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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.

<b>Which document(s) are you commenting 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**

*Objection to MIR in respect of: OPI SITE FORDOWN.*

*See attached Statement.*

## **OBJECTION TO MAIN ISSUES REPORT**

### **OBJECTION TO MIR IN RESPECT OF OPPORTUNITY SITE OP1 FORDOUN**

#### **INTRODUCTION**

This objection follows from the resolution of various issues which were previously seen as preventing the delivery of Opportunity Site OP1 in Fordoun.

The 2018 Housing Land Audit described the site as 'constrained' due to ownership difficulties. That is no longer the case.

Indeed discussions have been held with various Council services, and a planning application has been lodged to develop the site.

It is accordingly appropriate to reconsider the approach advocated in the MIR.

#### **OBJECTION TO TEXT OF MIR**

The MIR states that the proposal for 15 homes on the site is recorded as 'constrained' (due to ownership) in the 2018 HLA. However, matters have moved on since then, and indeed the Local Plan team were advised of such before the MIR was published. It should be noted that the Draft 2019 HLA no longer lists the site as constrained – See attached HLA Extract. Rather it records that it is anticipated that the housing proposed for the site will be brought forward in the period 2020 – 2023.

The site is accordingly seen as part of the 5 year effective land supply.

This reflects the fact that a planning application has been lodged for the site (APP/2019/0497 : Lodged on 5<sup>th</sup> March 2019) and is currently being processed. The application is in outline, but and indicatives a development of 17 units, including 25% affordable housing.

The assertion that no planning application has been received to date is accordingly out of date and no longer valid.

#### **CONCLUSION**

In the light of all the foregoing, and particularly the progress now being made with the planning application, it is submitted that there is absolutely no reason to remove the allocation from the next LDP.

