

# PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

## **This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.**

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk) or send this form to reach us by 17 July 2020.

We recommend that you keep a copy of your representation for your own records.



## ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan  
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

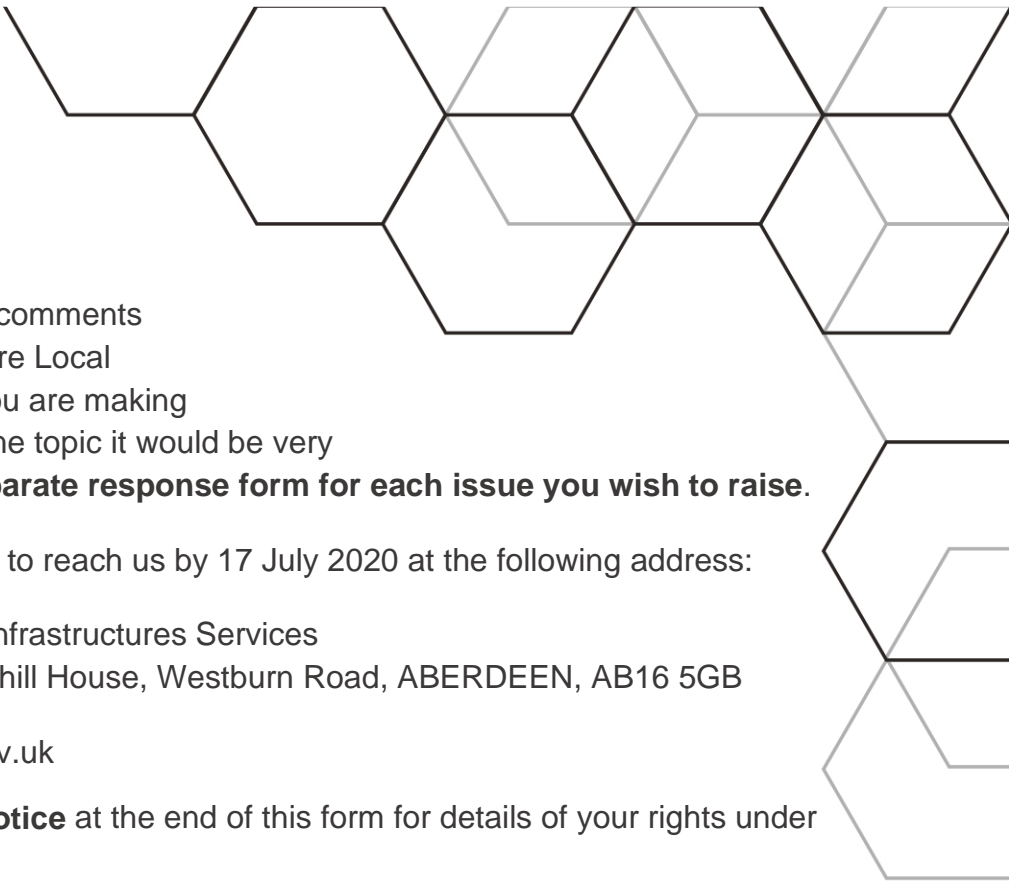
Tel: 01467 536230

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

Web: [www.aberdeenshire.gov.uk/ldp](http://www.aberdeenshire.gov.uk/ldp)

Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email [planning@aberdeenshire.gov.uk](mailto:planning@aberdeenshire.gov.uk).



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 17 July 2020 at the following address:

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

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

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

## YOUR DETAILS

Title:	Dr
First Name:	John
Surname:	Reid
Date:	3 <sup>rd</sup> June 2020
Postal Address:	████████████████████████████████████████
Postcode:	████████
Telephone Number:	████████████████
Email:	████████████████████

Are you happy to receive future correspondence only by email? Yes ✓

Are you responding on behalf of another person? Yes ✓

If yes who are you representing? *Self and wife*

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

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

# YOUR COMMENTS

Please provide us with your comments below. We will summarise 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.

