

SUBMISSION No.	064
ISSUES RAISED	7
SUPPORTING DOCS	

7

**MAIN ISSUES REPORT ADDENDUM RESPONSE FORM**

As part of the development of the Proposed Local Development Plan a "Main Issues Report" was published in October 2013. This contained 19 questions, the responses to which we are using to inform the content of the new plan. Importantly the 2013 Main Issues Report was based on a draft Scottish Planning Policy document, which was published by Scottish Ministers in April 2013.

The publication of the final Scottish Planning Policy in June 2014 raised a very small number of new issues on which we would welcome your views. Because of this we have chosen to publish an addendum to the Main Issues Report to highlight possible local interpretations of Scottish Planning Policy.

We are not reopening consultation on the range of other issues that were considered as part of the 2013 Main Issues Report, and ask that you only consider the limited number of additional issues set out in the Main Issues Report Addendum in any response you make.

Please note that further comments on any of the other issues that were included in the 2013 Main Issues Report will not be considered at this stage.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the specific proposals contained in this plan when it is published, in January 2015.

**Please email to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 19th September 2014.**



Please use this form to make comments on the Aberdeenshire Local Development Plan Main Issues Report Addendum 2014. If you are making comments about more than one topic it would be very helpful if you could fill in a separate form for each comment.

Please email or send the form to reach us by 19th September 2014 at the following address:

Post: Planning Policy Team  
Infrastructure Services  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
ABERDEEN  
AB16 5GB

Email: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

### YOUR DETAILS

Title

First name

Surname

Date

Postal Address

Postcode

Telephone Number

E-mail

Are you happy to receive future correspondence only by email - Yes  No

Are you responding on behalf of another person? Yes  No

If yes who are you representing

*An acknowledgement will be sent to this address soon after the close of consultation.*

## YOUR COMMENTS

Please provide us with your comments below ensuring you highlight the issue you are commenting on. Please feel free to add any extra pages you may require, ensuring you highlight the issue. We will summarise long comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Are you answering a question?    Yes / No    **No**

Question Number being answer   

Please see attached letter from Tarves CC in relation to the Braiklay Croft site in Tarves and Employment land in Tarves. (FM103 and M1 sites)

# FAIR PROCESSING NOTICE

The Data Controller for this information is Aberdeenshire Council.

The data on the form will be used to inform the content of the Proposed Aberdeenshire Local Development Plan.

This data will potentially be disclosed worldwide (via publication on Internet). We will not publish any address information, but may publish the name of the person completing the form.

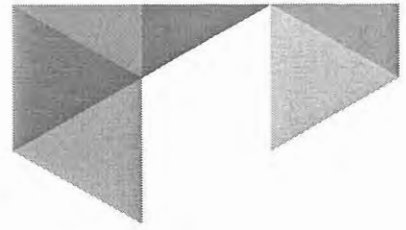
By completing and submitting this form, you are consenting to the above processing.

## IF YOU HAVE ANY QUERIES REGARDING THE COMPLETION OF THIS FORM, OR REQUIRE FURTHER ASSISTANCE, PLEASE CONTACT:

Aberdeenshire Council,  
Planning Policy Team  
Tel: 01224 664221

**Aberdeenshire Local Development Plan**  
Woodhill House  
Westburn Road  
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This is the Main Issues Report and associated documents of the **Aberdeenshire Local Development Plan 2016**.

If you have difficulty understanding this document and require a translation, or would like a copy in larger print, please phone us on 01224 665168.

Aberdino sīties 2016 metų Vietos plėtros plano Pagrindinių klausimų sprendimo pranešimas ir su juo susiję dokumentai. Jei jums yra sunku suprasti šį dokumentą ir norėtumėte šio dokumento verstos kopijos, ar Dideliu šriftu, prašau kreiptis telefonu 01224 665168.

Это - Отчет по основным вопросам и документы, связанные с Местным планом развития области Аббердиншир до 2016 г. Если у вас имеются трудности в понимании этого документа, и если вы нуждаетесь в его переводе или в копии укрупненным шрифтом, просим позвонить по телефону 01224 665168.

