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<p>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.</p> <p>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</p> <p>Your Data, Your Rights</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> ▪ Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY 	
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Which document(s) are you commenting on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Wardell Armstrong LLP, on behalf of our client AJC Homes, have been asked to prepare a representation in support for the allocation of sites MR034 and MR035 within the settlement of Torphins as identified within the Main Issues Report (MIR) (2019) and Draft Proposed Aberdeenshire Local Development Plan (LDP) (2019).

Further details of the two bids are as follows -

- OP2 (Bid MR034 Phase 1, Land South of Beltie Road) is allocated for 29 residential units.
- OP3 (Bid MR035 Phase 2, Land South of Beltie Road) is allocated for 21 residential units.

As discussed within the initial site bids prepared on behalf of our client, it is considered that the proposed site (including Phases 1, 2 and 3) is deliverable for a number of reasons. In brief –

- The site has no significant constraints;
- The site is solely owned by Learney Estates and is under option by AJC, has no ransom issues and suitable access via the existing road network is possible;
- AJC Homes have a track record of developing high quality homes in rural Aberdeenshire which contribute positively to local settlements;
- There are no capacity issues which could hinder development, i.e. education, water infrastructure, road network; and
- The scale of development proposed is appropriate for Torphins in terms of there being a realistic build rate.

Within the Main Issues Report (2019), we would like to express support for the ‘Officers’ preference’ in terms of the allocation of MR034 (Phase 1, Land South of Beltie Road) and MR035 (Phase 2, Land South of Beltie Road), and reiterate some of the key points made by the officer, including –

Phase 1

- The scale and location of the proposed site fits well with the existing pattern of the village and enhances the linear character of the settlement;
- The proposed layout shows insight into the opportunities provided by the site within the wider context of the village and addresses many of the desirable planning outcomes; and
- The development has no constraints other than potential capacity issues at Aboyne Academy.

Phase 2

- The scale and location of the proposed site fits well with the proposed first phase;
- The site continues to promote the existing pattern of the village and enhances the linear character of the settlement down towards the Beltie Burn itself;
- The public open space proposed would be a significant and positive enhancement for the village and assist in minimising potential impact on the River Dee SAC; and
- As with Phase 1, capacity at Aboyne Academy may be an issue however is certainly resolvable.

Your comments (continued)

It is noted that Phase 3 (MR036) of the site has not been supported by officers as a 'preferred' site. We would ask that Phase 3 is reconsidered as a longer term 'strategic' allocation which will assist with delivery of housing post the 10 year period and post completion of Phases 1 and 2. Similarly with the earlier phases, Phase 3 is well located in terms of the existing village and is of an appropriate scale and design.

Identification of deliverable, well sited residential sites which are unconstrained is a huge challenge faced by local authorities. As such, when such sites are identified, these should be supported to assist with meeting demand regionally and locally for new housing.

To conclude, as discussed above, the officer's comments are welcomed and supported. The proposed site (Phases 1, 2 and 3) are largely unconstrained and most certainly deliverable. As agreed upon by the officer, the site's design (housing layout and proposed open space detail) fit well with the existing village and offer enhancement opportunities.

As such, we ask that Phase 3 is also considered for allocation within the proposed Local Development Plan 2021.