

Issue 16 Aberchirder

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Existing Site - BUS

SEPA has highlighted that a buffer strip will be required adjacent to the watercourse that runs alongside the BUS site, and this should be integrated positively into the development (805).

Existing Site - OP1

SEPA has noted that there is no reference to waste water drainage in the Draft Proposed Local Development Plan (LDP) for Aberchirder and has requested that this be confirmed with Scottish Water to ensure sufficient capacity can be provided within the sewage treatment works (805).

3. Actions

Existing Site - BUS

Text should be added under 'Flood Risk' to reflect the need for a buffer strip alongside the site.

Existing Site - OP1

Information received from Scottish Water confirms that a growth project is being progressed at Aberchirder Waste Water Treatment Works with a target date of mid-2020, factoring in existing allocations. However, due to low market demand we have no confidence OP1 is deliverable during the next Plan period, although this can be reviewed for a future 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. Sites OP1 and OP2 are proposed to be removed as these are constrained and we have no confidence they are deliverable.

4. Recommendations

1. Include text under 'Flood Risk' to state the need for a buffer strip for 'BUS' site.
2. Remove OP1 and adjust settlement boundary.

3. Remove OP2 and adjust settlement boundary.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 17 Banff

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
634	Banff & Macduff Community Council
805	SEPA

2. Issues

Vision

It has been requested that the Vision text is revised to include the vision and objectives of the Banff Harbour Business Plan, and highlight the need for compliance with the Town Centre First principle (634). Proposed revised wording was provided by the respondent.

Bid BB007 / Existing Site - OP1

In order to reduce significant adverse landscape and visual impacts, Scottish Natural Heritage (SNH) has recommended that development is located along the lower slopes of the site associated with the existing settlement edge. SNH also requested that links to core paths to the south, and active travel links to the town centre and community facilities, are provided. Furthermore, the requirement for 'strategic landscaping' should be caveated to respond to the coastal setting in terms of species choice, scale and form of planting character, and ensure the effective establishment of any planting (for example wind breaks) due to the exposed elevated microclimate (506).

SEPA has noted there may be capacity issues with existing waste water drainage and has requested that this be confirmed with Scottish Water, and the Proposed Local Development Plan (LDP) text altered accordingly (805).

Bid BB020 / Existing Site - OP2

SNH has expressed support for the requirement of a Masterplan for site BB020 and the opportunities identified to link existing woodland in the vicinity. Given the 'gateway' locale of the site, SNH has highlighted the opportunity through sensitive siting and design of development and landscape framework to improve the existing visually obtrusive suburban edge where existing large houses and varied design of curtilages are elevated above the road, adversely dominating the experience of entering Banff to the southwest. It was also requested by SNH that adequate links to core paths to the north and active travel links to the town centre be included, and that there is adequate provision of biodiverse open space (506).

SEPA has noted there may be capacity issues with existing waste water drainage and has requested that this be confirmed with Scottish Water, and the Proposed LDP text altered accordingly (805).

3. Actions

Vision

We agree the importance of making reference to the Banff Harbour Business Plan vision and objectives in the settlement Vision. With regard to the request to highlight the Town Centre First principle, whilst this is already embodied in policy, it is accepted there is a desire to have this highlighted in the Vision also. The Vision text should be amended in line with the wording supplied by the respondent.

There were no comments received in relation to the aspiration for a link road between the A97 and A98, and all references should be removed as per the recommendation in the Main Issues Report, given this will not be fulfilled in the foreseeable future.

Bid BB007 / Existing Site - OP1

Regarding SNH's recommendation to develop the lower slopes to reduce landscape and visual impacts, it is stated within the current allocation summary that development should not be overbearing on existing properties. Furthermore, as a Landscape Visual Impact Assessment will be part of the planning application process, we do not consider any action is required.

It is acknowledged that links to core paths together with active travel links to the town centre and community facilities should be identified in the allocation summary, together with the requested caveat for strategic planting to respond to the coastal setting in terms of species choice, scale and form of planting character and to ensure there is provision for the effective establishment of any planting in the exposed elevated microclimate.

Information received from Scottish Water confirms that there is capacity at Banff/Macduff Waste Water Treatment Works (WWTW), but local sewer network reinforcement may be required. The developer is required to check with Scottish Water. Text should be amended under 'Strategic drainage and water supply' to reflect the current position with regard to waste water drainage.

Bid BB020 / Existing Site - OP2

It is acknowledged that the 'gateway' role of the site could be further emphasised in the allocation summary, highlighting the opportunity to reduce the impact of the current dominant suburban edge and its effect on the arrival experience into Banff from the southwest. The requirement for active travel links to the town centre should be added to the allocation summary, together with core path links.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

Information received from Scottish Water confirms that there is capacity at Banff/Macduff WWTW, but local sewer network reinforcement may be required. The developer is required to check with Scottish Water. Text should be amended under

'Strategic drainage and water supply' to reflect the current position with regard to waste water drainage.

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.

Existing Site – R1

In addition to recommendations made in the Main Issues Report and the Draft Proposed LDP, we propose an amendment to site 'R1' currently reserved for a cemetery extension. We recommend R1 is amended to an 'area of search' for a cemetery. We acknowledge that the R1 site covers a large area of land but trial digs are yet to be carried out to determine if, and how much of the land is feasible for burial ground use. It is also important to retain the site in its current location near to the existing cemetery. By keeping burial grounds close to each other this reduces unnecessary car journeys and inconvenience to visitors wishing to attend multiple graves.

Existing Sites – OP3 and OP4

There are two sites recommended for removal, site OP3 which is due for completion by the end of 2019, and OP4 which we no longer consider deliverable as the site has a lapsed planning approval and is constrained by "ownership".

4. Recommendations

1. Amend the Vision to include references to the Banff Harbour Business Plan and highlight the importance of the Town Centre First principle, in line with wording provided by the respondent. Also include community aspirations for affordable housing and business development, including the potential for business-ready units, and highlight that the community have concerns over the long term maintenance of the bridge over the River Deveron.
2. Retain R1 but amend designation description to: "an area of search for a cemetery extension".
3. Add the following text under 'Services and Infrastructure': "Strategic drainage and water supply: Local sewer network reinforcement may be required for sites OP1 and OP2. Early engagement with Scottish Water is required."
4. Remove references to the A97/A98 link road from 'Services and Infrastructure' and within allocation summaries.
5. Retain existing site OP1 (bid BB007) and include in the allocation summary the requirement for links to core paths together with active travel links to the town centre and community facilities. Also specify that strategic planting should respond to the coastal setting and ensure the effective establishment of any planting in its exposed microclimate.

6. Retain existing site OP2 (bid BB020) and amend the allocation summary to emphasise the 'gateway' role of the site, specifying the need for sensitive siting and design within a landscape framework, and the need to address the dominant suburban edge on approach from the southwest; also include the need for active travel links to the town centre.
7. Remove site OP3.
8. Remove site OP4.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed recommendations 2 to 8 above at their special meeting on 27 August 2019. The Committee agreed recommendation 1 subject to an amendment to the Vision to reflect the possibilities for a pedestrian bridge over the River Deveron.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 18 Cairnbulg and Inverallochy

1. List of Respondents

MIR Ref	Respondents
61	Invercairn Community Council
506	Scottish Natural Heritage
782	RSPB Scotland
805	SEPA
836	Baxter Design Company (Old Deer) Ltd on behalf of JKB Group Ltd

2. Issues

Reserved Land – R1

SEPA has noted the presence of a number of small watercourses through the site, and highlights the requirement to meet SEPA guidance on this land use. No flood risk issues require to be highlighted in the settlement text (805).

Bid BB017 / Existing Site – OP1, and Bid BB018

It has been highlighted by RSPB that it is incorrect to state sites BB017 and BB018 are on a disused airfield low in biodiversity value as the site is heavily used by wading birds associated with the Loch of Strathbeg Special Protection Area (SPA) and SSSI. As such development on these sites are likely to have a significant effect on the SPA (782).

Scottish Natural Heritage (SNH) has highlighted the risk associated with the proposed low-density housing development on bid site BB018 creating an arrangement of larger scale housing in contrast with the planning objective of the distinctive historic townscape character and amenity (506).

If allocated, SNH request that site briefs are prepared for sites BB017 and BB018 to ensure adequate biodiverse open space, provision of active travel facilities and links to the core path network. Furthermore, provision for 'strategic landscaping' as identified for BB017 should be caveated to respond to the coastal setting in terms of species choice, scale and form of planting character. Adequate provision should be made to ensure the effective establishment of planting (for example wind breaks) given the exposed elevated microclimate (506).

These sites are constrained due to access and legal issues. Bid BB017 (existing site OP1) has been allocated for some time and is unlikely to come forward (836).

SEPA has identified the requirement for a site investigation for BB018 site. As this could be a significant cost to a prospective developer this should be highlighted in the Proposed Local Development Plan (805).

Bid BB024

Two respondents disagreed with the Officers' assessment that BB024 would have an adverse effect on the settlement and would like this site reconsidered as an allocation in the next Local Development Plan (LDP) (61, 836). These respondents considered that BB024 provides a natural extension to the adjacent windfall development to the east, and that the development is required to meet local housing demand. Furthermore, if the site is kept undeveloped, it would become a narrow strip of unused waste ground between developments on both sides of the site to the east and west, and thus creating a natural infill site. This is highlighted in particular as the adjacent site to the east is being delivered faster than anticipated due to high demand (61, 836).

There was disagreement that there would be adverse landscape impact from this development (61, 836). It was considered that the area surrounding Inverallochy and Cairnbulg is expansive and open. Given the adjacent developments, this small development would make little or no difference to the views, openness and expansiveness (61). With appropriate landscaping some views outward to the coast from Rathen Road can still be sought (836). Scottish Natural Heritage however were in agreement with the landscape impacts identified in the Officers' assessment for BB024 (506).

In support of developing BB024, concern was expressed regarding the lack of symmetry in the settlement east and west, and that Inverallochy would grow at a greater rate than Cairnbulg. It was also highlighted that there would be inconvenience to new homeowners on adjacent sites by deciding to develop BB024 later, rather than including the site in the new LDP (61).

If allocated, SNH requested a site brief for BB024 to ensure adequate biodiverse open space, provision of active travel facilities and links to the core path network (506).

