



Which document(s) are you committing on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Objection Paper

BB013 - Proposed development of approximately 10 residential detached properties adjacent to Urquhart Road, New Byth. (25% affordable)

I wish to record our objection to this proposed development/allocation of a site promoted within the Main Issues Report and suggested for inclusion in the future Aberdeenshire Local Development Plan (2021).

1. There appears to be no reason to encourage development of New Byth beyond its established development boundary. The site does not lie adjacent to Urquhart Road and would be more correctly described as backland development.
2. There is no reason to develop productive agricultural land, particularly when development sites exist within the established settlement boundary. These should be realised and encouraged as development opportunities ahead of any new allocation of land for housing.
3. New Byth does not provide the level of services or amenity appropriate to encouraging significant residential growth. This being the case, any future development should be envisaged as small scale on available gap sites, or through brown field development.
4. A significant brown field site was created through the closure of the primary school and its subsequent demolition. This should be fully developed ahead of any alternative major development opportunity being created.
5. Because of the lack of service provision available i.e. no school, no shop, no evening or scheduled bus service, it is unlikely that the 25% affordable housing provision would be realised.
6. The detached self-build housing proposed, particularly if the development fails to deliver any affordable property, is likely to encourage additional private car use and carbon consumption/emissions beyond that arising from alternative organic infill development, redevelopment and prioritising brownfield sites.
7. It would be more appropriate to encourage development, if indeed there is a local demand for self-build properties of the type suggested, in settlements where some services and amenities still remain, requiring support for their future retention. Cuminestown could provide for such development. Even here, the service provided by the Post Office, the G.P.

surgery and of public transport has all reduced in recent times.

8. Our property directly overlooks the proposed development site BB013. We will experience a severe loss of privacy, visual intrusion and loss of rural character. This will be replaced by a completely new urban outlook. Any development or planting of this land will over-shadow and dominate our property and prevent sunlight entering main living spaces. Any development will have an entirely negative impact. We will suffer severe detriment and a significant reduction to the enjoyment and amenity provided by our home.
9. If access to this site is to be taken from the Square, there will be conflict between vehicle movements and pedestrians accessing a community footpath/Aberdeenshire Core Path and movement over what is probably a right-of-way through a quiet lane between existing properties.
10. Properties are envisaged as being built on a self-build basis, perhaps over as much as a ten year development period. This would be detrimental to the second-hand housing market and realising other development opportunities that exist within the village. In particular, the brownfield site identified as OP2, (LDP 2017)
11. Waste water treatment is envisaged as being provided on a house-by-house basis rather than through any public infrastructure as stated in the submitted bid. This is inappropriate to any planned residential growth being achieved in a sustainable way and this alone should suggest to Planning Officers that the bid is perhaps speculative and should be judged inappropriate for including in any Local Development Plan.
12. A previous bid for development at this location was rejected by the LDP Team establishing a precedent that should be followed. The Main Issues Report 2013 rejected a similar development proposal, referenced BB26.

In conclusion, we object strongly to site BB013 being included in the Main Issues Report and being promoted for inclusion in the Aberdeenshire Local Development Plan (2021). This land should remain in agricultural production, the settlement boundary should not be altered to include it and other development opportunities in New Byth and neighbouring settlements should be realised in preference to promoting this greenfield development. In addition, Planning Officers and Elected Members must be sensitive to a depressed and fickle second-hand housing market and the many house plots available and vacant and derelict properties capable of development, redevelopment and reuse.

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I refer to my earlier comments provided to the LDP Team on 9/5/18, our formal objection under the Main Issues Report consultation and add to these as follows:

Draft LDP Text under the heading Vision

“These closures have had a negative impact on the settlement, illustrated by the fact that the school building sits empty and awaiting redevelopment. “

*Wrong! Site OP2, is, as some councillors will recall, the site of the former New Byth Primary School that the council decided should close, preferring to retain Crudie Primary School open. The council then sold the site to a private developer **for financial gain** and approved Planning Permission for 12 homes in 2010. The former buildings have been demolished and it could be argued that commencement of the development in line with the approved Planning Permission has taken place. Some 8 years later no houses “affordable” or otherwise described have been built. The LDP team consider this site ‘constrained due to “marketability”’.*

“The local community favour infill development for a planned settlement such as New Byth, and would likely not support major growth on a greenfield site which is agricultural land contributing to the character and setting of the village.

Under the heading Services and Infrastructure

Bullet point, Community facilities; People from New Byth most frequently use Turriff as their local service centre. It isn't generally Banff/Macduff as the LDP team make reference to.

Bullet point, Sports and recreation facilities; People from New Byth most frequently use Turriff as their local service centre. It isn't generally Banff/Macduff as the LDP team make reference to.

Bullet point, Health facilities; Some, if not most New Byth residents will be registered with Turriff Medical Practice and try to use the medical centre at Cuminestown in order that it is retained in use.

Under the heading Allocated Sites

Site OP1, Bridge Street

This site was allocated for 6 homes in the 2012 LDP and should be retained in the 2021 LDP.

Site OP1, (Bid BB013) Land East of Urquhart Road

This site should be deleted from the 2021 LDP for the reasons expressed earlier and in our formal objection lodged under the Main Issues Report 2019 public consultation. A previous bid for development at this location was rejected by the LDP Team establishing a precedent that should be followed. **The Main Issues Report 2013 rejected a similar development proposal, referenced BB26.**

Site OP2, Former New Byth Primary School

This site has Planning Permission for 12 homes and allocated in the 2017 LDP. This site should be retained in the 2021 LDP.

The settlement boundary as it exists in the 2017 LDP should be retained the 2021 LDP.