



Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

Fair processing notice

Please tick to confirm your agreement to the following statements:

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

Your Data, Your Rights

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

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

Your comments

Please find enclosed a response in relation to Banff and Buchan Settlements (Fordyce, Portsoy and Whitehills), Main Issue 11 (Affordable Housing) and Main Issue 16 (Using Resources in Buildings).



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN
RESPONSE TO MAIN ISSUES REPORT**

BANFF AND BUCHAN SETTLEMENTS: FORDYCE, PORTSOY AND WHITEHILLS

**MAIN ISSUE 11-AFFORDABLE HOUSING AND MAIN ISSUE 16-USING RESOURCES IN
BUILDINGS**

MARCH 2019

On behalf of
Seafield and Strathspey Estates



HALLIDAY FRASER MUNRO
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

CONTENTS

1. INTRODUCTION
2. BANFF AND BUCHAN SETTLEMENTS
 - Fordyce
 - Portsoy
 - Whitehills
3. MAIN ISSUES: POLICIES
 - Main Issue 11: Affordable Housing
 - Main Issue 16: Using Resources in Buildings
4. CONCLUSION

APPENDIX 1 – Review of Strategic Environmental Assessment of site BB028



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

1. INTRODUCTION

- 1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Town Planning Consultants, on behalf of Seafield and Strathspey Estates. It is written in response to the Aberdeenshire Local Development Plan Main Issues Report 2019 (MIR).
- 1.2. At the 'Call for Sites', Seafield and Strathspey Estates submitted bids for development in Fordyce, Portsoy and Whitehills. This response seeks to support the continued allocation of these sites. The response also considers Main Issue 11: 'Affordable Housing', and Main Issue 16: 'Using Resources in Buildings'.

2. BANFF AND BUCHAN SETTLEMENTS

Fordyce

- 2.1. Seafield and Strathspey Estates submitted a bid (reference BB027) in support of the continued allocation of site OP1 in Fordyce. The site is located to the south of the village, between West Church Street and School Road. Fordyce is a small settlement with a falling school roll and development is needed to sustain these services. The site is adjacent to more modern development, making it the logical place to extend the settlement.
- 2.2. The Estate support the sites 'preferred' status. The Estate agree with the officers' assessment in the Main Issues Report that the site is the best location to expand the village. The Estate have been marketing the site, but the area has seen a slow market. However, developer interest has generally picked up and giving reason to believe the site will be developed.

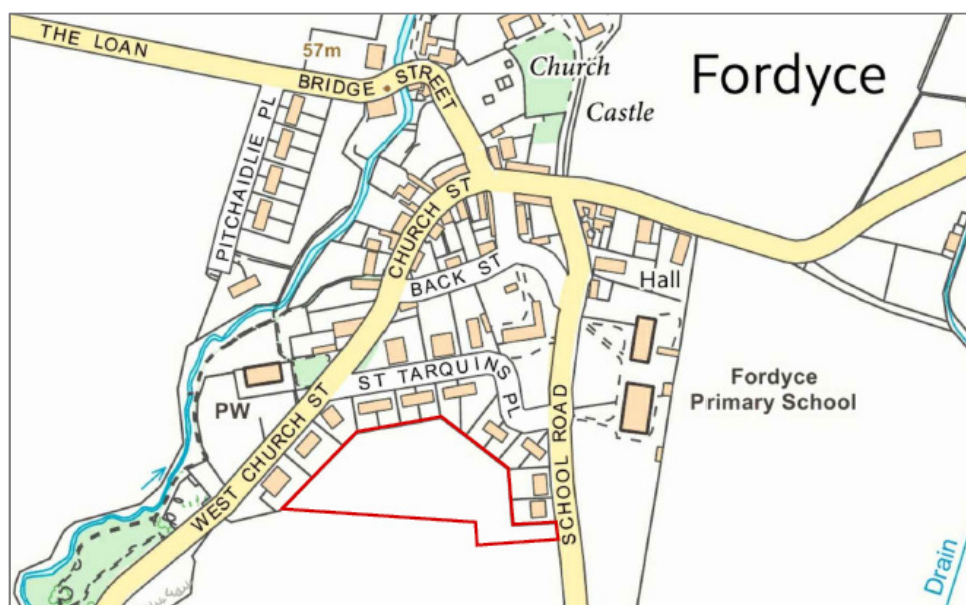


Figure1: Site location (shown by red line)