3. Actions

Reserved Land – R1

The requirement to meet SEPA guidance on this land use is noted. The Council still have every intention to purchase the land for a cemetery, subject to satisfying SEPA, with ongoing site tests underway to achieve this. It should also be noted that a link road from Rathen Road has been incorporated into the design of the unallocated site to the east of BB024 that would enable access to the cemetery from Rathen Road. The cemetery should remain as reserved land 'for a new cemetery'.

Bid BB017 / Existing Site – OP1, and Bid BB018

It is noted that the disused airfield where developments BB017 and BB018 are located would have a significant wildlife impact on important bird species with conservation status. The risk of low density housing on BB018 impacting on the character of the historic townscape is also acknowledged.

Whilst bid BB017/existing site OP1 is currently identified as constrained due to marketability, and there is a legal issue to overcome regarding road access, it is considered appropriate to continue to support this site. This site is more tightly bound to the settlement, with far less encroachment onto the airfield site compared with BB018, and it is fully expected that the legal access issue will be overcome as the land in question is owned by the Council, who are willing to negotiate.

We do not consider it appropriate to allocate BB018. The deliverability of this site is questionable, and moreover the scale of the site and the impact on wildlife conservation cannot be justified. By retaining existing site OP1 and including bid site BB024 (see below) this would provide a balanced approach to settlement growth, in particular given the community's desire to spread development east and west across Cairnbulg and Inverallochy.

It is acknowledged that provision for 'strategic landscape' for BB017 should be caveated to respond to the coastal setting in terms of species choice, scale and form of planting character with adequate provision for establishment of planting given the exposed microclimate.

The request by SEPA for stipulating the requirement for a site investigation for BB018 is noted, however as we do not consider it appropriate to allocate this site, no action is required.

Bid BB024

It is accepted that BB024 should be reconsidered as an allocation to be included in the next Plan period. There is a risk of adverse landscape impact should the consented planning applications on the adjacent land to the west lapse and the land remain undeveloped. However, given the latest information on development progress on both adjacent sites, it is accepted that BB024 provides a logical extension to the settlement. Furthermore, allocating the site sooner rather than later would add certainty for the community and enable road access arrangements to be planned for, which the bid proposes could be through the adjacent windfall site to the east.

Although bid BB024 would result in increased car dependency due to current lack of local services, it is acknowledged that new development could potentially stimulate new local business and employment opportunities and services. Furthermore, given the identified community support for this site with apparent local housing demand, together with the community's desire for balancing development across Cairnbulg and Inverallochy, it is concluded that the site should be identified as an opportunity site for 30 homes.

As requested by SNH, the Proposed Local Development Plan (LDP) should include provision of active travel facilities including links to the core path network for bid BB024. With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

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.

Protected Land

Two new areas of protected land are proposed. Firstly, a small green space between William Street and Main Street, and a second larger area to the south of the settlement to conserve the golf course and prevent coalescence with St Combs.

Existing Site – OP2

The existing allocation OP2 for 9 homes can now be removed as it is built out.

Windfall Site

As a new addition, a windfall site adjacent to bid BB024 with a projected completion date of 2023 should be included as an allocation. This should align with recent planning applications seeking subdivision of plots resulting in an overall increase from 37 to 43 homes.

4. Recommendations

1. Retain site R1 as a site reserved for new cemetery.
2. Add new protected land on William Street “to conserve the green space area as an amenity for the village”.
3. Add new protected land “to conserve the golf course as part of the setting for Cairnbulg and Inverallochy and to prevent coalescence with St Combs”.
4. Retain OP1 (bid BB017) for 85 homes, adding to the allocation summary the requirement for active travel, and strategic planting to respond to the coastal setting and to ensure the effective establishment of planting.
5. Remove OP2.
6. Allocate bid BB024 for 30 homes, including in the allocation summary the requirement for provision of active travel facilities, links to the core path network, and access to R1 site.
7. Allocate windfall site adjacent to bid BB024 for 43 homes, and include in the allocation summary the requirement for active travel including links to the core path network, and ensuring access to R1 site.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019. The Committee acknowledged that Officers' were no longer seeking to pursue recommendation 1.
2. The Committee also agreed the Flushing Farm should be included within the settlement boundary and that the Vision should recognise the need to identify a suitable area for expansion of cemetery provision and to promote start-up business units as an aspiration.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 19 Cornhill

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Bid BB001 / Existing Site – OP1

SEPA has confirmed that a Flood Risk Assessment (FRA) will be required for this site (805). Also, in relation to a drainage ditch to the northwest of the site, SEPA has requested that reference to 'maintenance' is removed from the development brief, and replaced with "A buffer strip will be required alongside the watercourse to the northwest of the site and should be integrated positively into the development" (805).

3. Actions

Bid BB001 / Existing Site – OP1

There is no change required to existing text that currently states the need for an FRA for OP1 (Bid BB001) under 'Flood Risk' in the Settlement Statement.

The request made by SEPA for an amendment to text regarding a buffer strip is considered appropriate and should be included in the Proposed Local Development Plan (LDP).

It is noted that no comments were received with regard to the Officers' recommendation to re-allocate site OP1 at a reduced allocation of 12 homes, which is considered a more appropriate and realistic density. It is also proposed that the associated site P3 is removed as there is no prospect of a primary school being built in Cornhill in the foreseeable future.

The Draft Proposed Local Development Plan

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. Retain OP1 (bid BB001) at a revised density of 12 homes.
2. Amend text in the allocation summary for OP1 (bid BB001) to: "A buffer strip will be required alongside the watercourse to the northwest of the site which should be integrated positively into the development".
3. Remove P3 (school site).

4. Add new protected land to conserve tree belt along A95.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed recommendations 1, 2 and 4 at their special meeting on 27 August 2019.
2. The Committee also agreed to reallocate site P3 as an additional site for housing land.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 20 Crovie

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

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

No other issues were raised.

3. Actions

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).

No new development sites have been proposed and Crovie should retain its Conservation Area designation. On account of this designation it is appropriate to retain Crovie as a settlement in the Proposed LDP.

4. Recommendations

1. Add the following text to the Settlement Statement: "Parts of Crovie are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendation at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 21 Crudie

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Services and Infrastructure

SEPA has agreed that a growth project will be required in order for the village to expand (805).

Bid BB033

SEPA has advised there is no requirement for a Flood Risk Assessment (FRA), and welcome the proposed development of brownfield land.

3. Actions

Services and Infrastructure

Information received from Scottish Water states there is currently sufficient capacity at the Septic Tank in Crudie. However, we recommend including text stating that a growth project 'may' be required in order to allow for future growth.

Bid BB033

We acknowledge there is no requirement for an FRA, and that development on this brownfield site is welcomed. However, as this bid proposes four self-build homes, it should be noted that sites of less than five homes are not being included as allocations in the Proposed Local Development Plan (LDP). Therefore, for consistency across the Proposed LDP, and since the site is already located within the settlement boundary for Crudie, this site can be supported as infill development.

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. Include text in the Vision statement to reflect that the local community is supportive of organic growth development in order to sustain local services and facilities, and the aspiration for more mixed use/employment development, and a new pathway around the village.

2. Incorporate the following text under 'Strategic drainage and water supply': "A growth project for waste water treatment may be required in order for the village to expand".
3. Re-allocate OP1 (bid BB006) but split into two allocations distinguishing bid BB006 from the adjacent portion of land subject to a separate development.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 22 Fordyce

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
560	Halliday Fraser Munro on behalf of Seafield & Strathspey Estates

2. Issues

Support was expressed for the preferred status of bid BB027 (existing site OP1) and agreement that the site is a logical extension to the settlement (560). It has been requested by Scottish Natural Heritage that a link is included to the national cycle pathway which passes through this settlement (506).

3. Actions

It is maintained that the existing allocation OP1 (bid BB027) for 5 homes should be retained as this presents the only potential direction of development for the village without impacting on its historic setting. It is acknowledged that the national cycle network runs past this site, but no specific action is required for the development as the route passes on a public road at the assigned entrance to the site.

4. Recommendations

1. Retain existing allocation OP1 for 5 homes.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendation at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 23 Fraserburgh

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
510	Fraserburgh Harbour Commissioners
551	NHS Grampian
579	Colaren Homes Ltd
805	SEPA
835	Baxter Design Company on behalf of James Reid and Sons
	Pilot Youth Engagement Project – Fraserburgh Academy

2. Issues

Settlement Transport

It was noted by Fraserburgh Academy that the old bypass was now too close to the edge of the settlement and there should be a new modern bypass. This should link the A90 from the south round the western side of Fraserburgh to the A90 at the north of the settlement.

Protected Land

The proposed safeguarding of the harbour area for port related activities is supported (510). The respondent provides a draft harbour Masterplan that is open to public consultation May and June 2019. The respondent envisages a final Masterplan early Autumn 2019, seeking to have it included and referenced in the Local Development Plan (LDP) when published so as to safeguard the harbour area for port related activities and development over the medium to long term.

Fraserburgh Academy felt that there were different areas around the town which they feel should be protected including Westfield School, St Andrews School, North School, Fraserburgh Cemetery and Fraserburgh Hospital.

Existing Site – OP1

SEPA has noted that there is no reference to waste water drainage in the Draft Proposed LDP and have requested that this be confirmed with Scottish Water to ensure sufficient capacity can be provided within the sewage treatment works, identifying the eastern side of OP1 as the area of concern (805).

Fraserburgh Academy suggested that site OP1 was too far away from the town centre for it to be used for a housing site and should instead be a location for a shopping centre with places to eat with another comment stating the area should be used for football pitches, green space, play areas, new football stadium and shops/shopping centre.

Fraserburgh Academy suggested that there was a need for a small shop within the site and that this should be included within the allocation summary.

Existing Site – OP2

SEPA has requested that existing wording that refers to the maintenance role of a buffer strip is removed and replaced with the text "A buffer strip will be required alongside the watercourse on the northern boundary and should be integrated positively into the development." (805).

Fraserburgh Academy expressed support for existing site OP2. It was commented that the housing should be located at the north of the site with the other facilities including the playpark area and pitches to the south. It was suggested that the two full size football pitches are not needed in this location.

Existing Site – OP3

Fraserburgh Academy expressed support for existing site OP3.

Existing Site – BUS1

Fraserburgh Academy expressed support for BUS1 but suggested that the site should be for different uses including places to eat and more housing as there are already other areas for employment uses.

Existing Site – BUS2

Comments were received from Fraserburgh Academy that there is more need for housing within this location. Another respondent noted that the area should be used for another use as there are too many employment areas already.

Existing Site – BUS4

Fraserburgh Academy suggested that BUS4 was not in an easily accessible area and people will need to travel to the area.

