

Issue 39 Ardallie

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Services and Infrastructure / Existing Site OP1

SEPA has noted that the Draft Proposed Local Development Plan (LDP) states that there is no public waste water treatment available. SEPA request that it is highlighted that a single Waste Water Treatment Plant serving the whole development of existing site OP1 will be required and built to the appropriate standard for adoption by Scottish Water (805).

3. Actions

Existing Site OP1

The request by SEPA for text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

4. Recommendations

1. Add the following text in OP1 allocation summary: "The whole development must be served by a single Waste Water Treatment Plant, which must be built to a standard for adoption by Scottish Water."

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 40 Auchnagatt

1. List of Respondents

MIR Ref	Respondents
612	Baxter Design Company (Old Deer) Ltd on behalf of G & H Gall
805	SEPA

2. Issues

Bid BU017

One respondent is currently discussing flooding issues with the Scottish Environment Protection Agency (SEPA) and the Council's Flood Prevention Unit (FPU), and in relation to the proposed access to the site (612). The developer is interested in a larger allocation to make it viable for any infrastructure costs associated with the development (612).

SEPA has advised that a Flood Risk Assessment may be required and this should be added to the Settlement Statement (805).

Existing Site - OP2

No comments were received on the proposed removal of site OP2 from the Local Development Plan as this is a long term constrained site.

3. Actions

Bid BU017

The comment from SEPA regarding a Flood Risk Assessment has been noted. However, the Flood Prevention Unit have maintained an objection to any development on the site due to risk of flooding.

Discussions have been held with the Council's Roads Development Service who have indicated that access to the site from the road leading south towards Methlick would be acceptable if footpaths/pedestrian links back into the village can be delivered, and not located on the flood zone. An amended layout provided by the developer remains unacceptable because of the proposed long cul-de-sacs. Roads within the site must form a loop, or two points of access must be provided in order to be acceptable.

On the basis of the persistent and seemingly unresolvable issues associated with this site, the bid is not supported and it is proposed to remove OP1 from the Proposed Local Development Plan (Proposed LDP).

Existing Site - OP2

As there were no counter arguments to the proposed removal of site OP2 from the Proposed LDP, this action will be undertaken.

4. Recommendations

1. Do not include Bid BU017 and remove site OP1 from the Proposed LDP.
2. Remove site OP2 from the Proposed LDP.

5. Committee Decisions

1. Buchan Area Committee agreed to remove the above recommendations 1 and 2 at their special meeting on 3 September 2019.
2. The Committee agreed to retain site OP1.
3. The Committee agreed to retain site OP2 as the site is part-owned by the Council.
4. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
5. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 41 Boddam

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
831	Mr Ewan Smith
832	Mr Ryan Urquhart, Baxter Design Company

2. Issues

Bid BU030

Scottish Natural Heritage (SNH) has suggested that only limited development should be allowed to consolidate into the existing settlement and to avoid a ribbon of development (506). The site needs to be large enough so it can safeguard a pedestrian crossing over or under the A90 (831, 832). This would also improve access to Lendrum Terrace and will contribute to the further expansion of SSE that would require the A90 to accommodate extra pedestrian and vehicular access (831).

The Skelmuir Hill, Stirling Hill and Duwick Local Nature Conservation Site (LNCS) would not be affected as there is no provision of natural habitat or roosting sites within the bid area. Landscape areas can be provided to create pleasant scenery. The ditch, “Den of Boddam” would be maintained as part of the development and would not be adversely affected (832). Support was expressed for bid BU030 (831).

Bid BU031

SNH has suggested that the site is physically and visually divorced from Boddam and would result in negative visual effects (506).

The site needs to be large enough which can safeguard a pedestrian crossing over or under the A-class road. Lendrum Terrace could be improved at the junction and re-routed on the A90 to give better visibility and access on to the main road (831, 832). Pedestrian access and a crossing can be considered at the junction of Lendrum Terrace. More homes would support the local businesses (832) and Community Council members are in favour of this bid site (831).

The Skelmuir Hill, Stirling Hill and Duwick Local Nature Conservation Site (LNCS) would not be affected as there is no provision of natural habitat or roosting sites. Landscaping could be provided to create pleasant scenery (832).

3. Actions

BU030 and BU031

It is noted that a pedestrian crossing would be provided crossing the A90 and this would improve access to Lendrum Terrace. It is also noted that while landscaping would

enhance the site, any development would seem intrusive due to the character of the surrounding landscape. It is noted that “Den of Boddam” would not be negatively affected. The Skelmuir Hill, Stirling Hill and Duwick Local Nature Conservation Site (LNCS) falls within the site. This is a geological site and it is difficult to say whether the development would have an adverse effect on its interests.

Bid BU030 is designated as a reserved site (R2) for development related to Peterhead Power Station, Carbon Capture and Storage, North Sea interconnector and development that supports offshore renewable energy in line with the National Planning Framework 3. Therefore, other developments are not favoured on this site.

Bid BU031 is favoured by the Community Council, and more homes would support local businesses. However, BU031 is physically divorced from the settlement of Boddam and the layout would not blend in with the existing layout of Stirling Village.

The Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Modify the Vision within the Settlement Statement to reflect the aspirations as expressed in early consultation by local stakeholders, including the Community Council.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 42 Crimond

1. List of Respondents

MIR	Respondents
394	Score Group Plc on behalf of Crimond Charitable Trust
506	Scottish Natural Heritage
782	RSPB Scotland
783	Halliday Fraser Munro on behalf of Ms G Mitchell
805	Scottish Environment Protection Agency

2. Issues

Existing Site - OP1

SEPA has stated that a Flood Risk Assessment (FRA) may be required. In addition, a buffer strip is required along the watercourse at the site boundary which should be integrated positively into the development. Enhancement through re-naturalisation, and removal of redundant structures will be required to be investigated (805).

The Officers' recommendation for site OP1 is not following the Vision outlined in the Main Issues Report (MIR) in relation to contributing towards access roads to the south of the settlement to facilitate future growth. Despite this being the Vision for Crimond, the site OP1 is retained, which is currently constrained (783).

Bid BU058

The developer has reduced the number of homes proposed from 80-100 homes to 50-80 homes (783).

Development at BU058 would contribute to the provision of access roads to the south of the settlement (783). The "Crimond Belt" will be conserved to provide a strong defensible boundary, limiting visual impact. The scale of the development site can be addressed through a reduction of the site at Moss Site Camp and land to the north (783). The land is presently brownfield land and an eyesore that does not contribute to the character of Crimond. This development would assist in sustaining local services.

One respondent agreed with the Officers' recommendation for bid BU058 as it is on/adjacent to a feeding ground for geese (782).

Scottish Natural Heritage (SNH) consider that bid site BU058 sits poorly in relation to the existing settlement (506).

Additional Bid – New Site

A bid for an additional allocation of homes has been made on land to the north west of Crimond. This would be dependent on development of 30 homes on the north-west corner of Crimond Medical and Community Hub (394). Development would make

Crimond one of the key commuter settlements for Peterhead/Fraserburgh (394). This site would have no impact on Special Protection Area (SPA), Site of Special Scientific Interest (SSSI), and Local Nature Conservation Site (LNCS) (394).

3. Actions

Existing Site - OP1

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan (LDP).

The site is recognised as a logical extension to the village resulting in minimal impact on the surrounding area.

Bid BU058

It is noted that the number of homes is proposed to be reduced from 80-100 to 50-80, and the upgraded access would be set towards the south of the village. It is not considered that the site is well connected to the main settlement given its location to the A90 and the requirement to provide safe pedestrian crossings.

It is noted that the “Crimond Belt” is included in the SNH Ancient Woodland Inventory as long-established woodland. Although it has been highlighted that the ground is used by geese for grazing, this is not considered to have any impact on this development because geese do not have one permanent grazing ground. The reduction in size of the site to the north and Moss Camp would not alter the recommendation to not allocate bid site BU058.

Additional Bid – New Site

The Strategic Development Plan identifies the number of homes required within the Rural Housing Market Area (RHMA). The number of homes required within the RHMA have been met, and there remains no requirement to include this new bid site in the Proposed LDP.

The Draft Proposed Local Development Plan

Changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Modify the Vision to include the community aspiration for a safe cycling route.
2. Include new protected land to conserve a play area as an amenity for the village.
3. Retain existing site OP1 and add the following text to the allocation summary: “A Flood Risk Assessment may be required. A buffer strip will be required along

the watercourse at the site boundary which should be integrated positively into the development. Enhancement through re-naturalisation and removal of redundant structures will be required to be investigated.”

4. No new allocations are recommended.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations 1, 2 and 3 at their special meeting on 3 September 2019.
2. The Committee agreed to remove recommendation 4, and to make a further recommendation to allocate the additional new bid site on land to the north west of Crimond.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the recommendations 1, 2 and 3 that were approved by the Buchan Area Committee and no further new recommendations were identified. Recommendation 4 is yet to be resolved.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 43 Cruden Bay

1. List of Respondents

MIR Ref	Respondents
563	Mr Ryan Urquhart, Baxter Design Company
805	SEPA

2. Issues

Flood Risk

SEPA has requested that the text, "Parts of Cruden Bay are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required" should be added to the Settlement Statement (805).

Existing Site – OP1

The last sentence in the allocation summary for site OP1 should be removed and replaced with "A Flood Risk Assessment may be required for any further development" (805).

Bid BU014

The last sentence in the Draft Proposed Local Development Plan (LDP) allocation summary for bid BU014 should be removed and replaced with "A Flood Risk Assessment may be required for any further development" (805).

