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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 BU006: Land to the West of Stuartfield – 60 homes

On behalf of Claymore Homes, objection is made to the failure of Aberdeenshire Council Officer's to identify this site for the provision of 60 homes in the Main Issues Report. Objection is also made to the failure to identify it within the Draft Proposed Aberdeenshire Local Development Plan (DPLDP).

This representation should be read in conjunction with the development bid submitted at the pre-MIR stage and also with the representation made to site BU007 (which forms the Phase 1 development of this wider site) and has been identified as an Officer's Preference for 20 homes in the MIR.

Officer's make reference to a number of issues which are addressed in turn below.

"The proposed site is too large"

Aberdeenshire Council consider at Main Issues 10, that a density of 25 units per hectare is considered appropriate on development sites. The bid site extends to 4.1ha and at that suggested rate, the site could accommodate up to 102 houses. This is not considered appropriate for this site given the low density residential development along Burnett Street and Windhill Street adjacent. The density of other residential sites elsewhere in Stuartfield range from 8 dwellings per hectare up to around 20 dwellings per hectare. The density of this site at 14 dwellings per hectare is considered appropriate on this site in the context of the wider area. This would allow the provision of large area of open space, as well as the possibility of allotments in the village, which is considered to be a positive addition in the area.

In any case, Aberdeenshire Council Officers have the opportunity to increase the density of development proposed on each site as they have done for others in the Main Issues Report. This site is also half the size of the OP1 site to the east of the village which was considered an appropriate extension to Stuartfield. This smaller BU006 site is a more reasonable sized extension in this location which provides balance to the village and a choice of location for new housing which is an important factor to consider.

It is therefore not accepted that the site is too large.

"It does not form a logical extension to the settlement"

This is also not accepted. It lies immediately adjacent to the settlement boundary of Stuartfield, with existing development on two sides and a mature landscape feature on the third.

In addition to this, this bid is proposed as a 3 phase development. Phase 1 (BU007) which is the western most part of the site has been identified as an officers preference as **"it is well connected and considered to form a logical extension to the settlement"**. It is unclear how BU0006 is not also considered to be a logical extension as it contains BU007 and is bounded on more sides by development. It is therefore considered to be better contained and a logical extension due to the presence of existing housing on two sides and a landscape feature in the form of a mature woodland on the third.

"The site is within a flood risk area"

This is not considered to be an impediment to development. In fact, the overview of the BU007 site, which lies within the BU006 allocation states that the **"area at risk of flooding is significantly small and can be used as part of the open space or turned into SUDs"**. It is considered that the flood risk on this site is similarly small and could also be used as part of the open space or SUDs requirement.

It should be noted that any potential floodwater has been routed to the east of the village since 2001 when drains and burns were deepened and widened. However, a Flood Risk Assessment would be carried out during any planning application process to determine the extent of any flood risk and the mitigation measures required to enable development.

“There are trees and a very small pocket of woodland located within the site”

The grouping of trees extends to 3 acres and were planted in 1989 at the request of Aberdeenshire Council with the aim of screening and providing amenity to future housing development on the site. This woodland would be retained and would not form part of any development land. It would screen the site and provide a mature landscape feature and backdrop to any development which can be accessed and utilised from the proposed site. This will create an attractive amenity to any future residents on the bid site and not a reason to not identify the site for housing in the Local Development Plan.

Conclusion

It is argued that this is an ideal and logical location for further development being immediately adjacent to the settlement boundary, bounded on two sides by development and a mature landscape feature on the third. The 60 units proposed is considered appropriate in relation to the surrounding area, however, Aberdeenshire Council could increase this if they thought it was underdevelopment as they have on other sites in the Main Issues Report. This site is significantly smaller than the OP1 site to the east and would provide balance to the settlement and a range of opportunities for new housing in the village.

The woodland on the site was planted to screen development and provide amenity for future housing and this should be viewed as a positive feature within the boundary of the site. It is not accepted that there is a significant flood risk associated with the site that cannot be overcome with mitigation or designed into the layout.

It is therefore respectfully requested that the settlement boundary of Stuartfield is extended and the entire BU006 site is identified for a residential development of 60 (or more) units.