Existing Site – BUS5

Fraserburgh Academy believed that a larger job centre for the town could be located within BUS5.

Existing Site – CC1

SEPA has specified that an FRA will be required and that text will need to be amended from "may" be required to "must be required". SEPA has also identified that a buffer strip will be required alongside the watercourse on the western boundary which should be integrated positively into the development (805).

Fraserburgh Academy expressed support for retaining site CC1.

Bid BB022

Scottish Natural Heritage (SNH) has agreed with the landscape justification for not preferring bid BB022. SNH does however note that should the site be allocated, a site brief would be required to ensure adequate biodiverse open space, provision of active travel facilities and links to the core path network (506).

One respondent has disagreed with the Officers' assessment of bid BB022 and considers the site provides a suitable extension of the recent OP2 development. This respondent also considers that since the remainder of OP2 is constrained and unlikely to be completed, BB022 would increase the choice of housing in the settlement where demand has been high for many years (835).

The respondent also disagreed that site access and road connectivity is an issue in developing this site. The respondent includes a plan to demonstrate possible future links including construction and emergency access, with services linked through the existing road network. The respondent also proposes that land ownership issues are not expected to be a constraint and suggests there is developer interest. In addition, it is proposed that the principles of the R1 land (reserved for open space) would be upheld in the development together with other areas of the bid site to strengthen green corridors throughout (835).

The site is also supported on the basis that bid BB022 and neighbouring land can include business land (commercial or industrial/light industrial land) situated to protect amenity of housing (835).

Fraserburgh Academy supported the site to bring additional housing to the settlement. However, concern was raised that the site is detached from the town centre and is located too far away from the rest of the town, schools and bus routes.

Bid BB032

Inclusion of bid BB032 for Healthcare use was supported by NHS Grampian (551) and Fraserburgh Academy. Fraserburgh Academy wished to ensure that sufficient car parking was included.

SEPA welcomed development on brownfield land and the requirement for a soil investigation (805).

Bid BB035

Two respondents have supported BB035 (506, 579). The development is considered a logical extension to OP1 with no constraints. This respondent also agrees to provision of a pedestrian access link and retention of the cottage building, however highlights that the existing steadings are unlikely to be retained as they are in a state of disrepair (579). SNH expressed support for the site as part of the OP1 Masterplan to ensure adequate biodiverse open space, provision of active travel facilities and links to the core path network (506).

SEPA has noted the Flood Risk Assessment (FRA) requirement for surface water and confirms there are no fluvial issues. SEPA has highlighted a possible waste water drainage issue on the eastern side of OP1 and have requested that this be confirmed with Scottish Water to ensure sufficient capacity can be provided within the sewage treatment works. SEPA also welcomed the requirement for reuse of existing buildings (805).

Fraserburgh Academy suggested that this site would not be a good site for housing. Concerns included the fact that there is a sewage facility nearby and the odour problems associated with it. It was also noted that the number of houses proposed was too many for the site as it is not close to any facilities, meaning that people would have to drive to shops, schools and work. Roads and walking routes would need to be upgraded/provided if this was to go ahead.

3. Actions

Settlement Transport

It is noted that the bypass has now become the edge of the settlement in parts. Respondents have noted that there should be a new bypass created. This is not something that would be considered as an individual item through the Local Development Plan (LDP), however if plans were drafted and consulted upon the desired route could be safeguarded in the LDP until built. For these reasons, it is not considered that any further actions are required at this time.

Protected Land

We acknowledge the support given to safeguarding the harbour area for port related activities. We also note that the draft Fraserburgh Harbour Masterplan consultation is underway and we propose capturing the Harbour Masterplan objectives in the settlement's Vision statement when the final Masterplan is published, which is anticipated to be prior to the publication of the Proposed LDP 2021.

The request by Fraserburgh Academy relating to protecting the three schools is noted and this is seen as a reasonable request. It is therefore proposed to protect these three schools within the Proposed LDP. This matter has been raised in relation to Policy PR1 Protecting Important Resources and is discussed more widely in the Issues and Actions paper for that policy topic.

With regards to the request to protect Fraserburgh Cemetery this is noted. It is not considered that this land is at risk from development however it would be seen as appropriate to protect the cemetery and also provides consistency with other towns within Aberdeenshire.

Finally, it was requested that Fraserburgh Hospital was protected, however, this is not seen as necessary as the area is in use. There would only be a requirement to include any undeveloped land as a reserved site for future expansion however that is not the case in this situation.

Existing Site – OP1

Information received from Scottish Water confirms there is capacity at Fraserburgh WWTW but local sewer network reinforcement may be required. The demand for waste water capacity for the non-domestic element of this development will depend on the business use. Early engagement with Scottish Water is encouraged. Scottish Water also note that a Drainage Impact Assessment is required for sites OP1 and OP2. Text should be amended under “Strategic drainage and water supply” to reflect the current position with regard to waste water drainage.

It is considered that although concerns were raised by Fraserburgh Academy regarding OP1, the majority of these will be able to be overcome through the planning application process. Therefore, it is considered appropriate to continue with the allocation of the OP1 site in the Proposed LDP.

Existing Site – OP2

The request made by SEPA to amend text regarding a buffer strip is considered appropriate and should be included in the Proposed LDP.

The comments received with regards to this site are noted. There is an agreed Masterplan in place which shows the developer’s intentions of where the developable areas of the site will be and where open space will be located on the site. This information currently does not relate to the OP2 allocation which is in the 2017 LDP. For ease of understanding for the community it is proposed to amend the allocation to link with the agreed Masterplan so that the wider community will be aware of where additional housing is to be located. It is noted that a respondent did not believe that the football pitches were required at the site however these are included within the agreed Masterplan for this site and it is proposed that these are retained within the allocation.

Existing Site – OP3

The positive comments for this site are noted and it is proposed to continue to support the allocation of the OP3 site within the Proposed LDP.

Existing Site – BUS1

The BUS1 site is partly developed with established uses located within the site. The other areas of vacant land are currently being marketed for employment uses. Given the location of the land that has been developed it would not make for good planning to allow the rest of the site to come forward for housing as that would potentially restrict the deliverability of the employment land as it could end up being a bad neighbour in terms of noise disturbance. It is therefore considered appropriate to retain the BUS1 site as is within the Proposed LDP.

Existing Site – BUS2

BUS2 is again another of the sites that is fairly established in terms of the majority of the land is in use with some small areas for future development. Given the sites location,

and employment uptake it is seen that it would be most appropriate to safeguard this area for employment uses rather than considering the area for housing.

Existing Site – BUS4

It is acknowledged that people would potentially have to travel to this location to work, however it is not felt that this area is not accessible. There are a number of different bus stops on roads surrounding the site which would provide public transport links to the site. There is also the option of walking to the site as well as taking the private car. It is therefore felt that it is appropriate to retain this established employment area within the Proposed LDP.

Existing Site – CC1

The request made by SEPA to amend text regarding the requirement for an FRA is considered appropriate and should be included in the Proposed LDP.

Bid BB022

We maintain that this site is in a peripheral location, and would have a negative impact on the landscape, providing unnecessary encroachment into the countryside. Moreover, there is significant remaining capacity for housing within existing allocations to meet local housing demand during the next Plan period.

With regard to the comment about the deliverability of the adjacent OP2 Masterplan, given that the northern part of the site is constrained due to 'marketability' (as identified in the Housing Land Audit 2018), it is difficult to justify further housing allocations at this time. There remains significant capacity identified as 'effective' in the remaining southern part of the site with a protracted build out rate beyond 2026. In addition, taking into consideration the large-scale site OP1, also with a protracted build out rate, and in accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Fraserburgh has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

With regard to road access, whilst we acknowledge the respondent has identified possible access links from the south west corner of OP2, the feasibility of this is questionable. Access here would also compromise the open space buffer proposed to be maintained.

With regard to the potential to include business land on BB022, it should be noted that Fraserburgh has a significant amount of 'established employment land supply' available. Notably there have been no planning permissions and no developer interest in bringing forward sites BUS3 and OP3 (26.63 hectares) that form part of the OP2 Masterplan.

We conclude that development of bid BB022 does not provide a logical extension to the adjacent development on OP2, nor is the allocation required at this time.

Bid BB032

It is appropriate to safeguard this site for a Healthcare use being situated adjacent to an existing health facility, and on a vacant brownfield site within the settlement. We note the requirement for soil investigation.

Bid BB035

We maintain our recommendation to allocate this site, aligning it with the Masterplanning of OP1. We acknowledge the comment regarding the derelict condition of the existing steadings. However, we would expect the development to factor in re-use of the granite stone available on site into the site design if the buildings are not deemed worthy of retaining. This requirement should be included in the Settlement Statement text.

Whilst the settlement has sufficient housing capacity for the next Plan period by way of its existing allocations, inclusion of bid BB035 is a logical and appropriate addition at this time. The advantages of aligning this site and making connections with the adjacent Masterplan compared with the alternative of bid BB035 remaining a small segregated site on the edge of a large development, provide a sound logic for allocating this site. The development brief should ensure there is adequate biodiverse open space, provision of active travel facilities and links to the core path network. It should be noted that policies are in place that require all development to enhance biodiversity and provide adequate public open space.

Information received from Scottish Water in relation to OP1 is considered applicable to bid BB035 (see below).

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. Amend the Vision to include references to the Fraserburgh Harbour Masterplan, and highlight the community aspirations for increased housing choice, flood resilience, new business, growth and development, and improved local health facilities.
2. Add the following text to 'Strategic drainage and water supply': "A water impact assessment and drainage impact assessment will be required for sites OP1 and OP2. Local sewer network reinforcement may also be required for sites OP1 and OP2. Early engagement with Scottish Water is required."
3. Distinguish the employment land element of the mixed use site OP1 as a separate opportunity site in its own right.