Bid BU066

The settlement boundary should be extended to include site BU066 (563). Gorse found on the site has no wildlife value. The site is situated in proximity to amenities. Reference is made to the site being in the Cruden Bay LNCS (Local Natural Conservation Site) and partially within the coastal zone. This however is only on plan from the point the settlement boundary is currently drawn but looking at the setting of the house and the surrounding areas, it can be argued that it is part of the settlement. The curtilage of the dwellinghouse is considered to be garden ground (563).

3. Actions

Flood Risk

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan.

Existing Site – OP1 and OP2/Bid BU014

The allocation summaries for OP1 and BU014 should be revised as per SEPA's suggestion.

Bid BU066

It has been noted that site BU066 is within Cruden Bay LNCS and partially within the coastal zone, although it does not home protected wildlife. The site itself and its layout do not form a relationship with the neighbouring properties. It is unclear what the boundary of the private garden is and the edge characteristics are reflective of the natural coast. The grazing ground for geese is not confined to one area and given the size of the site is minor, it is unlikely to have an impact on the geese.

The Draft Proposed Local Development Plan

A number of changes were proposed in the draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

No comment was made to the proposal to remove site OP3.

4. Recommendations

1. Modifications to the Vision should be made to reflect community aspirations.
2. Add the following text to Settlement Statement “Parts of Cruden Bay are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required”.
3. Include that “A Flood Risk Assessment may be required” in the allocation summary for site OP1 and OP2/BU014.
4. Site OP3 at Cruden Bay Brick Works should be removed from the Proposed LDP.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. The Committee agreed to make a further recommendation to include bid site BU066 on account of the site having now received planning permission.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 44 Fetterangus

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	Scottish Environment Protection Agency
1009	Historic Environment Scotland

2. Issues

Services and Infrastructure

SEPA has noted that the Draft Proposed Local Development Plan (LDP) uses the former text for drainage and waste water treatment identifying that there is limited capacity at the Waste Water Treatment Works (WWTW), but a growth project will be initiated if criteria are met. SEPA advise that the developer should contact Scottish Water early in the planning process in order to initiate a growth project, and this should be highlighted for each allocation (805).

Existing Site OP1

SEPA has advised that the Draft Proposed Local Development Plan (LDP) does not reflect the conclusions of the Main Issues Report (MIR).

Existing Site - OP2 / Bid BU025

Historic Environment Scotland (HES) consider that BU025 and BU026 would have a negative impact on the setting of the Scheduled Monument SM71 (Fetterangus Church, symbol stone) and Scheduled monument SM7143 (Fetterangus Church) (1009).

SEPA has advised that a Flood Risk Assessment (FRA) may be required and suggests additional text is added to include provision for a buffer strip and re-naturalisation of the northern and southern watercourses, with removal of any redundant features investigated (805).

Bid BU018

SEPA has advised that an FRA may be required and that additional text should be added to make provision for a buffer strip and re-naturalisation of the northern watercourse (805).

Bid BU018 and Bid BU026

Scottish Natural Heritage (SNH) has advised that a site brief should be submitted for sites BU018 and BU026 to ensure the principles of placemaking are implemented with

biodiversity measures, active travel routes and open space, and retention of the tree line and hedges bordering the site (506).

BU026

Scottish Natural Heritage note that the location and irregular layout of the site BU026 do not follow the formal plan grid of Fetterangus. Any development should reflect the wider context of and vernacular character of the largely open countryside (506).

Historic Environment Scotland (HES) raised that BU026 would have a negative impact on the setting of the Scheduled Monument SM71 (Fetterangus Church, symbol stone) and Scheduled monument SM7143 (Fetterangus Church). HES should be involved and cumulative impact should be assessed (1009).

SEPA advised that an FRA may be required and that add additional text should be added regarding the provision of a buffer strip and re-naturalisation of the northern and southern watercourses. The Draft Proposed Plan uses the former text for drainage/waste water treatment. The developer should contact Scottish Water early in the planning process in order to initiate a growth project (805).

3. Actions

Services and Infrastructure

The request made by SEPA to highlight in each allocation the developer requirement to make early contact with Scottish Water in the planning process is considered appropriate. Text should be added accordingly, with text retained under 'Strategic drainage and water supply' which states that Scottish Water will initiate a growth project if required, once their five growth criteria are met.

Existing Site - OP1

Part of the site was initially identified as being land-locked by lack of development on the western side of OP1. However, the development of 10 units on the western side is currently underway. It is likely that access will be provided, and the constrained part of the site will become effective once these 10 homes are built out. The remaining 16 homes will remain constrained until this issue is resolved by the adjacent development.

Existing Allocated Site OP2 / BU025

The site is set very close to the Scheduled Monument, however, appropriate landscaping would minimise negative visual impact. HES shall be consulted at the early stage of the process and this will be included in the Settlement Statement brief.

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan. Scottish Water would be required to initiate a growth project once development

meets their five growth criteria. The site area is recommended to be reduced to 1.8 hectares to avoid underdevelopment and to achieve good design practice.

Bid BU018

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

Bid BU018 and Bid BU026

The recommendation for a site brief has been noted and shall be added to the Settlement Statement for the relevant sites.

Bid BU026

Comments from HES and SEPA have been noted. No reserve sites are now being proposed for the Proposed Local Development Plan and this is reflected in this site which is not preferred for immediate development.

The Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. With the exception of identification of a possible future opportunity site (BU026) which is no longer recommended for inclusion, these are captured in the recommendations below.

4. Recommendations

1. Add text under 'Services and Infrastructure/Strategic drainage and water supply' to state that early engagement with Scottish Water is required for all development regarding waste water treatment.
2. Retain existing site OP2/Bid BU025 and reduce the site area for bid site OP025/OP2 to 1.8 hectares.
3. Add the following text to the allocation summary for OP2/Bid BU025: "Strategic landscaping to be added in addition to the provision of a buffer strip along the watercourse. Enhancement of these straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated. A Buffer Strip will be required along the watercourses on the northern and southern boundaries of the site. Similarly, a buffer strip will be required along the watercourse on the southern boundary."
4. Add the following text to the allocation summary for OP2/Bid BU025: "Scheduled monuments are located at close proximity, therefore, consultation with Historic Environmental Scotland must take place at an early stage in the planning application process".

5. Allocate Bid BU018 as a new opportunity site for 49 homes.
6. Include the following text in the allocation summary for Bid BU018: “A site brief would be required to ensure the principles of placemaking are implemented with biodiversity measures, active travel routes and open space, and retention of tree line and hedges bordering the site”.
7. Add the following text in the allocation summary for Bid BU018: “A buffer strip will be required along the watercourse on the northern boundary of the site. Enhancement of these straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated.”

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 45 Hatton

1. List of Respondents

MIR Ref	Respondents
318	Ms June Cameron
608	Mr Iain McMillan and Mr Ron Duguid Norr
723	Ms Lorna Smith, A2B Agri Consultancy
805	Scottish Environmental Protection Agency

2. Issues

Services and Infrastructure

SEPA has suggested that the developer must contact Scottish Water at the early stage of the planning process to initiate a growth project for a waste water treatment plant (805).

Existing Site – OP2

Development in the OP2 site would increase the chance of flooding (maps and diagrams were attached to explain the theory of the reason it is likely to happen) (318). It was recommended that site OP2 should be retained in the Proposed Local Development Plan as it is a logical expansion, having existing connections to the sewage system, other utilities and has a suitable access is available. The land to the east of the development site would be turned into a community park (723).

Bid BU024

BU024 should be allocated as an extension to OP3. Access would be taken through OP3 (608). Scottish Environmental Protection Agency (SEPA) advised that a Flood Risk Assessment may be required if the existing planning permission lapses. A buffer strip will be required along the Water of Cruden on the north eastern boundary of the site. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will need to be investigated (805).

3. Actions

Services and Infrastructure

The wordings in the Proposed Local Development Plan shall be altered to reflect the comments from SEPA. Scottish Water stated that sewage works can be installed subject to flooding condition on the site. Scottish Water advised that they should be consulted to ascertain whether a sewer relocation is required.

Existing Site – OP2

SEPA's flood maps show that site OP2 is not within the flood risk area. It has been noted about the benefits of allocating site OP2 in the Proposed Local Development Plan and that the east part of the site shall be developed as a community park. However,

the site is constrained due to marketability and no progress has been made since the planning permission lapsed. On this basis it is not recommended to retain the site in the Proposed Local Development Plan.

Bid BU024

It has been noted that the mapping of BU024 is open to multiple interpretations and a mistake was made by the Planning Service in identifying the existing OP3 site as the location of bid BU024. It is, in fact, meant for site OP5. OP5 is an effective site to follow on from the ongoing development of site OP3. However, the community is against the site being developed, therefore, the site BU024/OP5 would not be recommended to be added. The existing OP3 was allocated for 21 homes, therefore, the proposed number of units shall be changed from 15 to 21 homes.

The Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Amendments are proposed to the Vision of the Settlement Statement to reflect community aspirations.
2. Add text in OP3, "A Flood Risk Assessment may be required. A buffer strip will be required along the Water of Cruden on the north eastern boundary of the site. Enhancement of a straightened watercourse through re-naturalisation and removal of any redundant features will need to be investigated."
3. Add the following text, "Strategic Drainage and Water Supply: Scottish Water must be consulted during the early stage of the planning process for all development in order to initiate a growth project at the Waste Water Treatment Plant".
4. Amend the number of proposed units for BU024 from 15 to 21 homes.
5. Remove sites OP2, OP4 and OP5 from the Plan.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.

