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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.

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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 FR007 – Land to the South West of Pitmedden – 110 homes

On behalf of Claymore Homes, the identification of bid site FR007 for 110 units to the south west of Pitmedden is welcomed as an Officer's preference within the Main Issues Report. Support is also given to the identification of this site as OP3 in the Draft Proposed Local Development Plan (DPLDP).

While this allocation has been increased from the 32 units originally submitted, it is considered appropriate to consider this site in conjunction with the FR006 site adjacent which has been identified as an Officer's Preference as a reserved site for an additional 110 houses in the MIR and as a Future Opportunity (FOP1) site in the DPLDP. This representation should therefore be read in conjunction with the representation prepared for the FR006 site and the development bids submitted at the pre-MIR stage which demonstrate that these sites are suitable for development.

The MIR raises a number of issues to which we wish to respond.

“This bid has been increased to 110 homes to avoid underdevelopment”

Aberdeenshire Council's preferred option, under Main Issue 10, is to review capacity to a level greater than that used for the allocations in the current Local Development Plan. A revised indicative standard density of 25 homes per hectare is proposed for the settlement statements. Bid site FR007 extends to approximately 4.8 hectares and at a rate of 25 units per hectare would suggest that this site could accommodate up to 120 units.

Using the same density, the balance of the FR006 site could accommodate up to 355 units, but has only been identified for a further 110 houses. The two sites vary considerably in size with FR006 being substantially larger than the FR007 site. There is an imbalance in housing numbers allocated to each of the sites and it is questioned if the size of the two parcels are appropriate for the housing identified.

It is therefore considered appropriate to consider the two sites under a masterplan approach, which has been identified in the text within the DPLDP. It is also requested that there is flexibility in the boundaries and densities of the two sites to ensure that a high quality, well-designed, efficient development can be provided at each plan stage. This may result in the boundaries of each site changing to suit the housing allocations identified and this is possible since the land is under option to the same developer.

“The proposed site is significantly constrained by much of the site being categorised as prime agricultural land. In this case, in the absence of other parcels being available makes a compelling case for Scottish Planning Policy relating to prime agricultural land to be set aside”

The site is classified as 3.1 agricultural land. This means that it is *capable* of being used to produce a wide range of crops. It does not mean that it is utilised as prime agricultural land. This classification is not considered to an impediment to development and if the landowner farmed the land would not have entered discussions with the proposer to develop the site.

“As a form of compensation, a proportion of the open space could be made over for allotments”

The size of the site and density of development proposed will ensure that there are significant areas of open space available. The developer is agreeable to a proportion of open space to be made over for allotments and this could be agreed during any planning application/masterplan process.

“The watercourses on the boundary will require buffer strips”

Again, the site is of a sufficient size to provide buffer strips and not affect the development potential and housing numbers allocated on the site. This can be agreed through any layout/masterplan process.

“The scale of development will assist in overcoming insufficient drainage capacity in the village. Likewise it will be a challenge to provide a SUDs that is not higher on the slope than two of the houses proposed for the adjacent site”

Drainage capacity, mitigation and design will be investigated through any planning application or masterplan process for the site. This will require this site (FR007) and the reserved site FR006 to be considered in tandem under a masterplan approach and again require flexibility in the boundaries and densities of each site going forward.

Conclusion

In summary, support is given to the identification of site FR007 as an Officer’s preference in the Main Issues Report for 110 homes and as OP3 within the Draft Proposed Local Development Plan.

It is considered appropriate to consider this site in conjunction with site FR006 which has been identified as an Officer’s preference for a reserved site for an additional 110 units. This will require a masterplan approach which will consider all issues, including drainage, layout and open space. Both sites identify 110 units, however, they vary considerably in size. As such, it is considered appropriate for there to be flexibility in the site boundaries and densities of the two sites going forward to ensure an appropriate development is provided at each plan stage.

It is therefore respectfully requested that these sites should continue to be identified for development in the Proposed Local Development Plan, but text added to ensure flexibility in the boundaries which would be given full consideration at the masterplan stage.