4. Include bid BB035 as an allocation for 30 homes to align with the Masterplanning of OP1 and its proposed phasing, stipulating in the allocation summary the requirement for a Design Statement with evidence to justify any loss of the existing steadings. Also include the requirement for the provision of active travel including links to the core path network, and that drainage and water supply are to be confirmed through early engagement with Scottish Water in line with the OP1 site.
5. Adjust the mapping of existing sites OP2 and R1 to match the approved Masterplan.
6. Amend text within existing OP2 allocation summary to state: "A buffer strip will be required alongside the watercourse on the northern boundary and should be integrated positively into the development".
7. Do not allocate bid BB022 but retain the portion of land included in the bid site that is part of R1 for open space as per existing OP2 Masterplan.
8. Amend text within existing CC1 allocation summary to state that a Flood Risk Assessment "will" be required.
9. Designate bid BB032 as Reserved Land adding the text "For Healthcare use. Soil contamination to be investigated."
10. Protect the harbour area for "port related activities".
11. Introduce a new protected land designation to protect the cemetery as an amenity for the settlement.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. The Committee also agreed that reconsideration should be given to the way that Conservation Areas are identified in the settlement maps, and that allocations should be reviewed in respect of the requirement for sports pitches to be provided.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 24 Gardenstown

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage

2. Issues

Bid BB008

Scottish Natural Heritage has agreed with the justification for not supporting site BB008 on account of its landscape impact (506).

No other comments were received.

3. Actions

Bid BB008

It is maintained that bid BB008 would have significant cumulative visual impact in this sensitive landscape setting. Whilst it is important that local services and facilities are sustained, the local housing need can be met by retaining the two existing development sites OP1 and OP2 which we are confident will be delivered.

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. Amend the Vision to reflect the community's concerns about lack of affordable housing, the need to sustain and improve local services, and a desire for land to be reserved to provide a safe route to school, and to have land for allotments.
2. Modify the allocation summary text for existing sites OP1 and OP2 to reflect their current development position.
3. Remove the sentence in the existing site OP1 allocation summary referring to site marketing, as this is covered in the Action Programme, updated annually.
4. Amend settlement boundary to include new homes built/under construction at the south western edge of the settlement.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 25 Inverboyndie

1. List of Respondents

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

2. Issues

Flood Risk

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

Bid BB026

Scottish Natural Heritage (SNH) has agreed with the justification for not supporting site BB026 on account of its landscape impact (506). Historic Environment Scotland (HES) has advised that there may be an adverse impact on the setting of a category B-listed farmhouse within a well-defined rural setting with potential impact on the Scheduled Monument known as the Hills of Boyndie. This impact is not however considered to be significant if the new build development is kept small in scale and restricted to the existing development (1009).

It was noted that the site overlaps with small semi-natural woodland. Furthermore, if the site is allocated, a site brief should identify active travel requirements and ensure there is adequate biodiverse open space (506).

In the broader scale, the potential for cumulative impact of BB026 in conjunction with development bids BB016 and BB025 in Boyndie is a concern (1009).

3. Actions

Flood Risk

The request that has been 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.

Bid BB026

The negative effects of this development identified by HES and SNH in relation to impact on the setting of a listed building and scheduled monument, both at a localised level and in terms of landscape impact in the broader setting, uphold our assessment that the BB026 proposal is inappropriate. If, however, significantly scaled down, and developed outwith the flood risk area, this site has potential to be developed under rural

development policy allowing for the sensitive restoration, conversion or appropriate extension of a listed/vernacular building on a brownfield site. Alternatively, a planning application could be pursued using the enabling development policy as a building worthy of retaining for conservation and reuse. If so, the development should retain the small woodland and ensure active travel requirements are met, together with provision of adequate biodiverse open space, all of which the site has the potential to achieve.

4. Recommendations

1. Add the following text to the Settlement Statement: "Parts of Inverboyndie are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendation at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 26 Macduff

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
551	NHS Grampian
634	Banff & Macduff Community Council
805	SEPA

2. Issues

Vision

It was requested that the Vision be revised to emphasise the harbour and marine related business and industrial potential as identified in the Macduff Harbour Masterplan's vision and strategy. Proposed revised wording has been provided by the respondent (634).

Bid BB031

The inclusion of BB031 has been supported by NHS Grampian (551).

Bid BB036 / Existing Site - CC1

Scottish Natural Heritage (SNH) has recommended a site brief for BB036 to ensure adequate provision of biodiverse open space and active travel, to include retaining the existing core path (to be upgraded if required), together with links to the core path network (506). SNH also requested that the buffer strip is amended to provide for biodiversity enhancement of riparian zone functions rather than maintenance.

SEPA has highlighted that the flood risk identified to the south of the site is medium to high, and that a Flood Risk Assessment (FRA) will be required. SEPA also request an amendment to wording in the development brief to remove reference to maintenance role of the buffer strip, and replace wording with "A buffer strip will be required alongside the Gelly burn on the southern boundary" (805).

Bid BB037 / Existing Site – OP1

SNH has recommended a site brief to ensure adequate biodiverse open space, provision of active travel facilities and links to the core path network (506). The respondent also requests that the existing core path on the southern boundary is retained and, if required, upgraded (506).

Bid BB039

SNH has recommended a site brief to ensure adequate biodiverse open space, provision of active travel facilities, and links to the core path network (506).

SEPA has identified that an FRA may be required. Also buffer strips will be required alongside the watercourses on the boundaries of the site that feed into Gelly Burn, and these should be positively integrated into the site (805).

Bid BB040

SNH has recommended a site brief to ensure there is a concentration of development on the flatter northern landform of the site adjacent to the existing settlement edge. The respondent also considers that an opportunity exists to the south of the site on the sloping landform which abuts the disused railway footpath to enhance the recreational experience along the route with significant woodland planting, promoting meaningful and robust green infrastructure. SNH also request the provision of active travel facilities and links to the core path network, retaining the existing core path and, if required, upgraded (506).

SEPA has highlighted the requirement for an FRA for this site and requests this is included under 'Flood Risk'. SEPA also state that any future development will require a buffer strip along the Gelly Burn.

3. Actions

Vision

We agree the importance of making reference to the Macduff Harbour Masterplan's vision and strategy in the settlement Vision, to emphasise harbour and marine related business and industrial potential.

Bid BB031

Site BB031 should be included in the Proposed Local Development Plan (LDP) and identified as 'R1 – Reserved for Healthcare use' as part of bid BB036/CC1 site.

Bid BB036 / Existing Site - CC1

We agree with the requirement for active travel. This should be identified in the allocation summary. We also acknowledge that the buffer strip along the Gelly Burn should have more than a maintenance role and should provide biodiversity enhancement of the riparian zone. With regard to provision of biodiverse open space for all sites, it should be noted that policies are in place that require all development to enhance biodiversity and provide adequate public open space.

Bid BB037 / Existing Site - OP1

No objections were received to the Main Issues Report recommendation to include this site as a revised, smaller OP1 site for 41 homes, excluding the western portion of the site. It is acknowledged that the existing core path on the southern boundary should be retained and, if required, upgraded.

Bid BB039

Whilst the MIR identified the site as having potential capacity for 160 homes in the future, in accordance with the Aberdeen City and Shire Strategic Development Plan

sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Macduff has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

Bid BB040

The recommendations of SNH are acknowledged, however, although the site was identified in the MIR as having potential capacity for 170 homes, in accordance with the Aberdeen City and Shire Strategic Development Plan, sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Macduff has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

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. Amend the Vision to include reference to the Macduff Harbour Masterplan's vision and strategy in line with wording provided by the respondent, and include the community aspiration for more start-up business units.
2. Include bid BB031 as R1 'Reserved for Healthcare use'.
3. Retain site CC1 (bid BB036) for Retail/Health uses and amend allocation summary to identify the need to make provision for active travel including links to the core path network whilst retaining the existing core path which is to be upgraded if required, and delete reference to maintenance role of the buffer strip, and replace wording with "A buffer strip will be required alongside the Gelly burn on the southern boundary."
4. Include bid BB037 (amended existing OP1) for 41 homes, ensuring that the allocation summary identifies the need to retain, and if required upgrade, the existing core path on the southern boundary.
5. Amend the settlement boundary to the south of the settlement to include the cemetery.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed recommendations 1, 2, and 5 above at their special meeting on 27 August 2019.

2. The Committee agreed to recommendation 3 subject to amendment to reflect Officers' preference to reallocate CC1 for housing, retail and health uses, and to remove recommendation 4 on account of a road access constraint.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 27 Memsie

1. List of Respondents

MIR Ref	Respondents
73	Mr Gavin Maitland
146	Ryden LLP on behalf of JNF Developments
147	Ryden LLP on behalf of JNF Developments
219	Rathen, Memsie & Cortes Community Council
506	Scottish Natural Heritage
805	SEPA
834	Baxter Design Company (Old Deer) Ltd on behalf of James Reid and Sons
876	Woodland Trust Scotland
886	Ms Sally Morton
1009	Historic Environment Scotland

2. Issues

Vision

Clarification is needed regarding education capacity at Rathen Primary School as contradictory information has been provided in the Main Issues Report when comparing Memsie with Rathen, and across different bids (886).

Services and Infrastructure

SEPA has highlighted that whilst there is no capacity at Memsie Cairn Stone Septic Tank a growth project will be initiated if criteria are met. However, with regard to references made to 'communal treatment tank' (in relation to bids BB003, BB010 and BB009), as far as SEPA are aware Scottish Water has not adopted this waste water treatment plant (WWTP) so it is still a private WWTP. This means any connection to the communal WWTP would have to be negotiated with the current private owners/operators, which may not be feasible (805).

A respondent also considered that priority should be given to sites which can connect to existing infrastructure, highlighting that bids BB002 and BB003 are the only sites that can connect to the communal drainage system, and that this would satisfy SEPA's requirement to avoid further private septic tanks as well as make efficient use of investment already made (146).

SEPA has requested that any reference to the communal treatment tank is removed, and wording changed to "Early contact should be made with Scottish Water to initiate a growth project due to existing inefficient capacity in the waste water treatment works" (805).

Bid BB002

One respondent disagreed with the Officers' assessment and considers that the entire site BB002 (incorporating BB003) is suitable for 40 homes. The respondent asserts that the principle of development in this location is already accepted and does not consider the site a significant extension to the settlement (146).

Scottish Natural Heritage (SNH) has agreed with the landscape impact justification for 'non-preference' of BB002 (506). In contrast, the above respondent (146) disagreed that there would be a detrimental impact on the landscape, stating that there are no natural landscape elements, the site is screened by existing development on three sides and it would be seen in the context of other development when viewed from the north (146). SNH also highlighted that the straightened watercourse on the northern boundary could be restored to form an attractive feature of the site (506).

The respondent does not believe that there would be a detrimental impact on the character and setting of Memsie, as the ribbon development identified in the Main Issues Report (MIR) is more prevalent along the B9032. Development of site BB002 would instead focus new housing along the A981 which is more condensed and 'rounded', and where improvements in infrastructure are already in place, including a communal treatment plant (146).

