96 and by existing housing and future development on the GR087 site. From the west and north, it would also be seen in the context of existing development.

As stated above, this site lies immediately adjacent to the settlement boundary and to site OP1/P5 in the 2017 Local Development Plan which is proposed as OP1 for 268 homes in the Draft Proposed LDP. In the future, the structure of the site would become less rural and be seen in the context of surrounding development, therefore, it is not considered necessary to carry out a Landscape and Visual Impact Assessment of the site.

“A Flood Risk Assessment would be required to determine the developable area”

The Black Burn lies to the west of the site and Aberdeenshire Council have previously acknowledged that flood risk impacts upon a relatively small part of the site. The provision of landscaping along the burn would ensure an appropriate buffer between the burn and any residential development to mitigate any flood risk. Nevertheless, a Flood Risk Assessment would be carried out at any future planning application stage, to determine any risk.

“When considered in isolation, the site is detached from the settlement and as such could only come forward upon allocations and delivery of bid site OP1 and P5/GR087.”

It is not accepted that the site is detached from the settlement. It lies immediately adjacent to the settlement boundary and to existing development to the south west. However, it is accepted that the strategy proposed, to bring this site forward once the adjacent OP1 site is delivered, is acceptable. Given the proposer of this site also owns the adjacent OP1 site, there is potential to share access and infrastructure costs and it is sensible that this site is delivered after the site GR087 site as it is a natural extension of it.

Conclusions

Blackburn lies within a Strategic Growth Area and given its proximity to Aberdeen, is an appropriate location for future housing development. Bid site GR088 is an appropriate location for further development in the

future, given its proximity to the GR087 site which is identified for immediate development in the Draft Proposed Local Development Plan.

It is therefore respectfully requested that bid site GR088 continues to be allocated as a Future Opportunity (FOP1) site in the Proposed Aberdeenshire Local Development Plan.