**Modification that you wish to see** (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Removal of proposal OP1 "Land South of Earnsheugh Terrace" from APPENDIX 7E SETTLEMENT STATEMENTS KINCARDINE AND MEARNES

## Reason for change:

We would like to object strongly to the inclusion of settlement OP1 "Land South of Earnsheugh Terrace" in Findon village in LDP 2020. Its inclusion goes against both the spirit of LDP 2020 and some of the specific principles that have been outlined with exemplary clarity in the draft document. The proposal should be removed from the settlement options.

### Context

Findon is a historic village, its traditional mix of fishing cottages, croft and coastguard houses is less submerged by 20<sup>th</sup> century additions than has happened to many of our coastal villages. Both the **National Outcome Section 3.6** and the **Regional Vision section 3.8** emphasise the value of preserving our built and natural heritage. Findon village is surrounded by the coastal strip and is adjacent to an SSSI. It is a basic principle of the **Local Vision section 3.9** to *promote the elements that make Aberdeenshire special*. The proposed development, slap in front of the village, could not be less appropriately sited. **Section 4.4** puts an obligation on developments to *improve the natural and built environment*. One of the charms of Findon is that for the most part the houses are not aligned as in an estate. As **Section 4.8** says, what should be promoted is *the right development in the right place*. This application most certainly isn't right in either sense. If permission were granted, the site would become an outstanding example of how not to develop a village.

### Section 4.7 and related issues

The development spectacularly fails to satisfy the requirement for well-connected transport links. Findon village is served in and out by roads that are single-track for commercial vehicles. The access road to the site is no exception. There is no regular public transport to Findon, the nearest bus-stop being some 2 km away from the site on narrow roads out of the village with no pavements. There is no 'safe route' to local schools without the use of motor transport. Indeed there are no pavements through the centre of the village or down most of Old Inn Road.

Making the bad even worse, the site is accessed by a steep hill, unsuitable for wheelchairs and the elderly with walking difficulties. It will be a hard push up with a pram and dangerous downhill. **Policy RD1.5** requiring the development to provide well-lit footpaths, and cater for wheelchair users and *other less mobile groups* is rendered meaningless when these conditions

are not available in the surrounding village. The location **fails to satisfy policy R2.1** that asks developments to *reduce the need to travel, reduce the need for private cars and promote safe and active travel opportunities*. The site offers little option except to use private cars.

Electricity comes to the village in overhead cables. If we remember correctly, twice during our residence in the village, villagers have voted against the installation of streetlights, to preserve the view of the night sky over land and sea. That has no doubt saved the Council a substantial sum in installation and running costs over the years. Findon has no street lights, no gas, no shops either in the village or within convenient walking distance. Even fibre-optic cabling stops several hundred metres short of the village. In short, almost any site around Portlethen is better serviced for modern housing.

### **Unnecessary use of agricultural land**

**Section 5.1 and elsewhere** emphasise the policy of siting housing on brownfield land and land of low productivity. There is plenty of such land in the environs of Portlethen. The site of the proposal is well-drained, south-facing agricultural land whose productivity is clear from adjacent fields, even though it has been left in grass. It makes no sense from a County viewpoint to remove such land from agriculture for an inappropriate housing development.

### **Shaping and organic growth**

The proposed development is a blast from the past, from the time when any field adjacent to a village was game for development. As **section 9** says, LDP 2020 *is not about copying the past, but promoting appropriate design, whether new or traditional*. Findon has a lot to offer the Aberdeenshire coastal strip, in wildlife and history as the home of the Finnan haddie. Its publicly accessible coastal scenery is spectacular. The Findon Moss and the Muckle Shore can be developed as hubs on a well-maintained Aberdeen to Stonehaven coastal walk, a project long overdue. This takes us back to **Local Vision section 3.9**. Findon is not the place for an inappropriate mini housing estate placed right in front of the village. Such a proposal has lost sight of the key principles of LDP 2020.

# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

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

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

### Your information is:

Being collected by Aberdeenshire Council	X
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### The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

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.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
  - (i) Consent; or
  - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.