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Portsoy

- 2.3. Seafield and Strathspey Estates submitted a bid (reference BB028) in support of the continued allocation of site OP3 in Portsoy. The site at Durn Road is located to the south west of the town, between the Soy Burn and Durn Avenue. The site extends to 14.7ha. The site is well located for development, the site is flat, and has existing development on three sides. There is a core path running along the northern boundary of the site, ensuring good pedestrian access to the settlement.

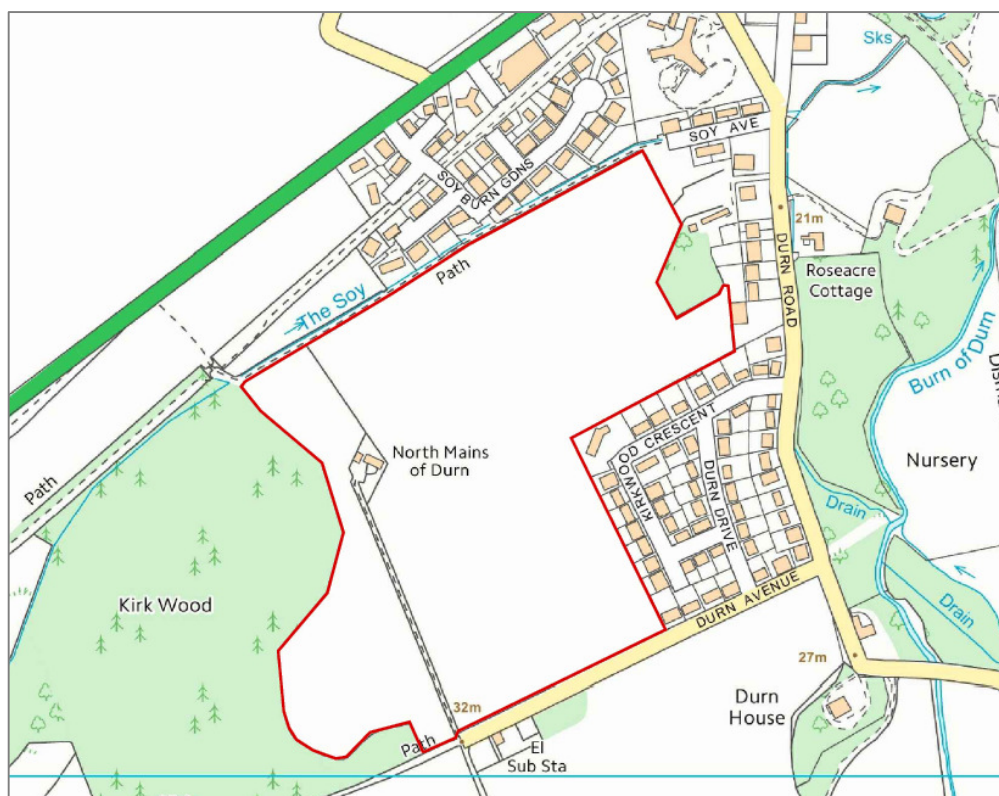


Figure 2: Portsoy Site Location (shown by red line)

- 2.4 However, the site is proposed for removal from the Plan by Planning Officer's, who have suggested that a history of flooding to the north of the site cannot be overcome by surface water drainage due to the topography of the site. The MIR also suggests that the community wish to see the site removed.
- 2.5 The site is not identified at risk of flooding from fluvial or surface water on SEPA's flood maps (see figure 3 below). However, the site sits adjacent to the Soy Burn, which has in the past contributed to flooding on Soy Avenue. The development of the site would be subject to a drainage assessment, and it may be that additional infrastructure on the site could assist with surface water drainage, to the benefit of adjacent development. Drainage is a technical issue, to which there will be a technical solution.
- 2.6 It is noted that the community would wish to see this site removed. However, we would suggest that the town needs additional development to sustain local services. Portsoy currently sustains local



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

shops, hotels, sports facilities, a primary school and a petrol station. Portsoy Primary School is operating at 55% capacity, with capacity for over 100 pupils.