To jest Sprawozdanie na temat Głównych Zagadnień Lokalnego Planu Rozwojowego Aberdeenshire 2016 i powiązane z nimi dokumenty. Jeśli mają Państwo trudności ze zrozumieniem tego dokumentu i wymagają tłumaczenia, lub chcieliby otrzymać odpis w dużym druku, proszę się z nami skontaktować pod numerem telefonu 01224 665168.

Šis ir Aberdīnšīras 2016. gada Vietējās attīstības plāna Galveno jautājumu pārskats un ar to saistītie dokumenti. Ja Jums ir grūtības saprast šo dokumentu un Jums vajadzīgs tulkojums, vai arī ja Jūs gribētu saņemt tā eksemplāru lielākā drukā, lūdzu, piezvaniet mums pa tel. 01224 665168

这是2016年阿伯丁郡当地发展计划的主要问题报告及相关文件。如果你难以理解该文件而需要翻译的版本，或者如果你需要大号字体印刷的文件，请你拨电话01224 665168联系我们。

# Tarves Community Council

Community Council Postbox  
Tarves Post Office  
The Square  
Tarves  
AB41 7GX  
17<sup>th</sup> September 2014

Policy Team,  
Planning & Building Standards,  
Infrastructure Services,  
Aberdeenshire Council  
By e mail

Dear Sir/Madam

## **Aberdeenshire LDP 2016, FM 103, Braiklay Croft, and M1 Tarves and Allocation of Employment Land for Tarves.**

Members have discussed the above sites and the wider issue of securing Employment Land for Tarves and consider that there are a number of factors which require consideration including the constraints of the "FM103" site.

The FM103 site was allocated for Employment Land with no restrictions on the use class, at a period in time when there was a Meat Factory to the North West and no proposals for housing to the immediate West. Now, in 2014, the Factory site is a residential area and the field to the immediate West is included in the LDP for residential use. As previously agreed the land to the East is already developed into housing.

The Community Council accept the fact that due to the above, the FM103 site is constrained and there is no likelihood of any future demand for Employment use. The constraints caused by residential development in close proximity, and the lack of any screening at the Bain's Park housing, have rendered the site unsuitable for Employment use. However it will be up to the Landowners to argue their case if they seek to change the use from the current grass/agricultural to Residential.

In respect of alternative sites, the land to the North of the FM103 site may well be in the same ownership and may be an alternative for Employment use. Clearly there would be a need to negotiate with the owners of the land to the North of the Bain's Park site (including FM027) to gain good access to the B999. Given that there have been negotiations between the FM103 owners and the owner of the field to the West (H1, included in LDP), there would be potential for similar negotiations with the owners of any land required for a new B999 access to the aforementioned land to the North of FM103.

In order to avoid the situation that Tarves finds itself in with respect to allocated Employment Land becoming constrained, there must be a method of allocating land but not including it within the settlement boundary. Employment Land outwith the settlement boundary would be much less likely to become just another housing site due to non development of it for Employment use. A robust long term solution to this 'Shire wide issue needs to be found and not drawing the settlement boundary around Employment sites could go some way to achieving this.

The current M1 mixed use proposal for the South side of the B999 should have "the 3Ha of employment" as described in the LDP included outwith the settlement boundary. In any case the Employment land area should be fully delineated in order for both developers and the general public to know what is proposed and where. The delineation of the Employment Land, if it were to be sited at the Western edge of the site bounded by the Public roads, would go some way to avoiding the possibility of constraint by future housing;- as two sides would have public roads as boundaries. This would also allow for the best options for good access and lessen any potential for conflict with residents due to traffic movements.

Tarves will benefit from Employment Land and previous Local Plans quite rightly insisted that Rural Service Centres retained an appropriate supply. A robust form of protecting allocated Employment sites must be put in place in order to serve and support communities where significant numbers of new housing are being developed.

Thank you for the consultation,

Yours on behalf of the Community Council



Chairman.