3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 46 Longhaven

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Services and Infrastructure

SEPA has noted that the Draft Proposed Local Development Plan (LDP) uses the former text for drainage/waste water treatment, and advise that the developer is to contact Scottish Water early in the planning process in order to initiate a growth project. Also, the development must be connected to a single Waste Water Treatment Plant (WWTP) of sufficient capacity, and installed to a standard that can be adopted by Scottish Water (805).

Existing Site – OP1

SEPA has advised that for the existing allocated site OP1, a sufficient size of buffer strip will be required along the watercourse at the western edge of the site and should be integrated positively into the development. Also, enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

3. Actions

Services and Infrastructure

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed LDP.

Existing Site – OP1

Scottish Water would be required to initiate a growth project once development meets their five growth criteria. The relevant text on waste water treatment plant shall be added to the Settlement Statement.

4. Recommendations

1. Add the following text to the allocation summary for existing site OP1: “A buffer strip will be required along the watercourse on the western edge of the site and should be integrated positively into the development. Enhancement of these

straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated” and
“Waste water treatment must be connected to a single waste water treatment plant of sufficient capacity and installed to a standard that can be adopted by Scottish Water. Early engagement with Scottish Water is required.”

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 47 Longside

1. List of Respondents

MIR Ref	Respondents
138	Mr Alex Fowlie and Douglas Fowlie
427	Mr Ryan Urquhart, Baxter Design Company
805	Scottish Environment Protection Agency

2. Issues

Existing Site – OP1

A respondent has confirmed that there is no ownership constraint on the existing allocated OP1 site and requests that the site be retained in the Proposed Local Development Plan. It was noted that the necessary infrastructure is in place and the site shall progress once the existing 3 homes are sold. The need for certainty of the allocation to continue to roll it out is essential (138).

Bid BU029

A respondent supported the inclusion of a bigger site area for bid BU029 (427). The original site plan submitted by the developer extended beyond Auchlee Farm. The reduced area would not accommodate 30 houses. Comparison has been taken from the recently developed houses at the west side of the village to come to this conclusion. The respondent also noted that this would accommodate significant open space alongside the Formartine and Buchan Way. It was acknowledged that no development should take place to accommodate any flooding provision (a flood risk assessment would be carried out as part of the outline or full planning application) (427).

SEPA has requested that the following text should be added to the Settlement Statement, “buffer strips will be required on this site. These should be positively integrated into the open space for the site. Enhancement of the straightened watercourse on the western boundary through re-naturalisation and removal of any redundant features will require to be investigated” (805).

It was highlighted that there may be capacity issues with the sewerage system which should be confirmed with Scottish Water and the wording in the Settlement Statement should be amended accordingly (805).

3. Actions

Existing Site – OP1

It is advised by the Scottish Government to prevent land banking so new allocations can be made which are likely to come forward. Very little progress has been made to progress the site and the build out rate is extremely low. It remains constrained and

issues remain concerning its deliverability when it is no longer being supported by a major house building company. The allocation should be removed from the Plan

Bid BU029

The original size of the bid area was 6.1 hectares, and this is too large for the number of homes proposed. During the MIR process, the site was reduced to approximately 1.4 hectares, which is considered suitable and appropriate for 30 homes, a deliverable development within the Plan period. Although the housing plots in the surrounding area are large, the proposed area will need to be expanded to achieve this density along with adequate open space. Overall, Longside is compacted and the proposed development is anticipated to be kept in a similar layout and density. For some flexibility, the site could be extended by another 0.3 hectares (to the east) to accommodate larger housing plots. This means that the settlement will be expanded at the north east, however, this does not mean that the settlement is expanding to a new direction.

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan.

Scottish Water would be required to initiate a growth project once development meets their five growth criteria.

4. Recommendations

1. Modifications should be made to the Vision for the settlement to reflect the aspirations of the Community Council.
2. Amend the site plan for BU029 and add another 0.3 hectares of land towards the east of the site.
3. Add the following text for BU029, "Buffer strips will be required on this site. These should be positively integrated into the open space for the site. Enhancement of the straightened watercourse on the western boundary through re-naturalisation and removal of any redundant features will require to be investigated."

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019, subject to the following amendments.
2. The above recommendation 2 should include an extended area for bid site BU029 with the settlement boundary adjusted.
3. The Committee agreed to remove existing site OP1.

4. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
5. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 48 Maud

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
602	Ryan Urquhart, Baxter Design Company
757	Roger Laird, Scotia Homes Ltd
805	SEPA

2. Issues

Existing Sites - OP1 and OP2

No indication has been given that existing allocated sites OP1 and OP2 will come forward (602). OP1 should be retained because a pre-application enquiry and Proposal of Application Notice have been submitted. Also, it is considered that all relevant infrastructure is in place and there is capacity in schools. The topography of the site is low lying, and therefore would not result in any adverse landscape impact. It is also in close proximity to the Formartine and Buchan Way, and considered as a sustainable route. OP1 and OP2 shall be progressed jointly, and preparation of a Masterplan and relevant discussions are currently underway (757).

SEPA has stated that developers intending to build on allocated sites must contact Scottish Water early in the planning process in order to initiate a growth project for Waste Water Treatment Works (WWTW).

Bid BU003

Scottish Natural Heritage (SNH) notes that bid site BU003 contains trees and an area of woodland (May 2018). It is suggested that any woodland remaining should be retained unless there are suitable plans for replacement planting (506).

Bid BU028

SNH has stated that bid site BU028 is physically divorced from the settlement and does not fit with the settlement pattern. It is proposed on an elevated location with high visual sensitivity, the landform of which also contributes to the southern setting of Maud (506). In contrast, another respondent stated that site BU028 would not cause an impact because the newly approved application around the hospital site would block the direct view between the site and the hospital (602). Existing hedges would also be retained as far as possible and create a landscaped area near Kitchenhill Cottage to enhance the rural setting. An updated site plan has been included with the response.

Bid BU064

SNH has supported the need for a Masterplan for site BU064, ensuring open space and pedestrian connectivity are achieved. SNH also recommended that specific need for active travel routes, biodiversity enhancements and retention/augmentation of trees and woodland bordering the site are added (506).

It is considered that the revised density proposed in the Main Issues Report (MIR) for Bid site BU064 would create a very high-density development which may cause a deficiency in public open space throughout the site (602).

SEPA has highlighted that a Flood Risk Assessment (FRA) and buffer strip would be required due to the presence of a small watercourse. The watercourse and the associated buffer strip are to be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

3. Actions

Existing Sites - OP1 and OP2

OP1 and OP2 are now the subject of the commencement/early stages of a major application process with the submission of a Proposal of Application Notice (POAN) and so are proposed to be retained in the Proposed Local Development Plan (LDP) as one "opportunity site" (OP). It is proposed to allocate 107 homes in this opportunity site. The necessary infrastructure is in place to take them forward. The existing site area for OP1 should be reduced to 6.3ha to avoid underdevelopment and to meet good design practice.

With regard to waste water treatment, Scottish Water would be required to initiate a growth project once development meets their five growth criteria.

Bid BU003

The MIR states that trees have been felled and compensatory planting is anticipated. Any woodland remaining should be retained. The woodland represents an important landscape feature to the south of Maud and therefore, development on this site should not be permitted.

Bid BU028

It has been concluded that the site is divorced from the settlement and it is not close to amenities. It would also have a negative impact on the Maud Hospital which is a Category B listed building which received permission for change of use to 8 dwellinghouses and 11 flats and a further 12 dwellinghouses (enabling development) dwellinghouses, providing additional dwellinghouses in the area. Bid BU028 is unlikely

to substantially block the view between the site and the hospital. The retention of hedging to enhance the rural setting has been noted.

Bid BU064

Comments on the supporting Masterplan have been noted. The site is set on slightly elevated topography in comparison to the development in the surrounding area, however, the site is not steep, and the development is likely to blend in with the wider settlement over the longer term. With the development of sites OP1 and OP2 the full development of this site could result in overdevelopment of the village. To avoid this, and to meet the developer's aspirations to provide a site dedicated to housing for the elderly a smaller area than they proposed has been allocated. The request made by SEPA for additional text is considered appropriate.

The Draft Proposed Local Development Plan

Several changes were proposed in the Draft Proposed LDP based on early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Modify the Vision to reflect the community aspirations for more car parking spaces, to protect the fire station, and return redundant buildings back to business uses.
2. Retain the existing OP1 and OP2 sites as a new site OP1 in the Proposed Local Development Plan and reduce the site area to 6.3 hectares. This allocation should accommodate 107 homes.
3. Add the following text to the allocation summary for existing sites OP1: "The development must be connected to the public sewer and early engagement with Scottish Water is required".
4. Remove bid sites BU003 as a preferred site in the Main Issues Report.
5. Include part of site BU064 (2.6 ha) for the specific development of 30 houses for the elderly (at 22 houses per hectare). The watercourse and an associated buffer strip on the western edge are to be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.

2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 49 Mintlaw

1. List of Respondents

MIR Ref	Respondents
279	Mr Gary Purves, Colaren Homes
417	Mr Ryan Urquhart, Baxter Design Company
506	Mr Darren Hemsley, Scottish Natural Heritage
551	Mr Allan Robertson, NHS Grampian
805	SEPA

2. Issues

Services and Infrastructure

SEPA has noted that the Draft Proposed Local Development Plan (LDP) states that a growth project be initiated for waste water treatment. SEPA advise they are not aware of the growth project having started for Mintlaw. Scottish Water should confirm if this has begun and whether there is enough capacity for all the allocations for Mintlaw (805).

