



WL/PL/5575

8th July 2020

Director of Planning  
Aberdeenshire Council  
Local Development Plan Team  
Woodhill House  
Ashgrove Road West  
Aberdeen

Dear Sirs

#### **Aberdeenshire Local Development Plan 2020**

I write to express my extreme concern and disappointment at the Proposed Local Development Plan for Inverurie. This lacks vision, lacks in ambition and is little more than a repeat of the 2017 Plan with a few minor amendments.

Firstly, I would wish to identify an error on BUS 1 allocation in that in the west corner of this site, formerly Versatile Steel Works, is already a residential development and should not be allocated for business use. This residential development has been completed for a number of years now, raises my concern that the Development Plan Team have not noted this basic error, and have little knowledge of the town and its needs.

Secondly I wish to object to the allocation of Harlaw Park as P19 protected status. This should revert to the original allocation, part as a mixed development master plan as an extension to the town centre. Protecting both Colony Park and Harlaw Park will severely restrict potential development in the town centre. It should be noted that all other protected land within Inverurie is generally open to the public for playing, walking, and recreation whereas both Colony Park and Harlaw Park are enclosed private grounds not accessible to the general public for recreation use.

Allocation R4 on Blackhall Road is allocated for community use and is reserved for this purposes. However, this was originally allocated to replace St Andrews Special School, but as this is now part of the Inverurie School Campus, we would ask as to why there is a reserved allocation here on the edge of town. Is there a specific purpose ?

P18 covers Inverurie Golf Course, but it omits the golf practice area which continues to be shown as agricultural land. We would ask that the practice area be included within the overall Inverurie Golf Course P18 protected area.



R3 Inverurie Campus. There are errors with the boundaries allocated to R3 in that it needs to extend into and include the existing buildings, games hall and what will be the new sports and recreation facilities attached to the school. This boundary requires to be substantially amended.

P26 is a protected area in front of Anderson's at the main A96 roundabout. We ask what contribution this makes and if it requires to be protected why have you omitted the landscaped area to the north west of the roundabout ?

As mentioned earlier there is severe lack of vision for the town and the document appears to be more of a historic document as opposed to a development document.

There are many derelict sites and several more to come in the next few years which require significant input from the planners and a 10 – 20 year vision. St Andrews School, Gordon House, Market Place School, the Harlaw Centre, Blythwood, the Health Centre, Town Hall, Town Centre all require a much more positive approach from the planners and the Local Development Plan.

The allocation of OP2 Health Centre for a mixed retail use demonstrates how out of touch the planners are with the requirements of the town. There are already vacant retail units within the town, why would a developer consider building more retail space when we cannot fill the existing retail space. It should be remembered that many of the existing retail units in the town centre were previously houses or flats and a longer term vision needs to be applied taking into account the economy and the general needs of the community.

Blythwood in Port Elphinstone is subject to a Planning Consent which uses the significant part of the site, whereas you have allocated some of the site as P10 protecting it. There is a lack of joined up thinking here within the planning department.

With the downturn in the oil and energy sector within the Aberdeenshire area more thought needs to be given to tourism, but there is nothing in the Local Development Plan for Inverurie which would suggest that you are considering tourism. There is no caravan park. No allocation potential for self-catering; there should be more emphasis placed on town centre improvements, the transport interchange and connectivity. Some core paths have been allocated through Keithhall Estate but there is no connectivity at the south end, and indeed the Council encourage a dangerous walk from the South Lodge to the cemetery across a narrow bridge without any pedestrian protection.

There is mention that the town has numerous open and green spaces including Keithhall Estate, yet Keithhall Estate remains outwith the settlement boundary, without any allocation or consideration given to its potential development, enhancement or protections.

Uryside Park has been a good addition to the town as part of the Uryside Development but again there is lack of connectivity at the west end of the site due to the Council failing to carry out the improvements to Howford Bridge (monies already paid over by the developer for this work).



[REDACTED]

R2 at Howford is designated as an extension to Uryside Park. However this has not been accepted by the landowners and can only be delivered in conjunction with some form of development on part of the site which sits outwith the Flood Plain. I therefore suggest that this allocation be amended.

In summary we find this to be a disappointing and historic document as opposed to a planning and visionary document.

Yours faithfully

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WILLIAM LIPPE