With regard to education capacity, it is considered that BB002 would not result in significant educational needs, and developer contributions could be used to mitigate any impacts (146).

It is considered that site BB002 should be developed instead of OP1 / BB010 as it is under the control of a developer, would be a logical extension to the village and whilst Memsie does not benefit from many services, the development would not increase car dependency more than any other site in the village (146).

If site BB002 is allocated, SNH recommend ensuring there is adequate provision made for active travel requirements and biodiverse open space (506).

Bid BB003

Support was given to the development of BB003 for 20 homes as this would make efficient use of the existing infrastructure (146, 147). The developer is willing to connect to the communal treatment works, and supports the MIR proposal to make it mandatory for all new homes delivered through this site to be connected to the communal treatment works (147).

It was not accepted that other developments are given priority over bid sites BB002/BB003, for example existing site OP1 and bid site BB009. Furthermore, it was not accepted that the location is unsustainable, as there are opportunities for using public transport within walking distance, with a bus stop close by. It was also

highlighted that there is capacity in Rathen Primary School to accommodate a small increase in pupil numbers (147).

Objection was raised against the provision of strategic landscaping on the northern edge of the site identified as P2 in the Draft Proposed Local Development Plan. Instead, this respondent considered that planting should be located further north, along the northern boundary of BB002 (147).

SNH has requested adequate provision is made for biodiverse open space and active travel facilities (506).

Bid BB009

It was highlighted that there is no guarantee that site BB009 would be able to cross land to connect to the communal septic tank for drainage (146, 147). Another respondent considered it a good idea to develop BB009 after BB003 has been delivered (219).

Bid BB010 / Existing Site - OP1

One respondent supported reallocating this site in the next Local Development Plan (73). On the other hand it is questioned whether this site is deliverable at all, being constrained by ownership and marketability (146, 147). It is also stated that there is no possibility of site OP1 connecting to the communal drainage system at the Westcroft/Cairn Close development due to ground levels, and consequently OP1 should be removed (146, 147).

Bid BB011 / Protected Land - P3

Concern has been expressed over the removal of site P3 that is currently protected for the construction of a new primary school, although this respondent agrees the settlement should expand (219). The respondent considered that the site could be used for other community activities. Another respondent questions the logic of new allocations where previously allocations have been based on the premise of a new school (886). It was considered that if a site for a school is to be found within the settlement boundary, there should be protection in place to ensure there is no growth on 'infill land' (886).

Given that P3 is proposed to be removed, another respondent would like the site considered for housing. This respondent considered that development of housing on this site would address issues raised elsewhere regarding sites being unsustainable and encouraging car dependency, as the site is more centrally located than other sites and is on a main bus route (73).

SNH has agreed with the landscape judgement informing the non-preference of the proposal BB011 for housing (506).

Another respondent considered that additional housing in Memsie does not make sense as there are no facilities in the village, and in particular now that the school is no longer proposed (886).

Bid BB015

SNH has agreed with the landscape judgement informing the non-preference of this site. However, if BB015 is allocated a site brief is required to ensure adequate provision of biodiverse open space and active travel (506).

Bid BB019

Woodland Trust Scotland do not support developing this site, although highlight that the Scottish Natural Woodland Ancient Woodland Inventory (AWI) map layer shows the ancient woodland is in an incorrect place, showing it further south west than the actual woodland location (876).

SNH has agreed with the landscape judgement informing the non-preference of this site (506). However, if allocated, it is requested that there is adequate provision made for biodiverse open space, active travel and links to the core path network, with the core path on the eastern boundary retained and upgraded if required (506).

SNH has identified the site as ancient woodland with semi-natural conifers (506).

Bid BB021

SNH has agreed with the landscape judgement informing the 'non-preference' of this site (506). However one respondent disagreed there would be landscape impact from this development, nor any impact on the setting and character of the village (834). This respondent considers the development would not be seen on approach to the village from any direction as existing buildings and the proposed plots provide screening of the land to surrounding areas. A site plan was submitted by this respondent to show that landscaped areas can be provided adjacent to existing properties to give them buffer areas, together with proposed access including links to adjacent land, leaving flexibility for future development. Furthermore, by working with the existing topography, the development would allow views to Mormond Hill to the south (834).

Historic Environment Scotland has highlighted there is potential impact on the setting of a Scheduled Monument (Cairn of Memsie SM90216), and are concerned that spread of further development would have greater impact than existing development (1009). One respondent however disagreed with this impact, highlighting that two building plots with planning approval separate the bid site from the Cairn. However, the respondent states that excavation works could be agreed to (834).

The respondent considered that bid BB021 stands out from the other sites due to good drainage characteristics, including good provision for having Sustainable Drainage System (SuDS) areas. The respondent believes that Scottish Water has instigated a growth project for the settlement and so this could aid any development site, and that land to the south of the site also provides an opportunity to site communal treatment

plants if required, something that the sites north of Muir Road cannot achieve due to their lower percolation potential, as evidenced on SEPA maps (834).

The respondent acknowledged the development proposed is too large to accommodate the clear demand for housing in this area, regardless of lack of school, services and facilities. It was argued that reliance on vehicular travel does not by virtue make a site unsustainable, and considers the close proximity and public bus links to Fraserburgh make Memsie a desirable place for new development, together with lower house prices (834).

SNH has requested that if site BB021 is allocated a site brief should identify active travel requirements and ensure adequate biodiverse open space. Also, the straightened watercourse on the southern boundary could be restored to form an attractive feature of the site (506).

3. Actions

Vision

With regard to contradictory information over school capacity, for clarification, whilst it remains the case that both Rathen and Memsie have school capacity issues, the Council can confirm there is some limited capacity. Thus, when making allocations for the Proposed Local Development Plan (LDP), it is a case of making best use of that limited capacity. It is however acknowledged that there should be consistent information provided regarding capacity for the Rathen Primary School catchment area. Wording proposed for the Vision statement included in the Draft Proposed LDP identifies there is a school capacity issue, with limited capacity at Rathen Primary School. We consider this wording is sufficient.

Services and Infrastructure

The request made by SEPA to remove references to the communal treatment tank in relation to allocations is considered appropriate, and wording should be amended to ensure developers make early contact with Scottish Water.

Bid BB002

It is maintained that site BB002 would be a significant extension overall for a village the size of Memsie in an open, flat countryside setting, and in a location distant from key services and facilities. Whilst we acknowledge that the principle of development in this part of the village has already been accepted by existing development and BB003 (see below), and that the development would make effective use of existing infrastructure investment, we maintain that the smaller extension of 20 homes (bid BB003) is a more appropriate scale of development for this settlement over the next Plan period.

We consider it entirely appropriate that Memsie develops in modest increments over time. Moreover, in accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the

Rural Housing Market Area. It is considered that Memsie has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

We acknowledge that the straightened watercourse (Doolie Burn) to the north has the potential to provide an attractive feature and potential logical boundary should BB002 become a future allocation.

The comment concerning ribbon development is noted, however we maintain that elongation of the settlement is not desirable. It also remains the case that Memsie does not benefit from local services and facilities and is therefore car dependent, and has limited education capacity.

Bid BB003

We acknowledge the support given to this site as an allocation for 20 homes, and to connect with the existing adjacent communal treatment works, and to make it a mandatory stipulation for all new homes delivered through this site to be connected to the communal drainage system.

With regard to concern raised over other developments being given priority which could not connect to the communal treatment works, see separate discussion below with regard to bid BB010/existing OP1 site.

With regard to the objection to P2 strategic landscaping (as identified in the Draft Proposed LDP), we accept that this can be relocated along the Doolie Burn to the north on the proviso that the watercourse is re-naturalised to provide an attractive feature. However the requirement for strategic landscaping along the eastern edge of BB003 should be retained.

With regard to the request made by SNH to ensure that adequate provision is made for biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

Bid BB009

We acknowledge there is no guarantee over waste water treatment connection to the communal septic tank on land opposite. Moreover, as indicated above, in accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area and therefore the site will not be allocated. However, the suitability of this site for housing could be reviewed for a future Plan period once existing allocations are built out as the site provides the opportunity to consolidate the village, albeit that the waste water drainage constraint must be overcome.

Bid BB010 / Existing Site - OP1

It is acknowledged that connection to the communal drainage system at Westcroft/Cairn Close to the north from this site is not an option. However, latest information from

Scottish Water confirms that it would be feasible to connect to the public septic tank, subject to the initiation of a growth project.

With regard to the questioned deliverability of this development, whilst the site has been deemed constrained in the Housing Land Audit for reasons of marketability and ownership, it is the slow market conditions that present the primary constraint. This would not preclude the site from being allocated but would have an equal effect on any site in the village.

We maintain that the site fits appropriately in the settlement and presents an opportunity to consolidate the village, albeit that this is a poorly serviced settlement with limited school capacity, in addition to being in a waste water drainage hotspot as per the rest of Memsie. We consider that supporting BB010 as well as BB003 for housing development is an appropriate and proportionate development strategy for this settlement in the next Plan period.

BB011 / Protected Land – P3

With regard to the concern over the loss of a school site, whilst it remains the case that there are no plans to build a school in Memsie in the foreseeable future, existing site P3 could be retained for 'education or community use' to retain some flexibility in the Plan. However, it would be more appropriate to 'reserve' the site for consistency across the LDP. Developer obligations for Memsie should be amended to include contributions towards school provision for a new school, or an existing school, and contributions towards community facilities should be towards those that serve the community in Memsie or the wider catchment area.

Bid BB015

We maintain that this site is detached from Memsie, and development in this location would have a detrimental landscape impact, causing significant and unnecessary encroachment into the countryside. No action is required.

Bid BB019

In respect of the identified ancient woodland, the information is sourced from the Scottish Ancient Woodland Inventory 'SAWI' (1997), Scottish Natural Heritage.

We maintain that the site is a significant extension into the countryside in comparison to the scale of the village, would have a detrimental impact on the character of Memsie in its rural setting, and is constrained due to waste water drainage. As highlighted above, Memsie has an appropriate amount of land identified to meet local housing needs during the Plan period and the site is not required.

Bid BB021

With regard to landscape impact, the village has a natural southerly orientation with extensive views across the open countryside. A large housing development of 60-70 homes on this site is not deemed appropriate. Such a development would impact on the setting of the Cairn of Memsie in this open farmland setting. Whilst it is

acknowledged there are individual buildings and planning applications close by, the overall openness of the landscape is nonetheless present and a defining characteristic of the setting of the village, and an important setting for the Cairn. It is noted that excavation works would be agreed to, however it should be noted that this would not mitigate against setting impact.