2.7 The site would enable the delivery of 31 affordable homes. There are no other major allocations in Portsoy, nor in the vicinity of the settlement and there are not considered to be any better sites for a large scale development to support the growth of Portsoy. Other allocated development in Portsoy amounts to 16 houses. Site OP5 has planning permission for 44 dwellings, and Sanctuary Homes are believed to be on site shortly so this allocation should be built out by the time the 2012 Plan is adopted.

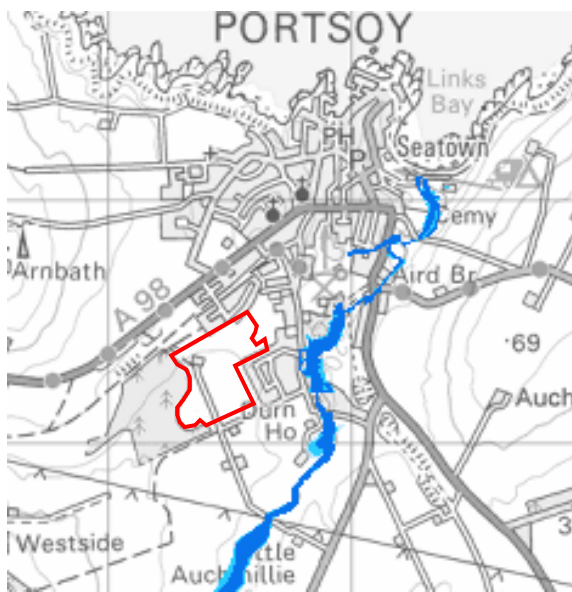
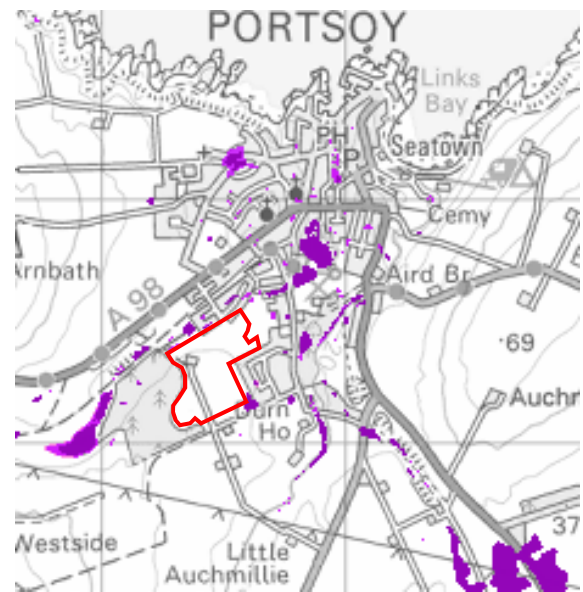


Figure 3: SEPA Flood risk Maps: River Flooding
Source: <http://map.sepa.org.uk/floodmap/map.htm>



SEPA Flood Risk Maps: Surface Water Flooding

2.8 The Strategic Environmental Assessment (SEA) of the site has been appraised and the Estate are of the view that the draft SEA is overly negative in relation to site BB028. The SEA of the site is undertaken by the Council to assess the impact of the plan on the environment. A full review of the SEA is included at Appendix 1, but Table 1 below reviews the SEA Summary and finds that the site would have a slightly positive impact, given that the flooding and drainage issues can be reviewed through a flood risk assessment and drainage assessment, and that a technical solution is likely to be found.



