

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 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.

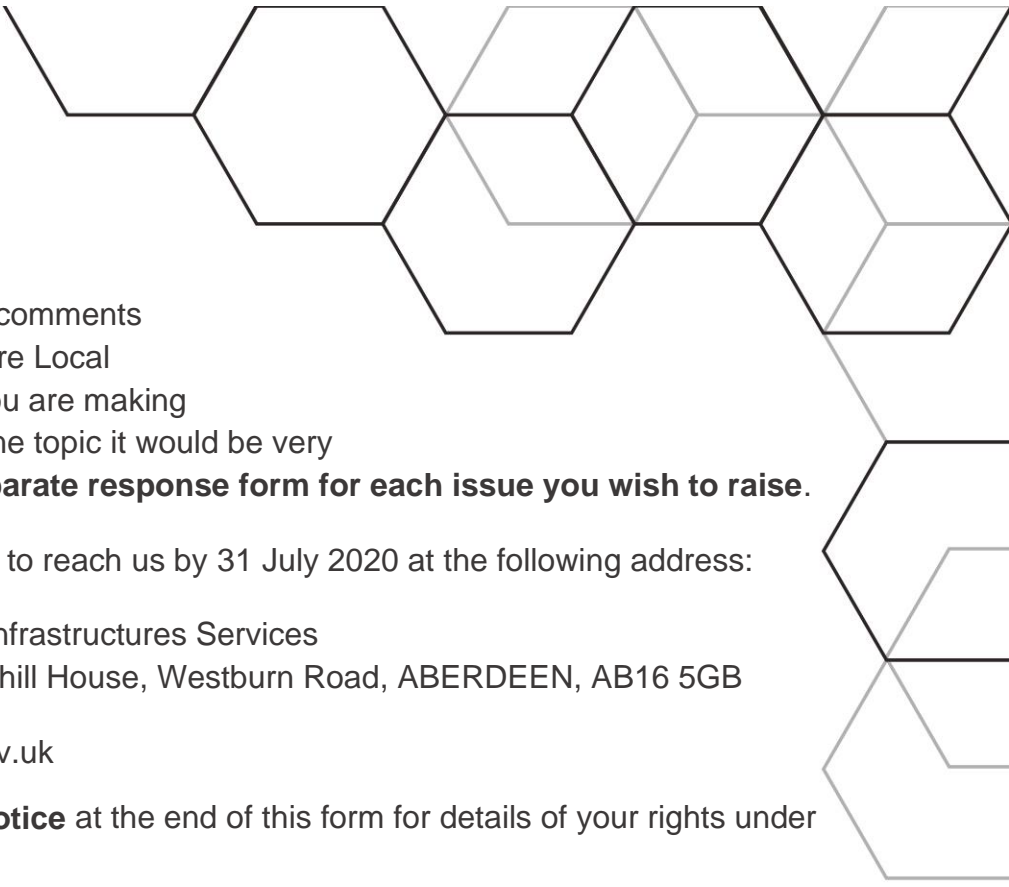
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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

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

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: 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.



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

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:	
First Name:	Pippa
Surname:	Robertson
Date:	8 June 2020
Postal Address:	Aurora Planning Limited, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

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? Ritchie Barron

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):

Identification of Cluny as a settlement suitable for growth by around 3 houses (indicatively).

Reason for change:

Under Policy R2 Development Proposals Elsewhere in the Countryside of the Proposed Local Development Plan (PLDP), it is stated that small-scale growth of identified settlements may be permitted where a particular need for development has been established, and that a list of identified settlements and the number of homes that could be permitted by way of expansion to each is to be contained in Planning Advice, Organic Growth of Settlements.

Whilst our client's when preference would be for a criteria based approach to be used to determine when such small-scale growth will be permitted (see separate response form), it is submitted that, should settlements be identified, Cluny should be such a settlement and considered suitable for expansion by around 3 houses (indicatively), for the reasons set out below.

Cluny is a small settlement of around 17 houses clustered around the primary school, with the combined settlement statement for this and Sauchen stating that:

"...the nature of the settlement means that a modest level of development is appropriate; and

"[t]his would help to meet the need for housing within the Aberdeen Housing Market Area and sustain local services."

This support for modest development in Cluny notwithstanding, there are no potential development sites within Cluny itself, such that it would need to be identified as a settlement suitable for growth if it is to accommodate development as envisaged. It is acknowledged that development could still take place in Sauchen, but the settlement statement vision makes it clear that both Cluny and Sauchen are considered suitable for a modest level of development, and this should therefore be facilitated in both settlements

accordingly. That is particularly so given that the primary school serving both settlements is located within Cluny.

In this regard, it should be noted that Cluny Primary School has a falling roll, projected to drop from 84% of its total capacity now to 82% in 2024 - allowing the modest growth of Cluny would help to bolster this roll, with development here meaning that children would have a much shorter, and safer, walk to school than they would from development in Sauchen.

It should also be noted that, while the settlement statement in the PLDP states that the presence of prime agricultural land and flood risk may constrain future development opportunities, SEPA flood maps show there to be land around the settlement that is not affected by flooding, and not all land around the settlement is actively farmed (for example, some is used for equestrian purposes, with this constituting a change in use away from agriculture). This indicates that there is capacity for modest development here notwithstanding these constraints, with there being no other constraints identified in the settlement statement.

Lastly, identifying Cluny as a settlement suitable for growth would allow opportunities for self-build housing here, in line with the agreement by the Garioch Area Committee at its meeting on 3 September 2019 that the Local Development Plan should encourage self-build opportunities close to settlements, and the subsequent statement in the PLDP that self-build housing is promoted.

In summary, it is submitted that Cluny should be identified as a settlement suitable for small scale growth on the basis that this would:

- facilitate delivery of development in accordance with the settlement statement vision for Cluny and Sauchen;
- be appropriate to the area, taking into account the location of the primary school in Cluny and constraints referred to in the settlement statement;
- allow opportunities for self-build housing;
- support Cluny Primary School; and
- enable development to be delivered in a location that allows safe and convenient access to the primary school by children.

In terms of the scale of future growth, identifying Cluny as suitable for modest organic growth by around 3 houses (indicatively) would be in keeping with the statement in the PLDP that no more than an additional 20% growth of the settlement, up to a maximum of 10 homes, should be allowed, and should therefore be considered appropriate.

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

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.