It is noted that the site is well located in terms of drainage and that a future growth project for the public septic tank could overcome the waste water treatment constraint. It should be noted that a growth project has not been instigated, but would need to be initiated. However, we do not recommend allocating this site. In accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Memsie has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

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. Include wording in the Vision to highlight there is a school capacity issue, with limited capacity at Rathen Primary School, and reflect the community aspiration for additional housing and new small business development, and to highlight concern about the pavements/safety of school children.
2. Re-designate site P3 as 'Reserved Land' to be safeguarded for 'education or community uses'.
3. Add the following text under 'Strategic drainage and water supply': "Early contact should be made with Scottish Water to initiate a growth project" and remove all references to the communal treatment tank except in relation to bid site BB003.
4. Amend text under 'Primary education' to state: "All residential development must contribute towards primary school provision".
5. Amend text under 'Community facilities' to state: "All residential development may be required to contribute towards facilities in Memsie or the wider catchment area."
6. Retain OP1 (bid BB010) highlighting in the allocation summary that early engagement with Scottish Water is required regarding waste water treatment.

7. Allocate bid BB003, with protected land along the eastern edge for strategic planting, and state within the development brief a mandatory requirement for all new homes to connect to the communal waste water treatment tank, and to include provision for active travel.
8. Adjust settlement boundary to include Bid BB003.
9. Create an additional protected area of land for strategic planting along the Doolie Burn, located outwith the settlement boundary to the north of bid BB003.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 28 New Aberdour

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Flood Risk

SEPA has requested that the text "Parts of New Aberdour 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

SEPA has requested that reference to the maintenance role of a buffer strip is removed from the development brief, and replaced with: "A buffer strip will be required alongside the watercourse on the eastern boundary of the site and should be integrated positively into the development as part of..."

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 (LDP).

Existing Site – OP1

The request made by SEPA for an amendment to the text concerning a buffer strip for OP1 is considered appropriate and should be included in the allocation summary.

The Draft Proposed Local Development Plan

Minor 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. Add the following text to the Settlement Statement: "Parts of New Aberdour are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".
2. Retain existing site OP1 with the requirement for a Masterplan to be stated in the allocation summary.

3. Delete reference to the maintenance role of a buffer strip in the allocation summary for OP1 and replace with: “A buffer strip will be required alongside the watercourse on the eastern boundary of the site and should be integrated positively into the development as part of...”
4. Remove protected status of former school site ‘P5’ but retain site within the settlement boundary as a gap site for infill development.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 29 New Byth

1. List of Respondents

MIR Ref	Respondents
2	Mr & Mrs Robertson
5	Mr Barry Nicholson
110	Mr James McGhee
111	Mr & Mrs Robertson
112	Mr & Mrs Dave & Marion Rothwell
194	Ms Patricia Maisey
325	Ms Leslie Bowie
326	Mr Kevin Gray
434	Mr George A Kerr
627	Mr Michael Muller
805	SEPA
988	Mr Bill Cowie

2. Issues

Services and Infrastructure

It was highlighted that people go to Turriff and Cuminestown rather than Banff for sport, recreation and health facilities (2).

Existing Sites – OP1 and OP2

There was support for retaining the existing OP1 site (2, 111, 434), and OP2 (111) within the current settlement boundary.

Bid BB013

Respondents have objected to the Officers' recommendation to develop bid BB013 primarily on the basis that there are other suitable gap sites, including brownfield land such as the former school site within the settlement boundary which should be prioritised without having to develop greenfield land outwith the existing settlement boundary (2, 111, 112, 194, 325, 326, 434, 627, 988). Furthermore, this contradicts the stated community preference for infill development (326, 434, 627, 988), and there would be loss of prime agricultural land (111, 434, 627).

Respondents have also objected to the site due to lack of local services, including lack of education capacity and public transport (2, 5, 110, 111, 112, 194, 325, 434, 627, 988). It was highlighted that the village was removed from the organic growth policy due to the loss of amenities such as the school, church, post office and hotel (988). Furthermore it is considered that a village without any basic facilities is not an

appropriate location for affordable homes (2, 111), and that car dependency and increased emissions would result from this development (2, 110).

Respondents objected to bid BB013 due to the challenging and problematic road access this development would present, together with associated impact on the village in relation to extra traffic and parking related issues, as well as road safety including conflict with pedestrians and core path users (2, 5, 110, 111, 112, 194, 325, 326, 627, 988). There was also concern about impact on the amenity of adjacent properties, and loss of rural character (2, 5, 194, 434).

Low market demand and lack of need was stated as a reason to reject bid BB013, including the risk of jeopardising other existing development opportunities within the settlement (2, 5, 111, 112, 194, 434). The detrimental impact this development would have on the second hand housing market was raised (2, 111, 112).

The significant infrastructure costs associated with development of the site and therefore its viability was questioned (111, 434). Inadequate existing infrastructure, in particular waste water drainage capacity is also identified as a concern (110, 111, 112, 194), and it is considered that waste water treatment on a plot by plot basis would be inappropriate (2).

Should further development sites be required it is felt there are better alternatives, notably the triangular field out towards the cemetery was identified as more suitable (988). It is considered that this site could help join up the settlement with the cemetery and provides an opportunity to include a pavement to improve safety for residents (988). Also this site would be more in keeping with the character of the village and its historic linear layout (988).

SEPA has indicated that there is no requirement for a Flood Risk Assessment for bid BB013 (805).

3. Actions

Services and Infrastructure

It is noted that people go to Turriff and Cuminestown to access community facilities such as health, sport and recreation. Regarding health facilities, the GP catchment determines where developer obligations are directed in accordance with information received from partners in Health and Care. The 'Services and Infrastructure' section of the Proposed LDP will be reviewed and amended as required.

Existing Sites – OP1 and OP2

Support for retaining these sites is noted. It is recommended that OP2 site is retained as, although identified as constrained by 'marketability' in the Housing Land Audit, the site has Full Planning Permission for 12 homes. Demolition has taken place, but construction has yet to commence.

With regard to OP1, the site is deemed constrained by 'ownership' in the Housing Land Audit. Given there is a sharp focus on delivery from the Scottish Government, it is incumbent upon the Council to ensure there is every confidence that sites being allocated in the next Local Development Plan are deliverable. Taking into account the identified constraint and lack of progress, it is recommended that OP1 site is removed from the Plan and the settlement boundary adjusted accordingly.

Bid BB013

It is accepted that the Officers' recommendation to include this site as an allocation should be reconsidered. It is acknowledged that promoting development outwith the existing settlement boundary contradicts a previous decision to have the settlement removed from the organic growth policy (mainly due to loss of local services) and that there is a community preference for infill development.

Concerns regarding road access to the site are noted. Whilst we consider that a road access solution would be achievable, it is accepted that this would be challenging as well as unpopular, and there are associated community concerns regarding road capacity, impact on the village, including parking and conflict with pedestrians. It should be noted however that the core path would have been retained as a condition of the development.

It is expected that the current waste water treatment issue would be resolved since Scottish Water would be required to initiate a Growth Project once development meets their five growth criteria. With regard to the issues raised about the cost of putting infrastructure in place, and doing this on a plot by plot basis, our policy position is that the landowner would be responsible for ensuring that all infrastructure to service all plots is in place prior to any homes being constructed, including waste water treatment.

Lack of services is an issue for the settlement, together with low market demand. In response to the concern raised about the impact of new development on the second hand housing market, this is addressed at a broader policy level in the Issues and Actions paper on 'Shaping Homes and Housing'.

It is acknowledged that the loss of prime agricultural land would be prevented by not allocating BB013. The alternative preferred location for development identified by respondents to the north west of the village towards the cemetery is noted should future growth of the settlement be required, however this location would also entail loss of prime agricultural land.

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 that the community favour infill development and would not support organic growth.
2. Review and amend 'Services and Infrastructure' to reflect that this community uses Turriff and Cuminestown community facilities, as required.
3. Remove site OP1 and adjust the settlement boundary accordingly.
4. Retain site OP2.
5. Do not allocate bid BB013.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. The Committee also agreed that reference should be made in the Vision to there being an aspiration for more affordable housing in the settlement.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 30 Pennan

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

SEPA has requested that the text "Parts of Pennan 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).

3. Actions

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).

There has been no change to the Conservation Area status associated with the settlement and on account of this designation it is appropriate to retain a Settlement Statement for Pennan in the Proposed LDP.

4. Recommendations

1. Add the following text to Settlement Statement "Parts of Pennan are in an area potentially vulnerable to flood risk as identified by the National Flood Risk Assessment. Flood Risk Assessments may be required".

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendation at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 31 Portsoy

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
560	Halliday Fraser Munro on behalf of Seafield & Strathspey Estates
805	SEPA

2. Issues

Existing Site - OP1

SEPA has identified there is no requirement for a Flood Risk Assessment (FRA) (805).

Existing Site - OP3 / Bid BB028

One respondent has objected to the proposed removal of existing site OP3, disagreeing that the site is at risk of flooding as this is not identified as such on the SEPA flood maps. The respondent highlighted that the site would be subject to a drainage assessment in any case, and additional infrastructure on the site could assist with surface water drainage. This respondent also disagreed with the suggestion that the community wish to see OP3 removed. It was suggested that the town needs additional development at this scale to sustain local facilities and services, and provide continued growth for the next Plan period (560).

Scottish Natural Heritage (SNH) has advised that should bid BB028 be allocated, a site brief should be included to ensure there is adequate biodiverse open space and active travel provision including links to the core path network (506).

3. Actions

Existing Site - OP1

We note there is no requirement for an FRA and references to this should be removed.

Existing Site OP3 / Bid BB028

It is maintained that site OP3 / BB028 can no longer be deemed deliverable owing to the specific nature of the flood risk to this proposal and should therefore be removed. The key issue is that development on this site, at this scale, would not be permitted without two primary access points north and south; however the only viable access point which is from the north through existing OP4 site, is at high risk of flooding from the Soy Burn. Taking access from this point therefore risks cutting off the development during flood times. There is also the additional issue of the steeply sloping nature of the site and its questioned ability to achieve a suitable sustainable drainage solution. Given there is a sharp focus on delivery from the Scottish Government, it is incumbent upon the Council to ensure there is every confidence that sites being allocated in the next Local Development Plan are deliverable.