  
PLANNING CONSULTANT

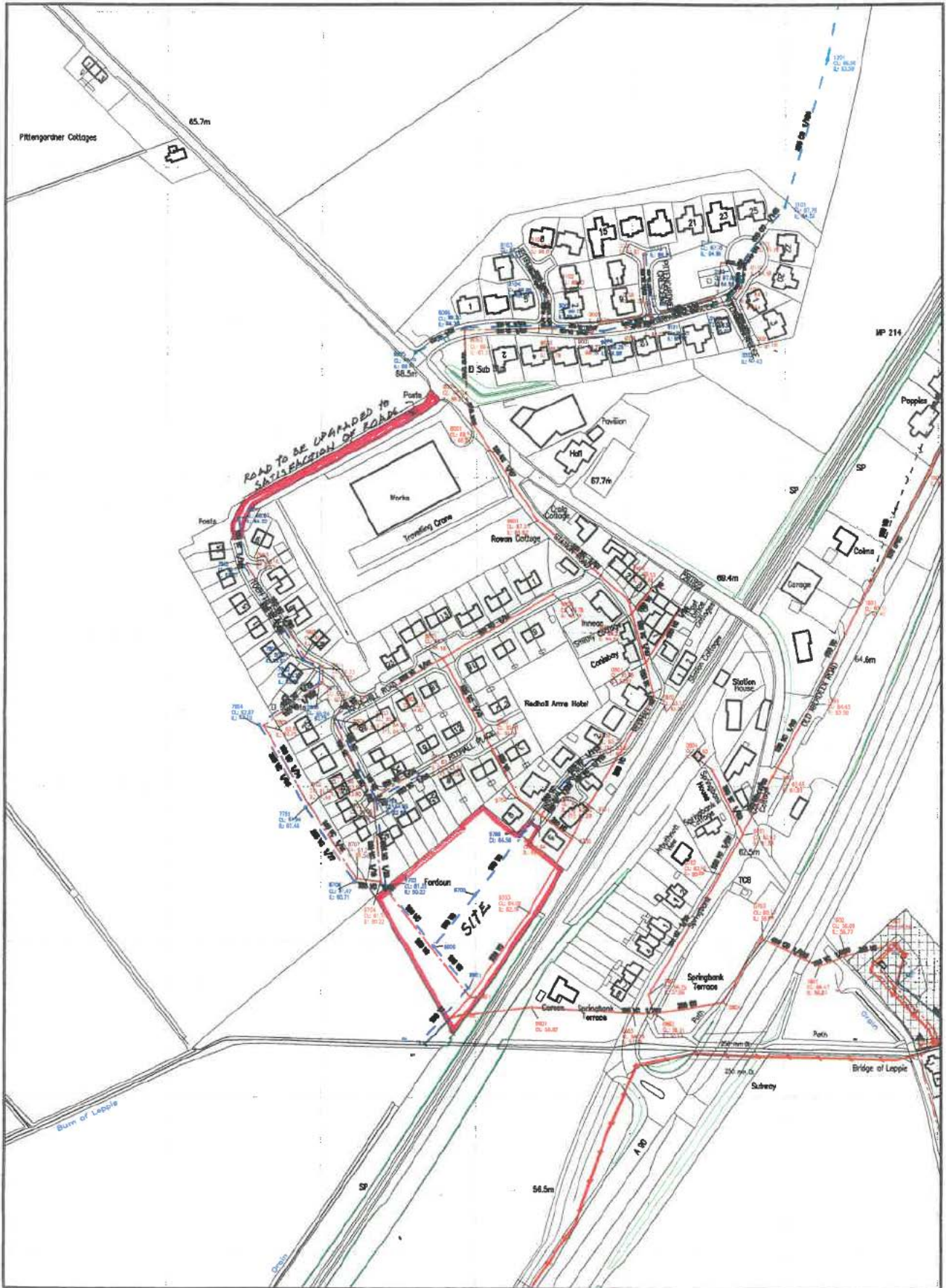
## Rural Housing Market Area

### Housing Land Audit

**Fordoun**

Site Ref	Location	Main Developer	Status	Type																									
K/FD/H/016	Station Road	North Banchory Company	Allocated	G																									
<b>Year Ent.</b>	2012	<b>Total Capacity</b>	15	<b>Post 5 Year Effective</b>	0																								
<b>Curr. LDP</b>	OP1	<b>Remaining Capacity (1st Jan)</b>	15	<b>Constrained</b>	0																								
<b>Prev. LDP</b>	H1	<b>5 Year Effective</b>	15	<b>Constraints</b>																									
					<table border="1"> <tr> <th>2016</th><th>2017</th><th>2018</th><th>2019</th><th>2020</th><th>2021</th><th>2022</th><th>2023</th><th>2024</th><th>2025</th><th>2026</th><th>2026 +</th> </tr> <tr> <td>0</td><td>0</td><td>0</td><td>0</td><td>4</td><td>4</td><td>4</td><td>3</td><td>0</td><td>0</td><td>0</td><td>0</td> </tr> </table>	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2026 +	0	0	0	0	4	4	4	3	0	0	0	0
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0	0	0	0	4	4	4	3	0	0	0	0																		
Site Ref	Location	Main Developer	Status	Type																									
K/FD/H/018	Land between A90 and Old Aberdeen Rd	Private Landowner	Approval of Matters Specified	G																									
<b>Year Ent.</b>	2016	<b>Total Capacity</b>	6	<b>Post 5 Year Effective</b>	1																								
<b>Curr. LDP</b>		<b>Remaining Capacity (1st Jan)</b>	6	<b>Constrained</b>	0																								
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Site Ref	Location	Main Developer	Status	Type																									
K/FD/H/019	Woodburnden Steading	Tulloch Farms	Full Planning Permission	B																									
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Site Ref	Location	Main Developer	Status	Type																									
K/FD/H/020	Pitcarles, Arbutnott	Snowdrop Developments Ltd	Full Planning Permission	B																									
<b>Year Ent.</b>	2019	<b>Total Capacity</b>	5	<b>Post 5 Year Effective</b>	0																								
<b>Curr. LDP</b>		<b>Remaining Capacity (1st Jan)</b>	5	<b>Constrained</b>	0																								
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0	0	0	0	1	2	2	0	0	0	0	0																		