Existing Sites – R1 and R2

In relation to the Draft Proposed LDP, one objection has been received where the responder does not support the continued identification of site R1 in the Draft Proposed Local Development Plan 2021 as a reserved site for biomass plant in its current location. It is noted that R2 is completed (279).

Existing Site - OP1

SEPA has advised that a Flood Risk Assessment (FRA) may be required. Also, a buffer strip will be required along any watercourses in or around the site, and enhancement of re-naturalisation and removal of redundant structures will be required to be investigated (805).

Existing Site - OP2 / Bid BU045

SEPA has advised that an FRA may be required and that additional text should be added regarding a buffer strip and re-naturalisation of the northern watercourse (805).

Existing Site - OP5 / Bid BU002

Scottish Natural Heritage (SNH) has recommended the retention of tree belts/woodland at the edge of site BU002 (506).

SEPA (805) has advised that an FRA may be required and that additional text should be added regarding a buffer strip and re-naturalisation of the northern watercourse.

Bid BU005

One Respondent supports the Officers' recommendation for bid BU005a because this will cater for demand for employment land in Mintlaw for the period 2021-2026 (279). They do not however support the Officer's recommendation for BU005b and advise that this site should be allocated as a reserved site for employment use once BU005a has been delivered. Site BU005a is not constrained by its topography (279).

Bid BU033

The reserved status of bid BU033 has been welcomed but some flexibility on when the site could come forward should be introduced (417). Scottish Natural Heritage (SNH) request a site brief to ensure the principles of place-making are implemented with biodiversity measures, active travel routes and open space (506).

SEPA has advised that an FRA is not required (805).

Bid BU048

NHS Grampian welcomes the recommendation for this site (551).

3. Actions

Services and Infrastructure

With regard to waste water treatment, latest information received from Scottish Water advises that there is limited capacity at Mintlaw Waste Water Treatment Works (WWTW) and that Scottish Water has initiated a growth project and all domestic allocations in the current LDP will be included. No change is required in this respect as the current wording in the LDP remains valid.

Scottish Water have advised that Drainage Impact Assessments may be required for the larger developments. Wording should be amended under 'Strategic drainage and water supply' to reflect this requirement.

Existing Sites – R1 and R2

It is noted that site R2 (roundabout) is complete and this designation can be removed from the LDP. In relation to site R1, the proposal would ensure that alternative energy is provided to sustain some of the homes in OP2. It is set within a suitable location.

Existing Site - OP1

The comments made by SEPA have been noted, and appropriate text will be added to the Settlement Statement.

Existing Site - OP2 / Bid BU045

The comments made by SEPA have been noted, and appropriate text will be added to the Settlement Statement.

Existing Site - OP5 / Bid BU002

The recommendation made by SNH has been noted. The trees on the east side of the site is currently protected by a tree preservation order. It is not our general practice to note the existence of tree protection orders on allocated development land and this has not been done elsewhere in consideration of development allocations. Generally, policy requires development management to encourage the replacement of existing tree-belts within development sites.

The comment made by SEPA has been noted and appropriate text will be added to the Settlement Statement.

Bid BU005

It has been noted that the respondent supports the decision for BU005a but not the decision for BU005b. We still believe that BU005b is set on a higher topography and development would dominate the area and have negative visual impact. The siting would not blend in with the existing settlement and would stand out.

Bid BU033

The comments have been noted, but require no further action as it is not recommended that this site is allocated in the Proposed LDP.

Bid BU048

The support of NHS Grampian for the proposed Healthcare facility is welcomed. No similar response was received for the alternative site BU049.

The Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. With the exception of identification of a future opportunity site (BU033), these are captured in the recommendations below.

4. Recommendations

1. Include within the Vision statement text to highlight the community's desire for improved road infrastructure and safer parking spaces, and their aspirations regarding protecting open spaces, preventing housing in the countryside, and desire to see brownfield development, additional employment land and more affordable housing.
2. Remove reserved land R2 as this has been completed.

3. Under 'Services and Infrastructure/Strategic drainage and water supply' add text to state that Drainage Impact Assessments may be required for new development.
4. Add the following text to the allocation summary for existing site OP1: "A Flood Risk Assessment may be required and green networks and buffer strips will be required along any watercourses in or around the site. Enhancement through re-naturalisation and removal of redundant structures will be required to be investigated."
5. Add the following text to the allocation summary for existing site OP2/Bid BU045: "A Flood Risk Assessment may be required and green networks and buffer strips will be required for the watercourse along the northern boundary. Enhancement of this straightened watercourse through re-naturalisation and removal of redundant structures will require to be investigated."
6. Add the following text to the allocation summary for site OP5/Bid BU002: "A Flood Risk Assessment may be required and green networks and buffer strips will be required for the watercourse along the northern boundary. Enhancement of this straightened watercourse through re-naturalisation and removal of redundant structures will require to be investigated."

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. The Committee agreed to include a further recommendation that existing site OP4 should be retained.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 50 New Deer

1. List of Respondents

MIR Ref	Respondents
9	Caledonia Homes
10	Dr Andrew Robertson
506	Scottish Natural Heritage (SNH)
578	Baxter Design Company (Old Deer) Ltd on behalf of Mr E Hosie
609	Baxter Design Company (Old Deer) Ltd on behalf of New Deer Community Association (landowner)
765	Baxter Design Company (Old Deer) Ltd on behalf of Mr W Brown (landowner)
805	SEPA
837	Baxter Design Company (Old Deer) Ltd on behalf of New Deer Community Association

2. Issues

Services and Infrastructure

SEPA has noted that the Draft Proposed Local Development Plan (LDP) states that there is not enough capacity at the Waste Water Treatment Works (WWTW) for all allocations but a growth project will be initiated if there is demand, but SEPA is not aware of the growth project having started in New Deer. It should be confirmed with Scottish Water if any growth project has been initiated since the last LDP (805).

Existing Site - OP1

Support is given to retaining existing OP1 as it has planning permission and will be developed out and delivered over the next LDP period (578).

Existing Site - OP3

Development of 15 homes would enable the sharing of costs for servicing, site access, and create a landscaping buffer to the south adjacent to Auchreddie Croft with a new development proposal (765).

Bid BU021 and Bid BU023

Two respondents support the decision not to allocate bid sites BU021 and BU023 (9, 10). A further access would be required to access the site from the south to maintain traffic congestion. There is a lack of car parking facilities along one side of Fordyce Terrace and this results in traffic congestion when events are held. A "Planning for Real" event in the village was held and the community has no interest in developing this

land for housing and the owners of the land have not considered the wishes of those living adjacent to the proposed development (10).

Scottish Natural Heritage (SNH) believe that if these sites are taken forward, then a buffer area to the Burn of Auchreddie is required (506).

Support is given to the site BU021 and studies are being undertaken with a view to bringing the site forward (609).

Bid BU027 / Part Existing Site - OP3

One respondent agrees with the Officer's recommendation. A layout plan has been submitted and studies are currently being undertaken for the same, along with essential infrastructure, to deliver the site (837).

Additional Bid – New Site

A bid for an additional allocation of homes has been made on land to the south of OP3. This would be dependent on the development of 15 homes on the north-west corner of OP3 (765).

3. Actions

Services and Infrastructure

With regard to waste water treatment, Scottish Water have advised that Maud WWTW serves both New Deer and Maud, and a growth project may be required to serve development at both settlements. Scottish Water will be required to initiate a growth project once development meets their five growth criteria. Wording should be revised accordingly to reflect the current position with regard to waste water treatment.

Existing Sites - OP1 and OP3

The general agreement for development of the existing sites is welcomed.

Bid BU021 and Bid BU023

These sites are on land currently protected to conserve the setting of the settlement. The Officers' recommendation not to allocate the site is supported, despite the indeterminate studies being undertaken to demonstrate how the sites could be developed. In this case, Officers continue to agree with the views of the "Planning for Real" event held in the village. No further action is required.

Bid BU027 / Part Existing Site – OP3

The new layout of the site is noted, but this is a matter for consideration through any planning application that may be submitted. The site should not be extended but a new settlement boundary drawn to reflect the revised bid submission.

Additional Bid – New Site

The Strategic Development Plan identifies the number of homes required within the Rural Housing Market Area (RHMA). The number of homes required within the RHMA have been met, and there remains no requirement to include this new bid site in the Plan.

The Draft Proposed Local Development Plan

Changes were proposed in the draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Modify the Vision within the Settlement Statement to reflect the community's aspiration for a link road to create a safer route at The Brae.
2. Include new protected land to conserve play areas as an amenity for the village.
3. Amend wording under 'Services and Infrastructure/Strategic drainage and water supply' to include text to state that "Scottish Water will be required to initiate a growth project once development meets their five growth criteria."
4. Revise the settlement boundary at existing site OP3/Bid BU027 to reflect the revised bid.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. The Committee noted a typographical error in the Draft Proposed LDP for site OP3/BU027 which should state the allocation is for **43** homes.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 51 New Leeds

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

SEPA has stated that a growth project will be required for any further development in this settlement (805).

3. Actions

Scottish Water would be required to initiate a growth project once development meets their five growth criteria.