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

	Air	Water	Climate	Soil	Biodiversity	Landscape	Material Assets	Population	Human Health	Cultural Heritage
Officer's assessment	0	--	--	0	+	0	+	+	+	0
	Site has an overall negative impact with the effect of significant flood risk overriding the positive effects of good connectivity with existing settlement and access to local services, facilities, green space, and potential biodiversity enhancement.									
Proposed Assessment	0	0	0	0	+	0	+	+	+	0
	The site has a slightly positive impact. The site is not identified at risk of flooding on SEPA's flood maps, and a FRA would be carried out to support development on the site. A technical solution to flooding and drainage can be found. The site is in a sustainable location, with good connectivity to the settlement, and would sustain local services and provide material assets to the benefit of the settlement.									

Table1: SEA Summary

Whitehills

2.9 Site OP1 in Whitehills is allocated in the current Local Development Plan 2017 for 30 dwellings. The site is located to the east of the village, on a relatively flat site. The site has expansive views of the sea. Seafield and Strathspey Estate fully support this allocation, and submitted a bid (reference BB030) in support of the site. The estate have been marketing the site as part of their wider portfolio but the market has been slow in recent times. There are signs that the marketing is picking up, and it is anticipated that the site will be developed.



Figure 4: Whitehills Site Location (shown by red line)



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

3. MAIN ISSUES: POLICIES

Main Issue 11: Affordable Housing

- 3.1 Seafield and Strathspey Estates object to the preferred option as outlined in the Main Issues Report that “developers are encouraged to engage with a housing association or affordable housing provider to deliver **more than** 25% of new homes on any development site.” This is contrary to Scottish Planning Policy (SPP). SPP states that “The level of affordable housing required as a contribution within a market site should generally be no more than 25% of the total number of houses” (paragraph 129). Seafield and Strathspey Estate do not support the requirement for developments to deliver more than 25% affordable housing as this could affect the viability of developments, particularly in the more rural areas of Aberdeenshire.

Main Issue 16: Using Resources in Buildings

- 3.2 Seafield and Strathspey Estate object to the requirement for developments to achieve Building Standards Sustainability Labelling in relation to reduction of carbon emissions. The Estate **do not** support the preferred option outlined which would require developments to meet the ‘platinum’ standard of sustainability labelling. Sustainability labelling is already covered by Building Regulations, and it is wasting planning resources in trying to assess this issue twice.

4. CONCLUSION

- 4.1 Seafield and Strathspey Estates respectfully request that the above representation is taken into consideration as the Council develop the Proposed Plan. The Estate support the allocation of site OP1 in Fordyce and site OP1 in Whitehills. However, the Estate are concerned that site OP3 in Portsoy is not preferred as an allocation. The Estate request that the site (BB028) is allocated for 125 dwellings in order to ensure Portsoy has the opportunity to grow and provide housing for local need. Seafield and Strathspey Estate are confident that the market is picking up and that there will be interest in the site, which would then enable the constraints in relation to drainage to be fully considered and a technical solution found.
- 4.2 Seafield and Strathspey Estates request that proposed policy on affordable housing requires developments to deliver no more than 25% affordable housing, in line with SPP. In relation to use of resources, the estate request that sustainability labelling, and the requirements under the Climate Change (Scotland) Act 2009 are met by existing building regulations.

