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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

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<b>Which document(s) are you committing on?</b>	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 BB003 – Land to the North of Memsie (Phase 1) – 20 homes

On behalf of JNF Developments, support is given to the identification of bid site BB003 as an Officers' preference for the provision of 20 homes in the Main Issues Report and subsequently as OP2 in the Draft Proposed Local Development Plan (DPLDP). However, objection is made to the density of development and the failure of Aberdeenshire Council to identify site BB002 for 40 homes. This representation should therefore be read in conjunction with the objection to the site BB002.

Objection is also made to the provision of strategic landscaping identified as P2 in the DPLDP and this should be identified to the north of the BB002 site instead.

The MIR raises a number of issues which are addressed turn below.

**“The proposed site would be a logical extension of the settlement given that the site has potential to connect to the communal drainage system located on this site”**

This treatment works was originally provided (by the bid developer) as part of the former H1 site which has now been developed in order to resolve the sewage problems affecting the settlement. Aberdeenshire Council have stated that it is unclear if Scottish Water will adopt it, however, SEPA expects proposals to connect to this drainage system. It is understood that there is capacity for this bid site and additional housing in Memsie to connect to it.

It should however, be noted, that no other site in the village has the ability to connect to the communal drainage system and the delivery of other sites in Memsie, which meet the requirements of SEPA, are questioned. It is therefore argued that the BB003 site should be increased to include the BB002 site and the capacity increased to 40 units given the proximity of these sites to the works and their ability to connect to the communal drainage system. This would make efficient use of this infrastructure and investment made by the bid proposer.

Further to this, it is understood that Scottish Water would initiate a growth project if demand exceeded capacity, therefore, there would be no impediment to increasing the site to include the BB002 allocation and allow the provision of 40 units on the site.

**“Despite the lack of services in the village and the unsustainable location that will encourage car dependency and a school capacity issue, it is logical to include this site as a new allocation. It is expected that Rathen Primary School would be able to accommodate a small increase in pupil numbers over a period of years”**

There are bus stops located within 400m of the bid site, therefore opportunities exist for public transport use within walking distance of the site. Although Memsie does not benefit from many services, it is not accepted that the location is unsustainable, given the proximity of public transport routes.

Aberdeenshire Council confirm that Rathen Primary School would be able to accommodate a small increase in pupil numbers over a period of years and developer obligations would be agreed in due course if the school exceeded capacity.

However, the OP1 site in Memsie continues to be identified for 15 units. This site is contained within the 2018 Housing Land Audit as a constrained site due to ownership and marketability issues. These are two issues that would need to be overcome to allow the delivery of this site and it is uncertain if this could happen.

Scottish Planning Policy at paragraph 110 states that the planning system should **“have a sharp focus on the delivery of allocated sites”**.

It is therefore argued that the OP1 site should be removed from the Proposed Local Development Plan with the boundaries of the BB003 site amended to include the BB002 site, with capacity increased to 40 units. These bid sites are controlled by the same developer, who has demonstrated marketability through the development of the former H1 site to the south. The increased capacity would ensure that housing is delivered in this area, rather than relying on a long term constrained site. The school would have capacity as it is understood that the OP1 site has already been considered in the school roll forecasts.

**“It is also proposed that it should be mandatory for all new homes delivered through this site to be connected to the communal treatment works”**

The developer is happy for new homes on this site to connect to the communal treatment works that they implemented on their land to the south. This is also possible as the developer controls all of the land to allow this to happen and ensures the efficient use of this infrastructure and investment.

However, the developer does not accept that other developments are given priority prior to their proposal, for example, the constrained OP1 and bid site BB009. The text for the OP1 site within the DPLDP states that as part of a recent housing development at Westcroft/Cairn Close, a communal treatment tank was provided and that **“If it is possible to connect to this system it should be a conditional requirement for this development that new home owners must connect to that communal drainage system”**.

This text demonstrates that there are no guarantees that these sites would be able to cross the land to connect to the drainage system. It should also be noted that there is no possibility of site OP1 of connecting to the drainage system due to ground levels. As such, the BB003 site should be increased to include the BB002 site as they are the only sites that can connect to the communal drainage system and would therefore satisfy the requirements of SEPA which seeks to avoid further private septic tanks in Memsie.

### **Conclusion**

While the identification of the BB003 bid site for 20 units in the MIR and DPLDP is welcomed, it is considered that there is scope for the site to be extended and the housing numbers to be increased. The constrained OP1 site in Memsie should be removed due to ownership and marketability constraints and the BB003 site increased to include the BB002 site to the north. This would ensure the delivery of sufficient housing in the area, by a developer who is willing and capable of construction in early course.

These sites are under the control of the same developer that developed the H1 site to the south and would ensure that housing can connect to the communal drainage system adjacent. This would also make efficient use of that infrastructure and investment, which is not guaranteed on the OP1 or BB009 sites.

There would be sufficient school capacity, considering the OP1 site has never been developed and Aberdeenshire Council acknowledge that Rathen Primary could take an increase in pupils. Developer obligations would be agreed to ensure any increase in pupils is adequately mitigated if required.

Therefore, it is respectfully requested that the OP1 site is removed from the Local Development Plan; site BB003 site is enlarged to include the BB002 site to the north; capacity increased to 40 units and the strategic landscaping is moved to the north of the BB002 site.