**PROPOSED DEVELOPMENT AT SITE OPI FORDOUN - APPLICATION PLAN.**

0 170 metres

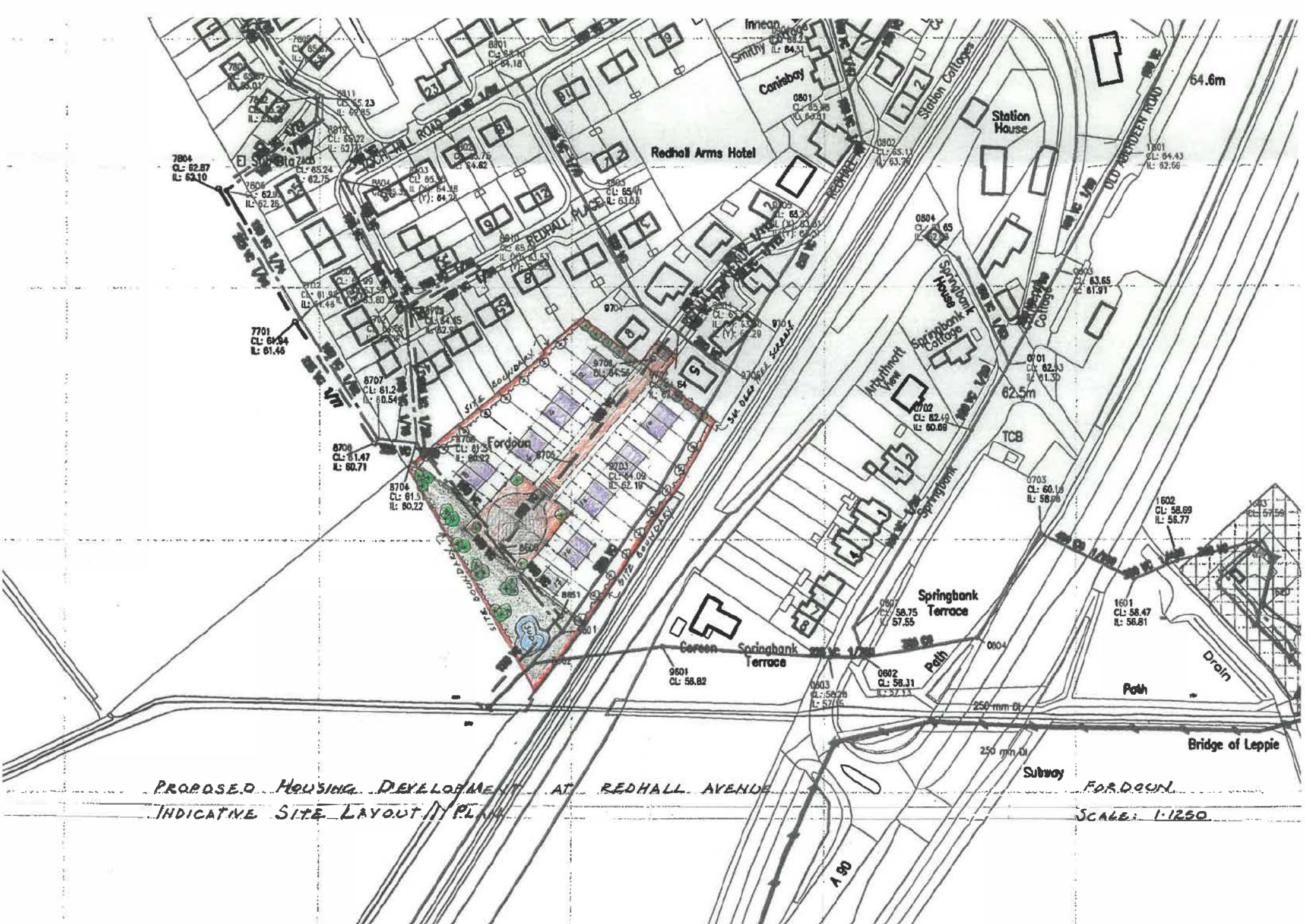


The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.  
Date Plotted: 24/08/2018

Fordoun  
Scale: 1:2500

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PROPOSED HOUSING DEVELOPMENT AT REDHALL AVENUE  
 INDICATIVE SITE LAYOUT PLAN

SCALE: 1:1250