

# 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 31 July 2020\*.

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

*\*UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



## 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 31 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:	Mr
First Name:	Frank
Surname:	McIntosh
Date:	29 June 2020
Postal Address:	██
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████████

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

Are you responding on behalf of another person? Yes  No x

If yes who are you representing?

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):

Section 9 Policy P2.6 also Appendix 7C Potterton  
Building of additional houses in Potterton should not be approved in the Formartine area.

## Reason for change:

I object to the developments of OP1 and OP2 in Potterton.

The proposal seems to provide no positive improvements in the village and will erode the qualities which makes Potterton attractive to its residents. It currently provides residents with a quiet and peaceful location with opportunities to wonder around the area for exercise and to take advantage of the green areas around the village. The proposed development will significantly increase the size of the village and impact on the residents activities and increase risks when walking or cycling. Residents chose to move to Potterton because of its size and spaces. There would be no benefit to the residents to add additional houses and make it more like eg Balmedie or Newmachar where their residents chose a village with schooling, amenities etc and were happy to be in a busier and more crowded environment. Potterton would have none of the benefits of a larger community and yet be faced with a more congested set of roads which are already inadequate and poorly designed.

Development proposals should consider the needs of residents, provide benefits and improvements to all [REDACTED]

[REDACTED]. The view of residents have not been taken into consideration. The need for additional housing in this area, so close to current large scale housing developments in the Bridge of Don seems hard to understand in the current economic climate around Aberdeen. There can be no need for large scale developments here when the Aberdeen area currently has a large number of unoccupied houses, with the greatest percentage of vacant homes being in the affordable house range. This will only get worse with the loss of jobs expected in the area and the continued down manning of the oil industry. More people will be moving from the region than coming to the area with the job market so low. Adding additional houses in Potterton to support the thriving job market in Aberdeen is far too late in the day and is now pointless.

The road infrastructure around Potterton is very poor with only unclassified C roads at the development sites. It currently poses problems for existing traffic and pedestrians. All routes suggested as entry / exit points are on unclassified roads. Placing 2 sites either

side of Manse Road would create traffic issues on a section of road which is very narrow with dips in the road which hide approaching traffic.

The multiple access points for both proposed sites on Manse Road will seriously affect walking and cycling access on this unclassified C road. This seems in direct conflict with the stated aims in Section 9 Policy P2.6 where “new developments must include appropriate opportunities for informal recreation and promote walking or cycling as a means of transport.” It seems that the council perhaps has little concern for pedestrian safety as already seen in Potterton within the Kirkhill housing area which has very few pavements and narrow roads. The residents in Kirkhill estate have issues walking from their property as they have to compete directly with cars, vans and trucks. [REDACTED] pedestrians [REDACTED] walking on roads [REDACTED] [REDACTED] give them further exposure to more traffic, with no pavements or cycle paths on the nearby unclassified roads with a further increase in traffic.

Having opposing access to Manse Road from both sides could pose problems with traffic from Belhelvie through Potterton perhaps tempting cars to force their way onto the road from both sides at the same time. Manse Road towards Belhelvie is also used extensively by walkers and cyclists, which has increased now since the pandemic. There is no pavement there and the development would add risk to pedestrians when current planning advice is meant to encourage walking and not place them at risk.

The additional traffic through Potterton would then come to Panmure Gardens which already proves difficult for pedestrians (particularly with young children and push chairs) as the pavement next to the Church and Manse is very narrow. Exiting from the Denhead estate and Laingseat via the T junction to travel onto Panmure Gardens or along Manse Road would be worse than now where early morning traffic already adds some delays.

When the traffic moves to the junction with the B999 to travel north or south, current traffic is often backed up on Panmure Gardens due to the traffic travelling through Potterton on the B999. The extra traffic from additional development will only add to this tail back and cause further delays and frustrations which would elevate the risks at this junction.

The plan does not include any improvements to the current deficiencies in the area and gives no consideration on how these would be exacerbated. The only thought seems to be:

- We can build houses and sell them (maybe)
- We can provide entry points (without considering the current layout and poor quality of roads)
- Look at how wonderful this proposal is at improving the village of Potterton with attractive housing (which replaces green fields and other such nasties while making full use of the current excellent unclassified road system).
- Current residents would not be impacted in any way (but their quality of life would be so much better by providing the new larger village which they obviously never wanted in the first place).

# 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.