4. Recommendations

1. No action required.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 52 New Pitsligo

1. List of Respondents

MIR Ref	Respondents
787	Baxter Design Company (Old Deer) Ltd on behalf of Mr G Lawson
799	Baxter Design Company (Old Deer) Ltd on behalf of Mr G Watson
805	Scottish Environment Protection Agency

2. Issues

Services and Infrastructure

SEPA has stated that developers intending to build on allocated sites must contact Scottish Water early in the planning process in order to ascertain if there is capacity for their development or if they need to initiate a growth project for waste water treatment (805).

Existing Site - OP2

Site OP2 site could be extended for further development but the design limits development to affordable housing. Offsetting affordable housing provision into an alternative site would provide an attractive larger site for high quality homes (799).

Existing Site – OP3

Site OP3 is currently constrained due to culverted drainage issue (799).

Bid BU034

The Wych Elm trees are no longer protected(787). Part of the bid site BU034 shall be left as open space to allow footpath links and secure protection of the trees and landscaped buffer could be provided. A site plan is submitted which shows that the site can accommodate 25 homes in a smaller area.

Second/Alternative Site for Bid BU034

A plan has been submitted for one alternative site (south of the playing field) for consideration. This benefits from the natural backing of trees but accessibility and servicing is not as readily available and more costly than BU034 (799).

3. Actions

Services and Infrastructure

The comment from SEPA has been noted. Scottish Water would be required to initiate a growth project once development meets their five growth criteria. Text in the

Settlement Statement should be amended to state the developer requirement for early engagement with Scottish Water in the planning process.

Existing Sites – OP2 and OP3

Existing allocated sites OP2 and OP3 both have an ownership constraint and have not been delivered to date. The owner of the site is anticipating to bring the sites forward during the next plan period. Sustainable mixed communities require affordable homes as part of the overall development on every site. Offsetting all affordable homes in one site does not meet the objectives of Scottish Planning Policy (SPP) which is to achieve sustainable mixed communities.

There is no record in the Housing Land Audit or in the settlement brief that OP3 site has a drainage issue.

Bid BU034

While the Wych Elm Trees are not within the protected list of the Wildlife & Countryside Act 1981 (as amended), they are covered by a Tree Preservation Order. The open space and landscape provision, including path networks are dealt with at the planning application stage and assessed under the open space policy.

Second/Alternative Site for Bid BU034

It is noted that this site brings benefits from the landscaping setting. However, the requirement set out in the Proposed Strategic Development Plan for homes in the Rural Market Housing Area has been met and no further new sites are required for this Plan period.

The Draft Proposed Local Development Plan

Changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Modify the Vision to reflect the community's desire for improvement of the existing play facilities and amenities.
2. Under 'Services and Infrastructure/Strategic drainage and water supply', amend text to state the need for early engagement with Scottish Water to ascertain waste water treatment capacity.
3. Sites OP1, OP2 and OP3 shall be retained in the Proposed Local Development Plan.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019, subject to the following amendments to recommendation 3.
2. The Committee agreed to re-allocate existing site OP2 as a larger site extending westwards with the settlement boundary adjusted accordingly.
3. The Committee agreed to remove site OP3.
4. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
5. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 53 Old Deer

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	Scottish Environmental Protection Agency

2. Issues

Bid BU010

SNH has requested that the retention of semi-natural woodland shelter belts to the east and west of the site are specified (506).

SEPA has stated that the developer should contact Scottish Water at an early stage of the planning process to ascertain if there is capacity to accommodate the development, or initiation of a growth project is required. SEPA has also noted that the Draft Proposed Local Development Plan (LDP) uses the former text for drainage/waste water treatment (805).

3. Actions

Bid BU010

It is considered appropriate to include the text requested by SNH to the allocation summary for bid BU010/OP1.

It is noted that a Flood Risk Assessment is not required for BU010/OP1. It is acknowledged that a statement should be included to ensure contact is made with Scottish Water at an early stage of the planning process.

Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below

4. Recommendations

1. Reduce the number of homes allocated for site BU010/OP1 from 15 to 10 homes.

2. Add the following text to the allocation summary for site BU010/OP1: “The semi-natural woodland shelter belts to the east and west of the site should be retained”.
3. Add the following text to the allocation summary for site BU010/OP1: “Early engagement with Scottish Water is required regarding capacity for waste water treatment”.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 54 Peterhead

1. List of Respondents

MIR Ref	Respondents
177	Ms Karine Suller, Suller & Clark Planning
482	Mr Malcolm Campbell, Alexander Duthie and Sons
483	Mr Malcolm Campbell, Alexander Duthie and Sons
506	Mr Darren Hemsley, Scottish Natural Heritage
551	Mr Allan Robertson, NHS Grampian
805	SEPA
912	Mr Philip Baxter, Arcus Design Ltd

2. Issues

Vision

The statement in the Vision that “there is demand and opportunities for future development” contradicts the recommendation to not allocate any new development sites (482).

General Issues

A respondent has questioned why no new sites are being allocated in Peterhead. They also suggest that the existing allocated sites to the North West of Peterhead (Uryside) are unlikely to be delivered quickly due to the high cost of infrastructure. Future land should be allocated to increase opportunities for growth, choice, and ensure a steady supply of housing. Additional land needs to be identified in Peterhead in order to meet the economic and social objectives of 'Energetica' (482). The Dales House Walled Garden should be identified as white land in the next Local Development Plan (177).

Scottish Natural Heritage (SNH) has stated that the Main Issues Report (MIR) notes local community concerns regarding the lack of outdoor (and indoor) recreational facilities and recommends improvements. They consider that the development of a green network should be undertaken that links different parts of the town and existing isolated parks and open space. This green network should build into the distinctive coastal settings and opportunities that are offered by the NE 250 scenic route initiative (506).

The existing hospital site does not have room for expansion. The Council and NHS should work together to identify a suitable site for future health and social care facilities in Peterhead (551).

SEPA has advised that the text “A Flood Risk Assessment may be required for development” should be stated in the ‘Flood Risk’ section (805). Based on the

proximity of the north western area of the site, public drinking water gathered from SUDs may need to be enhanced. Also, opportunities should be taken to environmentally improve any watercourse that runs through the site (805).

The area around the Waterside Hotel in Peterhead should be excluded from the coastal zone (912).

Existing Site - OP1

There are difficulties in bringing site OP1 forward due to a monopoly situation in land ownership in this area, and the release of the land is likely to be controlled by the applicant (483). A Flood Risk Assessment (FRA) and buffer strip will be required along and around any waterbodies and in or around the site. Enhanced measures for a Sustainable Drainage System (SuDS) may be required due to the proximity of the north western part of the site to source drinking water, etc (805).

Existing Site - OP2

SEPA has advised that an FRA would be required. Adequate buffer strips will be required to protect the environmental and flood alleviation work at Collie Burn. The work that has been carried out at Collie Burn and west of Waterside Road is not satisfactory, therefore, a strict designated protected area alongside the Collie Burn is required to ensure protection of the floodplain and buffer strip (805).

Existing Site - OP5

SEPA has advised that a "Flood Risk Assessment" and buffer strip will be required for this site (805).

Existing Site - OP6

SEPA has advised that an FRA may be required, and that a buffer strip will be required along the watercourse running through the site which should be integrated positively into the development. Enhancement of the straightened watercourse through naturalisation and removal of redundant structures will be required to be investigated (805).

Existing Site - CC1

The MIR states that there has been no progress on the site whilst the Draft Proposed Local Development Plan states that it has been partially development (805).

Bid BU043

This site should be included in the Proposed Local Development Plan (Proposed LDP) for 100 homes because the Dales is in a suitable location to deliver development irrespective of being surrounded by industrial buildings. The site is isolated from Dales Industrial Estate by substantial landscaping belts and suggest a level of amenity can be achieved. There is disagreement with the comment on school capacity (482).

Bid BU044

Development on this site would provide a mixed-use development. It would provide benefits for traffic flows and traffic management by providing safe pedestrian and cycle access. It is proposed to be close to employment land. Landscaping of the boundary and soft employment uses are proposed to mitigate the potential for noise impacts. The precedent of development on the west of the A90 has been established. A second access can be provided without detriment to the A90 to connect to the trunk road at the south (483). The site would provide more balance in terms of housing distribution (482).

Bid BU046

NHS Grampian has advised that the wording within OP1/ BU046 "Provision of land for a health centre may be required as part of the development" should be amended to read "Provision of land for a health and social care centre...", and the site should be retained within the Proposed LDP (551).

Bid BU047

NHS Grampian has acknowledged that BU047 is not a preferred option but would welcome further discussion on the suggestion that a minor amendment could be made to site P1 (Protected site) (551).

Bid BU052

SNH has agreed that development of this site could damage woodland. However, they recommend that it should be included in a Masterplan to ensure its protection and retention (506). A further respondent stated that the site is of poor quality and trees shall be removed in the future (893). New mixed planting will compensate some of it and enhance habitat and biodiversity. Self-build is no longer proposed (893).

3. Actions**Vision**

The statement regarding future development also applies to existing allocated sites and brownfield development, and therefore shall not be altered.

General Issues

The recommendation for green networks and linking different parts of the town centres has been noted and this shall be assessed both in advance of the publication of the Proposed Plan and at application stage. The coastal zone designation around Waterside Hotel shall be retained until a full review is carried out. Extension of the hotel would comply with coastal zone policy.

Change of use of part of the P3 protected site was made by NHS Grampian (bid BU047) to allow extension of the hospital. Although the site was not a preferred site, development would provide a public facility and exceptions can be made provided an alternative site for a playing field or material improvements to open space in Peterhead can be made. This may not be the only location that would house a medical facility but other sites are available.