With regard to what the community's wishes are in relation to OP3 / BB028, it should be noted that in preparation of the Main Issues Report during a seminar held with local Elected Members, representatives from the Portsoy and District Community Council participated in discussions and voiced their preference to see the site removed because of repeated flooding in recent years.

Regarding the suggestion that the settlement needs additional development, it should be noted that in accordance with the Aberdeen City and Shire Strategic Development Plan sufficient additional housing land allocations are identified in the Rural Housing Market Area. It is considered that Portsoy has an appropriate amount of land identified for housing to meet local housing needs during the Plan period.

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.

It is considered that existing site OP1 (10 homes) may be suitable for self-build plots, and it is proposed that the allocation summary is amended accordingly.

On account of the flooding issue described above for OP3 (bid BB028), existing site OP4 is not deemed deliverable and should be removed from the Local Development Plan. The settlement boundary should be amended to take account of the removal of existing sites OP3 and OP4, and exclude a current area of 'white land'.

The existing OP5 allocation should be changed from a mixed use development to a housing development (44 affordable homes) to be consistent with the approved planning application.

4. Recommendations

1. Amend allocation summary text for OP1 to delete requirement for an FRA and state that self-build plots may be suitable for this site.
2. Remove sites OP3 and OP4.
3. Adjust the settlement boundary to account for the removal of OP3 and OP4 sites, and exclude a current area of 'white land'.
4. Change OP5 allocation from a 'mixed use' development to a 'housing' development.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 32 Rathen

1. List of Respondents

MIR Ref	Respondents
219	Rathen, Memsie & Cortes Community Council
506	Scottish Natural Heritage
886	Ms Sally Morton
1009	Historic Environment Scotland

2. Issues

Vision

One respondent agreed the community has a strong desire for a new school (886). However, the respondent disagreed with the statement that this should be located outwith the village, and it is questioned what evidence there is to support this even if there is no suitable site in the village. Clarification is also sought in relation to the capacity at Rathen Primary School as there is contradictory information provided in the assessment of bids in Memsie (886).

Bid BB034

It was agreed that bid BB034 was unnecessary (219, 886), and that 10 homes would be too much for the size and shape of the site. It was considered there would be adverse landscape impact and that the development would be out of keeping with the identity of the village in relation to the settlement pattern (886). Adverse visual impact on the Scheduled Monument of St Ethernan's church was also highlighted by Historic Environment Scotland (1009).

The presence of planted broadleaved woodland to the north, and semi-natural broadleaved woodland in the centre, and core path to south and east have been noted by Scottish Natural Heritage (506). Furthermore, it was highlighted that whilst views of the development may be screened by the existing trees, if these were felled in the future the impact on views should be considered if any development is brought forward (1009).

3. Actions

Vision

With regard to the disagreed text provided in the Main Issues Report (MIR) identifying the community's desire for a new school "but located outwith the village", it should be noted that this was derived from Community Council discussions through a "Place Standard" exercise held at an early stage in our pre-MIR engagement. It is acknowledged however that the statement may be a misinterpretation of the community's wishes in relation to the fact that a site may not be possible within the current settlement boundary. In the avoidance of doubt, the settlement's Vision text

should be amended to delete the reference of the desire for a school being located outwith the village (but retain the statement “there is a strong desire for a new school”).

It is also acknowledged that there are contradictory statements in the information provided in the MIR regarding school capacity for the bids assessed for Memsie compared with Rathen. For clarification, whilst it remains the case that both settlements have school capacity issues, there is some *limited* capacity possible. Thus in terms of assessing bids, it is a case of making best use of that limited capacity. However, it is acknowledged that there should be consistent information provided with regard to school capacity for the Rathen Primary School catchment area.

Bid BB034

The negative visual impact of this development in relation to the historic setting, together with other respondents’ comments regarding the adverse impact of this development on the identity of the village and settlement pattern, uphold our assessment that development of this site would be inappropriate. It is also maintained that due to multiple infrastructural constraints together with the settlement’s reliance on services elsewhere, and there being an existing allocation of 10 homes due to be constructed imminently (OP1), no further housing allocations are required.

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. Delete from the Vision the community desire for a school being located outwith the village, but retain the statement, “there is a strong community desire for a new school”.
2. State in the Vision that the community does not wish to see growth that cannot be supported by the limitations of Rathen’s infrastructure.
3. Ensure there is clarity and consistency in information provided about school capacity in relation to Rathen and Memsie.
4. Retain existing site OP1 and update the allocation summary to reflect the current status of the site.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.

2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 33 Rosehearty

1. List of Respondents

MIR Ref	Respondents
506	Scottish Natural Heritage
805	SEPA
839	Baxter Design Company (Old Deer) Ltd on behalf of Mr D Abernethy

2. Issues

Existing Site – OP1 / Bid BB023

There has been support for the retention of existing site OP1, including the proposal to change the provision of employment land to small business units only, as these will add flexibility and provide a more suitable development adjacent to housing (839).

It has been suggested that allowing for self-build plots to the west area of the site would provide an opportunity to 'kick start' the housing development site and stimulate interest, this being the area closest to the public road (839).

With regard to potential site access difficulties from Ritchie Road, it has been suggested that a separate access is provided to housing from the business units (to the west) such that no business traffic passes through the housing. As 49 homes could be developed off a single access point, it is suggested that the north eastern road link could be maintained as pedestrian and emergency access, but that potential future settlement expansion to the South should be allowed for (839).

It was highlighted by Scottish Natural Heritage (SNH) that whilst site OP1/bid BB023 is within the settlement boundary, the proposed 'strategic landscape planting' will do little to mitigate landscape and visual impacts if the location of the site is poor. It was also recommended that the site brief should identify active travel requirements, links to the core path to the north east of the site and ensure there is adequate biodiverse open space (506).

SEPA has confirmed that a Flood Risk Assessment (FRA) may be required (805).

Reference to maintenance should be removed and text amended to state: "Buffer strips will be required ... the site and should be integrated positively into the development. The buffer strips will need to allow sufficient space for restoration of the watercourses. Enhancement of through re-naturalisation and de-culverting will be required to be investigated....." (805).

Existing Site – OP2

SEPA has confirmed that a Flood Risk Assessment (FRA) may be required. Reference to maintenance should be removed and text amended to state: "Buffer strips will be

required ... the site and should be integrated positively into the development. The buffer strips will need to allow sufficient space for restoration of the watercourses. Enhancement of through re-naturalisation and de-culverting will be required to be investigated....." (805).

3. Actions

Existing Site – OP1 / Bid BB023

We agree that providing small business units on this site is more appropriate than the previously allocated 2 hectares of employment land, providing greater flexibility, and that these would be of a more appropriate scale and type of development for the settlement.

With regard to road access, the indications are that the site is more likely to come forward as a development of 49 homes with one primary access point from Pitsligo Street, with emergency/pedestrian access from Ritchie Road/Cairnhill Road. We agree that provision should be made for links to potential future expansion of the site, but that such growth should be eastwards, towards Castle Street. We maintain that a Masterplan is required to demonstrate integration with the existing settlement, and to ensure the business units, strategic landscaping and road access is accommodated. It is expected that the site would be delivered incrementally, given the slow market demand in the area

We agree that self-build plots could be included as an option to bring forward the development. This should be identified in the allocation summary and should be part of a masterplan for the whole site as infrastructure required to service the plots coming forward would be required to be in place prior to construction of individual self-build homes.

It is acknowledged that sensitive layout, siting and design considerations are required in this rural edge of settlement setting, and that suitable strategic landscape planting is required due to the 'gateway' role of the site. The allocation summary should ensure this is adequately considered so as not to give the appearance of urban sprawl and identify active travel and open space requirements. With regard to the provision of adequate biodiverse open space, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

It is noted that an FRA may be required for BB023/OP1. This is currently identified in the existing LDP under 'Flood Risk' and should be retained. The request by SEPA to remove reference to the requirement for buffer strips for maintenance and amend text to identify the need for positive integration of buffer strips into the development, including enhancement through re-naturalisation is considered appropriate and text within the allocation summary should be amended accordingly.

Existing Site – OP2

It is noted that an FRA may be required for site OP2. This is currently identified in the existing Local Development Plan (LDP) under 'Flood Risk' and should be retained. The request by SEPA to remove reference to the requirement for buffer strips for maintenance and amend text to identify the need for positive integration of buffer strips into the development, including enhancement through re-naturalisation is considered appropriate and text within the allocation summary should be amended accordingly.

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.

No objections were received to the proposed removal of OP3 due to lack of progress in delivering this site, and it being constrained by its steep, rocky topography.

4. Recommendations

1. Include within the Vision a statement to reflect the community concerns regarding the dilapidation of the built environment and lack of public transport provision, aspiration for improved local employment opportunities, and support for new housing development in the right place.
2. Amend OP1 (bid BB023) site allocation to '49 homes and small business units'.
3. Amend allocation summary for OP1 to factor in the provision of self-build plots as part of the Masterplan for the whole site, also to make provision for future expansion of the site, and identify the need for active travel requirements, including links to the core path to the north east of the site.
4. Remove reference to the requirement for buffer strips for maintenance in the allocation summaries for OP1 and OP2 and amend text to identify the need for positive integration of buffer strips into the development, with enhancement through re-naturalisation and de-culverting to be investigated.
5. Remove existing site OP3 and adjust settlement boundary accordingly.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 34 Sandend

1. List of Respondents

None.

2. Issues

No issues were raised in respect of Sandend.

3. Actions

The Draft Proposed Local Development Plan

No changes were proposed in the Draft Proposed Local Development Plan.

4. Recommendations

1. Retain Settlement Statement, with no changes to the Vision.
2. Retain existing protected land designations.
3. Retain existing OP1 allocation for 8 homes.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 35 Sandhaven and Pittulie

1. List of Respondents

None.

2. Issues

No issues were raised in respect of Sandhaven and Pittulie.

3. Actions

The Draft Proposed Local Development Plan

Minor 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. Recommendation

1. Retain existing site OP1 with minor amendments to the allocation summary text.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendation at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 36 Tyrie

1. List of Respondents

MIR Ref	Respondents
805	SEPA

2. Issues

Strategic Drainage and Water Supply

SEPA has requested that it is highlighted in the Proposed Local Development Plan (LDP) that the existing Waste Water Treatment Works (WWTW) are at capacity and any further development in Tyrie will require a Growth project to be initiated (805).