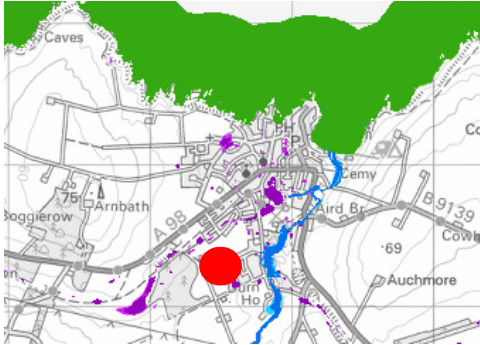


HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

APPENDIX 1

Review of Strategic Environmental Assessment of Site BB028

Officers Comments by SEA Topic	Response
<p>Air: "For the most part, air quality is likely to have short to medium-term temporary insignificant effects."</p>	<p>Agree that the effect would be neutral (0).</p>
<p>Water: "The WWTW capacity is not confirmed for this area. Some localised impacts on watercourses would occur during the development phase of this site i.e. change in water table, stream flows, site water budgets, silt deposition and water-borne pollution. The impact is likely to be long term. The site has a history of surface water flooding from the Soy Burn with risk of downstream impacts caused by development of this site. It is unlikely that this can be mitigated against. The proposed development on a greenfield site is near a watercourse where the quality of water bodies (ground, coastal, transitional or loch) is <i>moderate</i>."</p>	<p>The area is served by Portsoy WWTW. The Scottish Water Asset Capacity search confirms the WWTW has capacity for 176 housing unit equivalents. There is therefore sufficient WWTW capacity.</p> <p>The localised impacts on watercourses during construction are not likely to have a long term impact. It is suggested that the development of this site could improve run-off into watercourses.</p> <p>A flood risk assessment and drainage impact assessment are required to determine the flood risk impact, and it is likely that a technical solution can be found to improve the current situation.</p> <p>Disagree that the effect would be significantly negative (--). Suggest that that the effect would be neutral (0).</p>
<p>Climatic: "There would be minimal CO2 emissions from general heating and travel as the site has good connectivity with the settlement. The development is in an area identified at <i>fluvial and surface</i> water flood risk and is likely to have a long-term effect on climate and the water environment. History of flooding on site is a significant issue – surface water flooding from the Soy Burn. SUDS unlikely to be able to mitigate due to sloping site."</p>	<p>Agree that the site has good connectivity to the settlement and CO2 emissions would be minimal.</p> <p>The site is not identified at risk of flooding on the SEPA flood map (the site location is shown by the red dot):</p>  <p>SEPA Flood Map extract (source: http://map.sepa.org.uk/floodmap/map.htm)</p> <p>It is acknowledged that flooding has been an issue in the locality, but a flood risk assessment and drainage assessment are required to fully assess the issue and explore technical solutions. The site is flat, and a technical solution to SUDS is likely to be achieved.</p>



HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

	Disagree that the effect would be significantly negative (--). Suggest the effect should be neutral (0).
Soil: “The proposed development is likely to have short-term adverse effects on soil through soil erosion, desegregation, compaction and pollution during construction phases.”	Agree that the effect would be neutral (0)
Biodiversity: Unlikely to have long-term adverse impact, currently low biodiversity value. Potential to enhance green networks, and opportunity for enhancement such as buffer strips	The site has a low biodiversity value as agricultural land. Biodiversity could be enhanced on the site through open space, green networks, and buffer strips. Agree that the effect would be positive (+).
Landscape: No significant impact on landscape, site is contained. Would not significantly alter character of the area Site is relatively flat and is a logical extension to the existing settlement. Impact could be mitigated by strategic landscaping.	Agree that the landscape impact is not likely to be significant. Agree that the site is relatively flat and is a logical extension to the settlement. Agree that the effect would be neutral (0).
Material Assets: WWTW capacity is unconfirmed for this area but will have a <i>temporary affect</i> . Will help support and sustain local facilities and services. Social Infrastructure enhancements will include new foot and cycle path links, connectivity to the natural environment (woodland) facilitated through the site together with woodland and biodiversity enhancement.	There is capacity in Portsoy WWTW. The development would sustain local services. New assets would be created through development of the site. Agree that the effect would be positive (+).
Population: “A mix of house types proposed resulting in some housing choice for all groups of the population.”	Agree that the effect would be positive (+).
Human Health: Potential to provide good links to existing path network. Provision of new housing can enhance good health and social justice	The site would provide additional open space and enhance core paths. The site would deliver affordable housing. Agree that the effect would be positive (+).
Cultural: “Unlikely to have any effects on the historic environment The development is unlikely to weaken the sense of place, and the identity of existing settlements.”	The development of the site is unlikely to have an impact. Agree that the effect would be neutral (0).