SEPA has requested that the text "A Flood Risk Assessment may be required for developments" is included under the 'flood risk' section of the Settlement Statement.

Existing Site - OP1

A Masterplan has been agreed for part of OP1 and it is anticipated that the application shall come forward during the next Plan period.

The requirement for a Flood Risk Assessment and buffer strip should be stated in line with the advice given by SEPA.

Existing Sites - OP2, OP3, OP5, OP6 and CC1

The requirement for Flood Risk Assessment and buffer strips should be stated in line with the advice given by SEPA. Site CC1 has now been partially developed but this statement should persist for any new applications for planning permission on the site.

Bid BU043

The closest industrial building is 60 metres from the edge of this bid site, therefore, it can be argued that the site is not far enough from the industrial buildings. The primary school roll forecast is predicted to be at overcapacity by 2023.

Bid BU044

No information such as Traffic Impact Assessment has been provided demonstrating how delivering this site would bring benefit to traffic flows and traffic management. The existing allocated OP1 is yet to commence, therefore, until adequate infrastructure is formed, no other allocations can be made on the west side of the A90.

Furthermore, sufficient employment land is available through existing sites to meet the requirements of the Aberdeen City and Shire Strategic Development Plan. It is considered that there is not a particular need for additional employment land within Peterhead and existing sites are available without constraint. In light of this, it is not proposed to allocate any additional employment land in Peterhead at this time.

Bid BU046

The comment to alter wording has been noted. Republishing of the Main Issues Report is not anticipated. The site shall be retained in the Plan for houses and amenities/facilities.

Bid BU047

The need to discuss health facilities in Peterhead with NHS Grampian has been noted.

Bid BU052

The woodland within the site would be damaged if development takes place and compensatory planting would not fully compensate for the loss of woodland. It is noted that self-build is no longer proposed for this site.

Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan (Draft Proposed LDP) for Peterhead on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Modify the Vision to reflect the community's concern for the lack of play and recreational facilities, and the desire to redevelopment/enhance Barclay Park and Catto Park.
2. Assess Peterhead for the presence of green networks (to be given "P" Protected status in the Plan).
3. The Dales House Walled Garden is proposed to be retained as 'white land' in the MIR and in the Draft Proposed LDP.
4. No more business land is required until the existing business lands are fully developed.
5. Add the following text for OP1: "A Flood Risk Assessment and buffer strips will be required along and around any waterbodies or in or around the site and these should be integrated positively into the development. Enhanced SUDs measures may be required due to the proximity of the north western part of the site to source of public drinking water, planting etc".
6. Add the following text for OP2: "A Flood Risk Assessment will be required. Buffer strips will be required along or around any waterbodies in or around the site and this should be integrated positively into the development. Enhancement through re-naturalisation and removal of redundant structures will be required to be investigated. The protected buffer zone will be required as a condition to any future planning decision for the site in order to protect the environmental and flood alleviation work carried out at Collie Burn."

7. Add the following text for OP5: “A Flood Risk Assessment will be required. Buffer strips will be required along the watercourses in or around the site and this should be integrated positively into the development. The protected buffer zone will be required as a condition to any future planning decision for the site . Enhancement through re-naturalisation and removal of redundant structures will be required to be investigated”
8. Add the following text for OP6: “A Flood Risk Assessment will be required. Buffer strips will be required along the watercourse running through the site which should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of redundant structures will be required to be investigated.”
9. Existing Site OP4 shall be removed from the next Plan because it is anticipated to be completed by 2021.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. The Committee agreed to a further recommendation to include bid BU043 as a housing allocation, in particular for low cost housing.
3. The Committee highlighted that in light of ongoing discussions regarding the Peterhead Community Campus and Peterhead Care Village, that consideration must be given to the implications for service provision, with a view to ensuring these have been sufficiently accommodated within the life of the LDP.
4. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and agreed not allocate bid BU043 in the Proposed LDP.
5. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 55 Rora

1. List of respondents

MIR Ref	Respondents
805	SEPA

2. Issues

SEPA has noted that the former text “no public waste water treatment available” was used in the Draft Proposed Local Development Plan (LDP). SEPA advise that the development OP1 will require to be connected to a single Waste Water Treatment Plant (WWTP) of sufficient capacity to accept waste water from all properties within the development and installed to a standard that can be adopted by Scottish Water (805).

3. Actions

The advice from SEPA is noted and additional text should be added to the Settlement Statement accordingly and included in the Proposed LDP.

4. Recommendations

1. Add the following text to the Settlement Statement: “Any development will require to be connected to a single Waste Water Treatment Plant of sufficient capacity to accept waste water from all properties within the development. The treatment plant must be installed to a standard that can be adopted by Scottish Water.”

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 56 St Combs

1. List of Respondents

MIR Ref	Respondents
151	Ryden LLP on behalf of Claymore Homes
152	Ryden LLP on behalf of Claymore Homes
805	SEPA
1049	Buchan East Community Council

2. Issues

Flood Risk

SEPA has advised that there is no requirement for a Flood Risk Assessment (FRA) for any new development sites unless stated. The “Flood Risk” section within the St Combs Settlement Statement can be removed (805).

Existing Site - OP2

An FRA may be required due to the site being adjacent to a medium to high flood risk area. A buffer strip will also be required along the watercourse on the northern boundary which should be integrated positively into the development. Enhancement through re-naturalisation and removal of redundant structures should be investigated (805).

Bid BU035

One respondent stated that no argument has been provided to explain why BU035 is unsustainable (151). BU035 would not overlap with the site that has planning permission for 19 homes. Development on site BU035 would not have any significant detrimental effect on the amenity of the surrounding area regardless of being within the coastal zone and near to a Site of Special Scientific Interest (SSSI) and Local Nature Conservation Site (LNCS). The bid site would be unconnected to the village without the development of the other two bids in the village (151).

The respondent has acknowledged the surface water flooding issue within the site which they stated would be addressed through a Drainage Impact Assessment. It has been acknowledged that the primary school roll will rise in capacity by 2022 but given the existing OP1 site is proposed to be removed, it is considered there would be adequate capacity to accommodate additional pupils in the primary school. The boundary of the site can be altered, should it be considered to be added in the Proposed Local Development Plan (LDP), and the site is not considerably larger than the existing allocated OP1 site (151).

Bid BU035 and Bid BU036

The proposer of these bids owns both bid sites BU035 and BU036. Common access points can be established to serve both sites. This will ensure that the housing

allocations within St Combs can be considered as one, and efficient use of infrastructure on the adjacent sites can be delivered (151, 152).

Bid BU036

It is argued that no masterplan is required, nor a second access to site BU036, because the proposal is for less than 50 homes (151, 152). Questions have been raised regarding the possibility of self-build or single sites (151, 152, 1049).

One respondent, who supports site BU036, wishes to clarify whether the proposed 26 units are in addition to the 22 units that already have planning permission (152).

Another respondent raised concern regarding existing allocated sites not being developed. Furthermore, concerns have been raised regarding the falling school roll, insufficient availability of two and three bedroom family homes, and the lack of sheltered housing in St Combs (1049).

Bid BU037

The Proposed LDP should exclude the consented scheme to the east. It should also exclude bid BU036. It is also questionable whether this site (Bid BU037) has the capacity to accommodate 70 units. The land from where the access is expected to be formed (the south) is under a separate ownership, therefore, the deliverability of site BU037 is questionable and it should be removed. Text within the Draft Proposed LDP should be amended to reflect that the two sites do not overlap (BU036 and BU037) and that a masterplan is not required for the two sites (151).

SEPA has note that a Flood Risk Assessment (FRA) may be required due to the site adjacent being a medium to high flood risk area. A buffer strip will also be required along the watercourse on the northern boundary which should be integrated positively into the development. Enhancement through re-naturalisation and removal of redundant structures will be required to be investigated (805).

3. Actions

Flood Risk

The comment regarding flood risk has been noted and any comments stated within "Flood Risk" section on the settlement profile should be removed.

Existing Site - OP2

As this site is likely to be complete by 2021 we propose to remove it from the Proposed LDP.

Bid BU035, BU036 and BU037

It should be noted that issues have arisen due to errors in the plotting of these three bid sites within the Main Issues Report, with BU035 representing the full development, BU036 a "first phase" of that development, and BU037 a much smaller area that excludes the area with consent (APP/2016/3203) adjacent to the road for 19 homes.

The development for 19 homes has been approved adjacent to the High Street and Carnegie Crescent, and should be included in the settlement boundary. Suggestions made within the Main Issues Report that BU037 could accommodate 70 homes at 25 homes per hectare cannot be sustained due to this plotting error. It is agreed that the correct area for a new bid BU037 would be appropriate for 30 homes, as applied for by the applicant.

Bid BU035

The whole of Bid BU035 is unsustainable and undesirable due to the large size of the site and the number of homes proposed over a short period of time. If included the scale of all the developments proposed would have a detrimental impact on the character of the overall settlement. It is correct that the school roll is predicted to fall by 2022 but the proposed number of homes on site BU035 along with additional sites proposed to be taken forward in the Proposed LDP may create Primary School capacity concerns. The development of the whole of site BU035 would require two access points into the site due to the scale of development. This could be provided at the corner of High Street and Bydand but would have a serious impact on the amenity of both Bydand and the adjacent house Northview.

