

# 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.

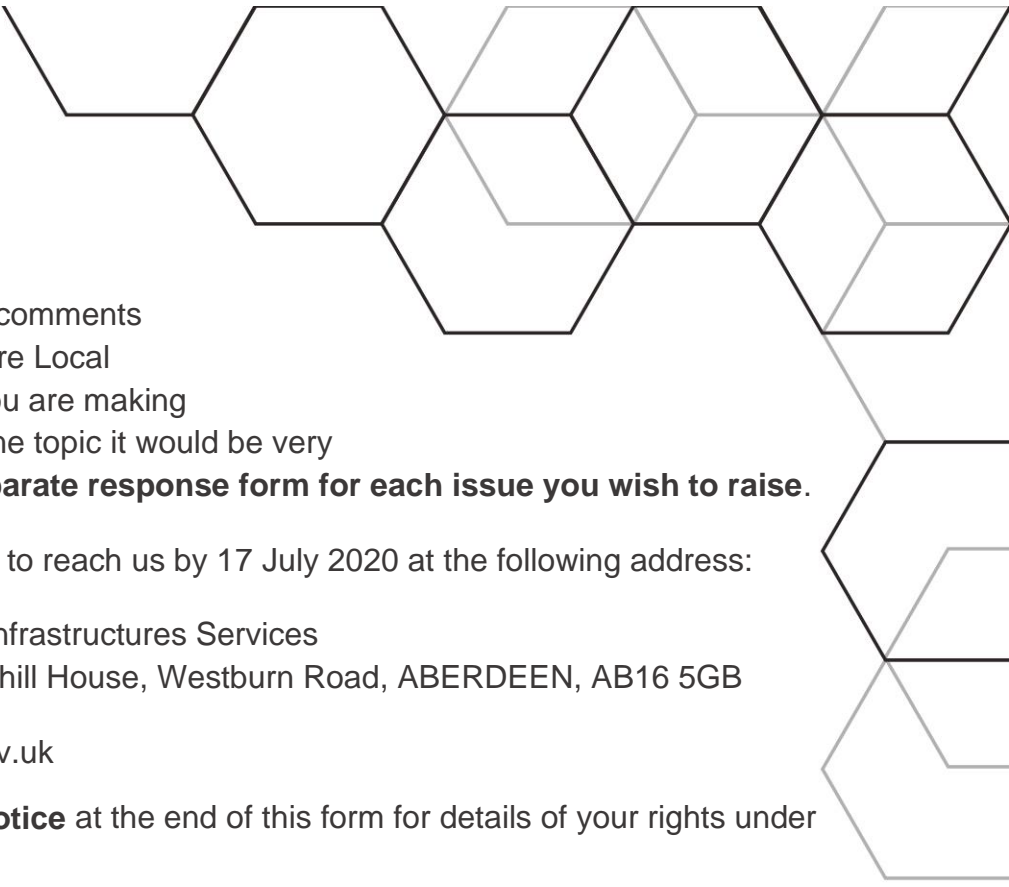
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet 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:	
First Name:	Pippa
Surname:	Robertson
Date:	
Postal Address:	████████████████████
Postcode:	██████
Telephone Number:	██████████
Email:	████████████████

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? Alex McLean-Bullen

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):

Addition of the following wording to Policy R2 Development Proposals Elsewhere in the Countryside:

**Sustainable self-build houses**

In order to promote self-build houses, and also to encourage the delivery of housing that meets the highest possible standards in terms of sustainability, well-being and design, we will support the development of self-build opportunities close to settlements (within 500m of a settlement boundary) where these demonstrate exemplary design or sustainability credentials, for example through meeting the passivhaus standard, the WELL standard, or achieving a BREAM rating of excellent or above.

**Reason for change:**

The proposed change brings together two important aims:

- allowing for more self-build housing close to settlements, in line with the statement in section 8 of the Proposed Local Development Plan (PLDP) that self-build housing will be promoted, and the agreement by the Garioch Area Committee at its meeting on 3 September 2019 that the Local Development Plan should encourage this; and
- encouraging the delivery of housing that meets the highest possible standards in terms of sustainability, well-being and design in line with the PLDP's vision of promoting Aberdeenshire as "*an area with a high quality of life and distinctive places, and where new developments are designed as effectively as possible to improve this and help deliver sustainable, low carbon places.*"

Further details on both of these points are set out below.

### **Self-build housing**

At its meeting of 3 September 2019, the Garioch Area Committee (GAC) agreed that the Local Development Plan should encourage self-build opportunities close to settlements, and that policy text should be introduced to this effect. The report to the subsequent Infrastructure Services Committee (ISC) meeting of 3 October 2019 shows that this was then agreed by officers, and was not therefore referred to ISC. This notwithstanding, and while section 8 of the PLDP states that self-build housing is promoted, it is submitted that additional policy text is required to reflect what was agreed by the GAC and officers during the approval process for the PLDP. The proposed wording does this. At the same time, it also specifies clear criteria that must be met before such housing is permitted, in order to ensure that this does not result in development being promoted in an uncontrolled manner, and to align this with the wider vision of the PLDP in terms of delivering sustainable, low carbon places as set out above.

It should also be noted that there are examples of similar polices being used elsewhere.

While the GAC did not specify a distance from settlements at which self-build housing should be encouraged, it is submitted that setting a radius of 500 metres from settlement boundaries strikes the right balance between ensuring development is well related to existing settlements while also providing sufficient flexibility for the Policy to be effective, noting that each potential site would still need to be assessed on its merits against all other relevant Local Development Plan policies at the time any planning application was made.

### **Sustainability**

To achieve the PLDP's vision of delivering sustainable, low-carbon places as set out above, Policy C1 Using Resources in Buildings requires all development to be designed to reduce carbon-dioxide emissions and reduce energy costs, with a target to at least meet the current Scottish building regulations Target Emissions Rate and as a minimum achieve the sustainability rating 'Silver' level for carbon dioxide reduction and energy efficiency

through the installation of low and zero carbon generating technologies. However, there is clearly scope for new houses to go beyond this, and to meet higher standards, and this should be encouraged. And importantly, this is not just the case in terms of energy efficiency, but also in terms of creating a built environment that makes a positive contribution to health and well-being and, as such, is truly sustainable in the wider sense of the word. This is of course something that is changing all the time, but it is submitted that it would be appropriate to include the following in a non-exhaustive list as examples of the type of development that might be supported under this Policy:

- development that meets passivhaus standards - which results in ultra-low energy buildings, meaning that housing requires little energy for heating or cooling, and has a reduced ecological footprint;
- development that meets the WELL standard – which is recognised as a leading tool for advancing health and well-being in buildings, including through improving air quality; and
- development that achieves a BREAM rating of excellent or above – with BREAM being recognised as the world’s leading sustainability assessment.

These are all types of development that the Council should be actively encouraging in order to realise the vision of delivering sustainable, low-carbon places. There are also many individuals across Aberdeenshire who are keen to build these types of houses, but the absence of self-build plots currently constrains the delivery of these. The suggested change to the Policy would allow more of these types of houses to be brought forward as self-build projects, in appropriate locations, and should be supported accordingly.

# 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.