3. Actions

The Draft Proposed Local Development Plan

Changes were proposed in the Draft Proposed Local Development Plan (LDP) on the basis of early consultation with stakeholders. These included an amendment to the Vision to reflect the local community's concern about the future of the Primary School, and the desire for housing development to help sustain the school.

Despite the local desire for new development, removal of the housing allocation OP1 for 6 homes was considered appropriate on account of there having been no progress over a number of years across different Local Development Plan cycles, and the site currently being identified as constrained in the Housing Land Audit due to "ownership" and "marketability".

For consistency across the whole LDP, it is considered there is no requirement to include Settlement Statements where there are no allocations, unless there is land with protected status within the settlement. On account of there being no allocations or designations proposed for Tyrie, it is concluded that a Settlement Statement for Tyrie would not be needed for the Proposed LDP.

Strategic Drainage and Water Supply

On account of the above conclusion, no action is required.

4. Recommendations

1. Remove Settlement Statement for Tyrie.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendation at their special meeting on 27 August 2019.

2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 37 Whitehills

1. List of Respondents

MIR Ref	Respondents
14	The Boyndie Trust Ltd on behalf of Whitehills & District Community Council
506	Scottish Natural Heritage
560	Halliday Fraser Munro on behalf of Seafield & Strathspey Estates

2. Issues

Protected Land

One respondent considered that no housing development should be allowed on land between bids BB029 and BB030 and the coast, and would like consideration given to designating the land between The Red Well and the Caravan Park as a conservation zone with no development allowed except for seasonal caravan uses (14).

It was requested that part of existing P2 allows parking for playing field users when football games are being held due to continuing parking issues on School Road (14).

Existing Site – OP1 / Bid BB030

There was support for retaining the existing housing allocation OP1 (bid BB030) within its current boundaries (14, 560). The landscape and visual sensitivities of this site are highlighted given its prominent coastal location on a raised beach. A site design brief was requested which responds to this sensitive location, and to reflect the planning objectives of the settlement's strong sense of place and identity due to its coastal setting and traditional townscape character. In addition, it was requested that active travel requirements, links to the core path network, and adequate provision of biodiverse open space are identified as development requirements (506).

Bid BB029

Scottish Natural Heritage (SNH) has agreed with the landscape justification for 'not preferring' site BB029 (506). Another respondent highlighted the lack of need for this development, and the negative impact this would have on the scenic and amenity qualities of this location (14). However, should the site be allocated it is requested that a site brief identifies active travel requirements, links to the core path network, and adequate provision of biodiverse open space (506).

3. Actions

Protected Land

The request for a conservation zone to be introduced to protect the land between BB030 and BB029 is not considered appropriate. A new designation in this location would mean extending the settlement boundary to include the new protected area and making it susceptible to infill development should the protection not be supported at the examination. If the site is outwith the settlement this ensures

protection through rural policies that limit development in the countryside. The BB029 site is protected by its Special Landscape Area designation, and it is within the Coastal Zone.

In relation to the request for part of the protected site P2 to be allowed for temporary parking, this is not an issue that can be taken up through the Local Development Planning process, but rather, would be a matter for consideration through a planning application. This could however be reflected as an aspiration in the settlement's 'Vision' statement.

Existing Site – OP1 / Bid BB030

There has been no objection received to the continued support of this allocation of 30 homes within its existing boundaries despite the site being constrained due to low market demand. Support is not forthcoming for any extension of this site (refer to bid BB029).

It is acknowledged that site OP1 (bid BB030) requires careful design due to its prominent coastal situation. As such, its visual and landscape sensitivities should be emphasised in the allocation summary within the Settlement Statement. However, it should be noted that design policies are in place to ensure a design-led approach to help achieve a high quality development including layout, siting, and design considerations.

A phased development of this site would be appropriate to overcome the constraint imposed by the low market demand. Nonetheless, the settlement's strong sense of place and identity could be further emphasised in the settlement's Vision statement as this would also cover unallocated/windfall developments. It is also acknowledged that active travel requirements, links to the core path network, and adequate provision of biodiverse open space are key development requirements to be reflected in the allocation summary for OP1 (bid BB030). However, policies are in place that require all development to enhance biodiversity and provide adequate public open space.

Bid BB029

It is maintained that development of this site would have a detrimental effect on the character and setting of the settlement. Furthermore, as there is a lack of need for any new housing allocations in Whitehills, this site should not be allocated.

4. Recommendations

1. Include within the Vision statement an emphasis on the importance of the strong local identity and character of the settlement, and identify the local aspiration for football dedicated car parking in the recreation area.
2. Retain existing OP1 (bid BB030) for 30 homes with no change to its boundaries, but update the allocation summary to emphasise the longer period for which it is now allocated and the possibility of a phased development of the site. The allocation summary will also require to note the visual and landscape sensitivities of the site, identify the need for active travel requirements, and links to the core path network.

3. No new allocations or designations are recommended.

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. The Committee also agreed that land subject to bid BB029 should be designated as Protected Land in the Proposed LDP and that the settlement boundary should be extended to include Blackpotts with Protected Land identified to conserve the setting of the settlement.
3. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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 38 Banff and Buchan Landward

1. List of Respondents

MIR Ref	Respondents
464	Mr Malcolm Campbell on Behalf of Ladysbridge Village Limited
506	Scottish Natural Heritage
805	SEPA
1009	Historic Environment Scotland

2. Issues

Bid BB014, Fintry

Scottish Natural Heritage (SNH) has highlighted an opportunity for the straightened watercourse on site to be returned to a more naturalistic form, should the site be allocated. Also recommends ensuring that there is adequate provision for active travel and biodiverse open space (506).

Bid BB016, Ladysbridge

SNH has requested that if the site is allocated, a site brief identifies the need for active travel and adequate biodiverse open space (506).

Historic Environment Scotland (HES) has identified the potential impact on the setting of a Scheduled monument with the Hills of Boyndie, barrows and enclosures south west of the Mill of Boyndie occupying a prominent hilltop position. The impact however is not likely to be significant if the new build is kept small in scale and is restricted to existing development, although the potential cumulative impact of sites BB016, BB025 and BB026 (Inverboyndie) is highlighted (1009).

Bid BB025, Ladysbridge

There was support for the Officers' recommendation to identify the new settlement of Ladysbridge in the next Local Development Plan (LDP), comprising land covered by live planning consents. The respondent supported this in accordance with the approved Development Brief for Ladysbridge as per the updated version approved by the Local Area Committee in August 2018 (464).

The respondent has requested it is made clear that the land identified as 'P2' is a site for future development as per the conditions identified in the approved Development Brief (464).

The text proposed for the Settlement Statement for the new Ladysbridge settlement should be updated to reflect that the community building referred to is now under construction and due for completion late 2019 (464).

SNH has identified the need to retain/enhance some mature trees/broadleaved woodland. HES has welcomed the development brief approach to protecting setting and primacy of the 'B' listed buildings comprising Ladysbridge Hospital (506). Historic Environment Scotland also highlight the potential impact on the setting of the Scheduled Monument at Hills of Boyndie, with barrows and enclosures occupying a prominent hilltop position. However, the impact is not likely to be significant if the new build is kept small in scale and is restricted to existing development, although the potential for the cumulative impact of sites BB16, BB025 and BB026 (Inverboyndie) is highlighted (1009).

SEPA has noted that there is no reference to waste water drainage in the Draft Proposed LDP for Ladysbridge and have requested that this be confirmed with Scottish Water to ensure sufficient capacity can be provided within the sewage treatment works (805).

3. Actions

Bid BB014, Fintry

We remain of the opinion that this site, which borders the Formartine Area, should not be allocated due to its landscape impact and lack of connectivity with a settlement. Furthermore, in accordance with the Aberdeen City and Shire Strategic Development Plan there are sufficient additional housing land allocations identified in the Rural Housing Market Area.

Bid BB016, Ladysbridge

This site should not be allocated as it would provide unnecessary encroachment into the countryside on prime agricultural land, and is in an unsustainable location with no existing local services, and no available school capacity. There is also the risk of cumulative landscape impact to consider in relation to the Scheduled Monument at Hills of Boyndie. Moreover, as identified above, there is no requirement for additional housing land allocations in the Rural Housing Market Area.

Bid BB025, Ladysbridge

We maintain that it is logical to include BB025 as a new settlement together with existing designations P1 and P2 which safeguard existing woodland and open space areas. We note that the community building is currently under construction and this area would be included as P3 protected land for recreation and community use.

The integrity of the Masterplanning for Ladysbridge should be retained, including land safeguarded for business use, and we note the approved updated Ladysbridge Development Brief (August 2018) which identifies a portion of existing P2 where development would be permissible. As per the approved Development Brief, the land would only be approved for development if appropriate to the setting of Ladysbridge House, and subject to additional scrutiny by the Planning Service and appropriate consultees due to the site's proximity and relationship with the 'B' Listed Ladysbridge House. There would be no requirement to allocate this land as this could be

accommodated as infill development. We recommend the boundary for the new Ladysbridge settlement should also incorporate the existing Ladysbridge Cottages to the east.

We note the comments from SNH regarding mature trees and woodland which would be designated protected land in the new Plan. We also note comments from Historic Environment Scotland and we propose including reference to the Scheduled Monument at Hills of Boyndie in the settlement text in relation to the wider landscape setting, as well as highlighting the more immediate historic setting of Ladysbridge Hospital.

Information from Scottish Water advises there is capacity at Banff/Macduff Waste Water Treatment Works (WWTW) but sewer network investigations may be required. Text should be added under “Strategic drainage and water supply” to reflect the current position with regard to waste water drainage.

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. Include a Settlement Statement for “Ladysbridge”.
2. Allocate BB025 in accordance with the approved updated Development Brief for Ladysbridge.
3. Include protected land to conserve woodland areas, open space, the historic setting of Ladysbridge House, and area for recreation and community use.
4. Include ‘BUS’ site safeguarded for business use.
5. Allow for small area for potential future infill development as per approved updated Development Brief, with conditions set out in the Settlement Statement.
6. Include existing Ladysbridge Cottages and Ladybrae Farm within the settlement boundary.
7. Include reference to existing mature woodland, historic buildings and scheduled monument in settlement statement under ‘Natural and Historic Environment’.
8. Under ‘Services and Infrastructure’ insert the following text: “Strategic drainage and water supply: sewer network investigations may be required.”

5. Committee Decisions

1. Banff and Buchan Area Committee agreed the above recommendations at their special meeting on 27 August 2019.
2. At their meeting of 3 October 2019, Infrastructure Services Committee considered the views of Banff and 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.