Bid BU036

A second access is also required for this site because the site co-joins with bid BU037, and the new development at APP/2016/3203. The site area for BU037 overlaps with this consented site. The estimate of 26 homes on site BU036 would seem appropriate. Both sites (BU036 and BU027) cannot come forward without providing at least one new emergency second access. We do not agree that the access road at Millburn Avenue could not be used for this purpose should bids BU036 and BU037 be developed in addition to APP/2016/3203 (at a total of $26 + 30 + 19 = 75$ homes).

While the overall scale of the development is relatively large, we do not believe that it would have a negative impact on the overall character of the village as it is anticipated to be developed over the next 10 years. Co-joining this site with BU037 remains a sound idea to avoid unnecessary accesses to be formed and this should be resolved through a Masterplan to demonstrate how the three bid sites BU035, BU036 and BU037 fit together. The school roll is predicted to fall in 2022, and there is expected to be sufficient educational capacity for the proposed bid BU036 and bid BU037 and the permitted site (APP/2016/3203). However, taking forward bid site BU035 would create an education capacity issue.

Bid BU037

The proposal to erect 30 affordable homes on site BU037 is very much welcomed and should be prioritised over the development of site BU036 should that choice have to be made. This bid site is a logical extension to the settlement and should be supported.

The request made by SEPA for additional text to be added to the Settlement Statement is considered appropriate and should be included in the Proposed Local Development Plan.

The Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed LDP on the basis of early consultation with stakeholders. These are captured in the recommendations below.

4. Recommendations

1. Remove the comment on flooding from the 'Flood Risk' section of the Settlement Statement.
2. Remove the current site OP1 as this is considered undeliverable.
3. Remove site OP2 as it is projected to be delivered by 2021.
4. Add the site with planning permission under APP/2016/3203 as a separate white land site within the settlement boundary.
5. Add bid BU036 as an allocation for 26 homes, conditional on a second access being provided through site BU037.
6. Add bid BU037 as an allocation for 30 affordable homes.
7. Add the following text to the site description for bid BU037: "A Flood Risk Assessment may be required due to the site being adjacent to a medium to high flood risk area. A buffer strip will also be required along the watercourse on the northern boundary which should be integrated positively into the development. Enhancement through re-naturalisation and removal of redundant structures will be required to be investigated."

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. The Committee requested that it be noted that site BU037 is part owned by Aberdeenshire Council (Housing Service).
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 57 St Fergus

1. List of Respondents

MIR Ref	Respondents
506	Mr Darren Hemsley, Scottish Natural Heritage
593	Mr Ryan Urquhart, Baxter Design Company

2. Issues

Bid BU015

A link can be provided through the BU022 site to create a new main road link into BU015. With this matter resolved the site should be allocated (593).

Bid BU022

Scottish Natural Heritage (SNH) has proposed that the design brief in the Settlement Statement should include reference to active travel routes, open space and biodiversity enhancements (506).

Bid BU059

SNH support the Officers' assessment that the site is not connected with the developed section of St Fergus and would adversely affect the setting of the village (506).

Bid BU060

SNH support the Officers' assessment that the site is not connected with the developed section of St Fergus and would adversely affect the setting of the village (506).

3. Actions

Bid BU015

It is noted that a link road can be provided through BU022 to make the site accessible. However, the required housing number in the Rural Housing Market Area have been met, therefore, no further allocation is required for this Plan period.

Bid BU022

It is noted that a site brief recommendation is required which should incorporate active travel routes, open space and biodiversity enhancements. This should be added to the allocation summary in the Settlement Statement.

Bid BU059

It is noted that SNH supports the recommendation.

Bid BU060

It is noted that SNHs support the recommendation.

4. Recommendations

1. Include in the allocation summary for BU022/OP1 the requirement for active travel routes, open space and biodiversity enhancements.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 58 St Fergus Gas Terminal

1. List of Respondents

None.

2. Issues

No issues were raised in respect of St Fergus Gas Terminal.

3. Actions

The Draft Proposed Local Development Plan

No changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders.

4. Recommendations

1. No change required.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendation at their special meeting on 3 September 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 59 Strichen

1. List of Respondents

MIR Ref	Respondents
506	Mr Darren Hemsley, Scottish Natural Heritage
833	Mr Ryan Urquhart, Baxter Design Company

2. Issues

Bid BU009

Scottish Natural Heritage (SNH) has highlighted that the site is set on a sloping landform which contributes to the immediate landscape setting of Strichen, and is highly visible from the High Street. Development on this site would incur significant landscape and visual impacts (506). A two way access and two access points could be provided, through the land occupied by the dwellinghouse of the site owner. (833).

There has been a suggestion to replace the allocated OP3 (in Aberdeenshire Local Development Plan 2017) with bid BU009, because site OP3 is set on a steep slope (833).

Bid BU056

SNH has stated that the site has a narrow strip of land which is located on visually sensitive sloping land which forms part of the eastern settlement setting of Strichen (506).

Bid BU057

SNH has advised that the site covers the south facing slopes which form part of the landscape setting to the historic core of Strichen and, if allocated, any development should be limited to the lower slopes (506).

3. Actions

Bid BU009

The site is located on a sloping landform, however, it would not have a significant impact on the overall settlement and could be managed through good design at the planning application stage. The second access has been established (an updated site plan has been submitted). However, in accordance with the Aberdeen City and Shire Strategic Development Plan sufficient housing land allocations are identified in the Rural Market Housing Area. It is considered that Strichen has an appropriate amount of land identified for housing to meet local housing needs, and no further new sites are proposed to be allocated during the Plan period.

Bid BU056

It has been noted that the site has a narrow strip of land located on visually sensitive part of the site. Soft landscaping or tree planting could mitigate visual impact.

Bid BU057

It is noted that the site forms part of the landscape setting to the historic core of Strichen and that any development should be limited to the lower slopes.

The Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. These are captured in the recommendations below. Existing site OP1 is proposed to be removed as the site is constrained due to 'ownership' and lack of progress. Existing site OP4 is complete and should therefore be removed.

4. Recommendations

1. Modify the Vision to highlight the community's safety concerns regarding the A981 junction, and to express the local aspiration for stricter monitoring of parking, greater provision for older people, affordable homes, increased employment opportunities and for the funding of community projects and social housing from wind turbine development.
2. Remove existing sites OP1 and OP4.
3. Retain and renumber existing sites OP2 and OP3.
4. No new allocations or designations are proposed.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019.
2. The Committee agreed to a further recommendation that bid BU009 be included, but that the number of homes be restricted to 49 subject to satisfactory access arrangements.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
4. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 60 Stuartfield

1. List of Respondents

MIR Ref	Respondents
143	Ryden LLP on behalf of Mr Burnett-Stuart
144	Ryden LLP on behalf of Claymore Homes
145	Ryden LLP on behalf of Claymore Homes
390	Mr Colin Smith
399	Colaren Homes Ltd
506	Scottish Natural Heritage
805	SEPA

2. Issues

Existing Site - OP1

SEPA has advised that a Flood Risk Assessment (FRA) may be required. Also, a buffer strip will be required along the watercourses that run along the boundaries of the site to be integrated positively into the development. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features should be investigated (805).

Two respondents support the Officers' recommendation on the basis that Stuartfield has enough housing (390, 399).

Existing Site - OP2

Site OP2 is currently constrained by marketability because it is too small to be commercially viable. This can be overcome by including bid BU006 and BU007 sites. Any constraint associated with education capacity would be considered at an appropriate time and developer obligations agreed as part of a planning application (145).

SEPA has advised that an FRA will be required as a significant portion of this small site is shown at fluvial flood risk on flood maps and noted in records of flooding nearby. The number of homes proposed needs to be significantly reduced. SEPA has also advised that a buffer strip will be required along the watercourse at the eastern edge of the site and should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

Two respondents support the Officers' recommendation on the basis that Stuartfield has enough housing (390, 399).

Bid BU006

A respondent stated that this site would result in a better extension for the village than bid BU008/existing site OP1 to provide a balance and choice of location for new housing. It is unclear why Officers do not consider this site to be a logical extension when it is bounded on more sides by development and is better contained than OP1 or OP2 (144). Flood risk on this site is not considered to be an impediment to development and could be managed by an open space or Sustainable Drainage System (SuDS) requirement. The trees would be retained and would be used for amenity purposes (144).

Bid BU007

It is not acceptable that the site is recognised as a 'FOP' site (145) as the site is well connected, is not at risk from flooding and is a natural extension to the settlement (145). Bid BU007 is not able to contribute to the effective housing supply and will require infrastructure to be built (399, 390). Two respondents do not support the site because it would affect the delivery of bid BU008/OP1.

Scottish Natural Heritage (SNH) has stated that a site brief is required to ensure the proposal incorporates active travel routes, open space and biodiversity enhancements in SEA and contributes to the distinctive grid townscape character of this settlement (506).

SEPA has stated that an FRA may be required. Buffer strips will be required along the watercourses which run along the edges of the site and should be integrated positively into the development. Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated (805).

Bid BU006 and Bid BU007

There is parking and traffic congestion on Windhill Street and the road is unsuitable for additional vehicles (390). There is a risk of flooding, hence development should not be permitted. This should be kept in line with Scottish Planning Policy (SPP) and the Strategic Development Plan which aims to avoid development on land that is at risk of flooding. The primary school is at overcapacity and adding more homes will exacerbate the problem. Furthermore, there is not adequate sewer treatment available to service the new homes. For BU007, education may be a constraint and for BU008, it has been stated that education is a big constraint for an additional 25 homes (390).

Bid BU008

The Officers' recommendation is not supported (399). The site lies within a protected area within the settlement with new development situated further to the north (143). One respondent identified that the density of the amended proposal is too high given the low density of development along Burnett Street and Windhill Street. A density of 14 homes per hectare would allow the provision of a large area of open space and possibly allotments (144).

There has been misinterpretation of the submission. The proposal was to increase the OP1 site from 75 to around 100-125 homes. This would be an increase of 25-50 homes, not 80 homes as stated in the MIR. The approved Masterplan states that the site can accommodate more than 75 houses and such an increase may create a better layout (390).

There should be a greater emphasis on ensuring the continued success and deliverability of the OP1 site as per the proposal for BU008 and not jeopardise its viability through BU007 which is not able to contribute to the effective housing supply and will require infrastructure to be built. The Main Issues Report (MIR) states that there is a sharp focus required on delivery but this is contradicted by introducing another housing development which is not likely to increase houses built in the settlement due to competition between sites making each development less viable (399).

Bid BU016

The site is better related to the existing built environment. The protected land is not used for any meaningful use and has no value in protecting the setting of the settlement. The allocation of one house would have minimal impact on the surrounding countryside views. The size of the protected area could be reduced. Precedent exists of one house as a departure on the south of the site and elsewhere, at Newburgh, where a one house site is promoted as a modification of the settlement boundary. SPP looks for a range of sites and locations to be identified, and this site would ensure that this is met (143).

3. Actions

Existing Sites – OP1 and OP2

The requirement for an FRA and buffer strips on both OP1 and OP2 has been noted. We agree that the number of homes needs to be reduced to overcome the flooding issue on site OP2. As a result, the proposed number of homes on site OP2 would be less than 5 homes. For consistency across the LDP developments of 5 homes or less will not be allocated, therefore, this site is proposed to be removed but with the settlement boundary unchanged to allow for this development as an infill opportunity.

Enhancement of the straightened watercourse through re-naturalisation and removal of any redundant features will require to be investigated has been noted.

Construction has commenced on site OP1. It is now clear that the applicant has sought an additional 25 homes within the site (as Bid BU008). This increase would be of an acceptable scale for the village.

Bid BU006

Conclusions set out in the Main Issues Report on this site remain valid. The site is not considered suitable for development due to being in a floodplain and the size of the site is too large in comparison to the level of extension required for a village like Stuartfield. The floodplain area could be used as open space but this area is immense in comparison to the size of the overall site, and unlikely to achieve good design.

Bid BU007

Comments from SEPA and SNH have been noted. No reserve sites are now being proposed for Stuartfield.

Bid BU008

Construction has commenced on this site as it is currently designated as OP1. It is now clear that the applicant has sought an additional 25 homes within the site. This increase would be of an acceptable scale.

Bid BU016

The protected land conserves the setting of the settlement. The withdrawal of this protected land status would open up opportunities and it shall no longer be possible to conserve the site. Sites are judged on an individual case by case basis, therefore, it is not possible to compare this with a site located with Newburgh.

The Draft Proposed Local Development Plan

Changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. With the exception of identification of a 'future opportunity site' (BU007) which is no longer proposed to be included, these are captured in the recommendations below.

4. Recommendations

1. Modify the Vision to reflect the community's desire for additional social housing, improved access between the new developments and the old part of the settlement, and for improved public transport.
2. Add the requirement for a Flood Risk Assessment under 'Infrastructure and Services'.

3. Re-allocate OP1/Bid BU008 with an increase the number of homes from 75 to a 'maximum of 100'.
4. Within OP1, add the following text: "A Flood Risk Assessment may be required. A buffer strip will be required along the watercourses that run parallel along to the boundaries of the site and should integrate positively into the development. Enhancement of the straightened watercourses through re-naturalisation and removal of any redundant features will require to be investigated."
5. Remove existing site OP2 but retain settlement boundary in its current position.
6. No new allocations or designations are recommended.

5. Committee Decisions

1. Buchan Area Committee agreed to approve the recommendations 1, 2, 4, 5 and 6 at their special meeting on 3 September 2019.
2. The number of homes on site BU008/OP1 shall be retained as existing.
3. The Committee agreed that pressure should be put on the Education and Children's Service to consider the capacity issues within Stuartfield and Mintlaw Primary Schools as a priority given this issue will greatly limit the number of homes that both villages can accommodate, and is therefore stopping much needed growth.
4. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
5. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.

Issue 61 Buchan Landward

1. List of Respondents

MIR Ref	Respondents
183	Mr Michael Westwater, Halliday Fraser Munro
204	Mr John Handley, John Handley Associates Ltd
527	Ms Linda Duncan
805	Scottish Environment Protection Agency
1009	Ms Laura Denholm, Historic Environment Scotland

2. Issues

Bid BU004, Ravenscraig

Historic Environment Scotland (HES) has supported the Officers' recommendations ("not preferred") due to the potential significant impact on the setting of Scheduled Monument SM3259 (Castle Hill, motte SW of Hallmoss Farm). Consideration should be given to views from high ground to the south and west over River Ugie/ Ravenscraig Castle (1009).

Bid BU019, Auchleuchries

Respondent 183 agrees with the recommendation ("an Officers' preference"). However, another respondent considers the site has been rejected on the grounds of road safety, the need for extraction being unproven and the development would result in the loss of amenity for the local community (527). It has been queried whether a holistic view has been taken from the Reporter's comments (following the Appeal against refusal of Planning Permission) (183, 527). Impacts on landscape, the natural environment, cultural heritage, visual amenity, noise, air quality and a whole range of other issues need to be satisfactorily addressed (527). SEPA has stated that the recommendation would have to adhere to the guidance in terms of groundwater impacts/private water supplies. It is noted that a well is in close proximity (805).

Bid BU041 and BU042, Longside Airfield

Both sites fall within the consultation zones for the Shell NGL Pipeline System but no references are made to this in the site assessment (204). Longside Airfield, proposed as FOP1 site (bid site BU042), should make reference to the pipeline consultation zone that crosses the site (204).

SEPA has advised that the text "An assessment of the site for potential radioactive substances is required prior any development" should be stated for both BU041 and BU042 (805).

Bid BU041

SEPA has stated that liaison with Leiths quarry/concrete plant at Faichfield is required regarding any expansion plans, and masterplanning must be undertaken. With regard to waste water, SEPA has stated the development will be required to demonstrate that it will have no adverse impact on ground or surface water because the site is in close proximity to a Drinking Water Protected Area (805).

Bid BU042

SEPA has advised that confirmation with Scottish Water is required to confirm whether there is capacity in the public sewerage system serving at Willowbank Adult training Facility and the surrounding houses. If there is a capacity issue this should be highlighted in the settlement text that the development will be required to connect to the existing Willowbank Waste Water Treatment Plant (WWTP) (805).

3. Actions

Bid BU004, Ravenscraig

It has been noted that the respondent has supported the Officers' recommendation to not allocate this site, and that consideration should be given to visual impact from high grounds. No action is required.

Bid BU019, Auchleuchries

Both the support and objection for this site has been noted. The site was rejected by the Scottish Ministers at an appeal (PPA-110-2359) on the grounds of road safety and potential loss of amenity for the local community. We remain of the opinion that the site should be identified as an Area of Search for mineral extraction as it is likely that a solution to these issues could be provided through a robust planning application. The comments from SEPA have been noted.

Bid BU041 and Bid BU042, Longside Airfield

Within the internal assessment, it has been found that the site is within the HSE pipeline consultation zone. However, given the proposal is restricted to "Use Class Order 6 (Storage and Distribution)", such uses would have minimal impact on the pipeline. A PADHI and relevant consultation shall be carried out at future application stage. Appropriate text will be added to the new proposed Settlement Statement.

The comment from SEPA for bids BU041 and BU042 regarding radioactive substances has been noted and appropriate text should be included in the Settlement Statement.

Draft Proposed Local Development Plan

A number of changes were proposed in the Draft Proposed Local Development Plan on the basis of early consultation with stakeholders. With the exception of identification of

a future opportunity site at Longside Airfield (BU042) which is not recommended to be included in the Proposed LDP, these are captured in the recommendations below. The proposed statements for OP1 have been noted and should be included in an allocation summary for the site.

4. Recommendations

1. Add a new Settlement Statement for “Longside Airfield” with associated Vision statement and an allocation for employment land (OP1) for Use Class Order 6 (Storage and Distribution), and include the following text inserts within an allocation summary for the site:

“Part of the settlement is within the Health and Safety Executive (HSE) pipeline consultation zone. In addition, there is a sensitive facility already on the site. All developments must comply with the HSE 'Planning Advice for Developments near Hazardous Installations.

“An assessment of the site for potential radioactive substances is required prior to any development.”

“A Masterplan must be prepared and agreed.”

Include “It must to be demonstrated that the development will have no adverse impact on ground or surface water because the site is in close proximity to a Drinking Water Protected Area.”

2. Site BU19 at Auchleuchries should be identified as an Area of Search for mineral extraction (sand and gravel).

5. Committee Decisions

1. Buchan Area Committee agreed to approve the above recommendations at their special meeting on 3 September 2019, subject to an amendment to Longside Airfield to include the runway extension within the Settlement Statement.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Buchan Area Committee and no further recommendations were identified.
3. At the meeting of Aberdeenshire Council on 5 March 2020, Members agreed that the content of the Proposed Aberdeenshire Local Development Plan 2020 provides the settled view of the Council on the Plan they wish to see adopted in 2021.