

4471 - RMB

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 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.

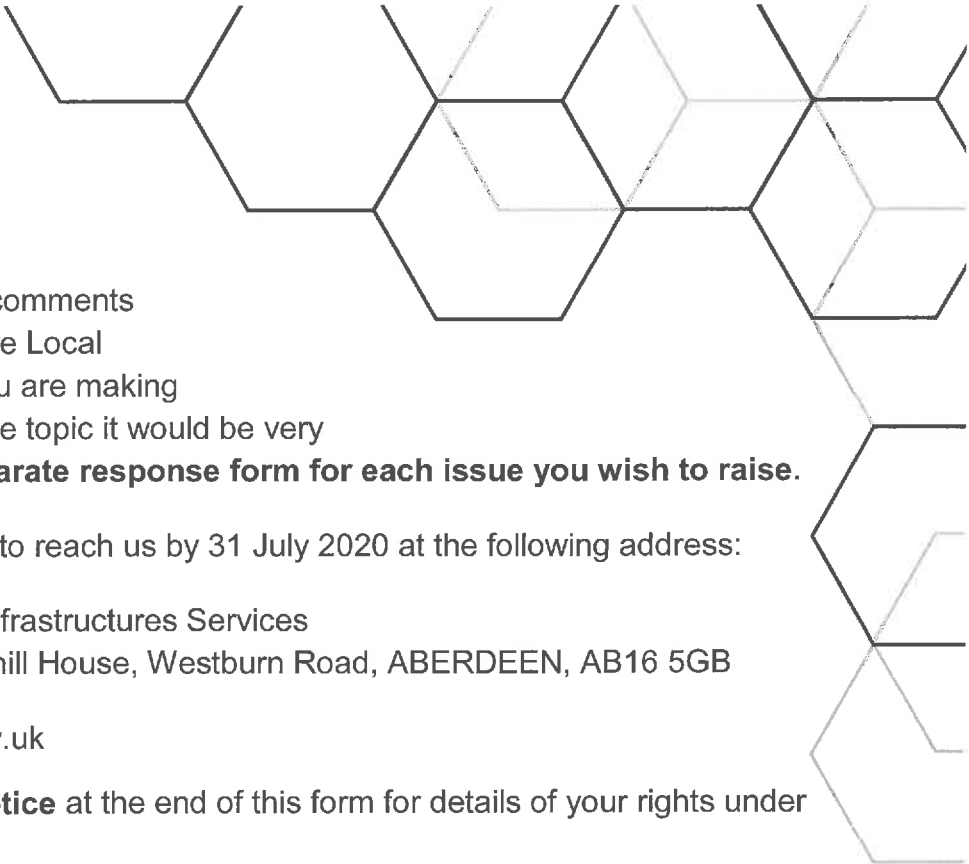
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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
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 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

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:	Mrs
First Name:	Lesley
Surname:	Tierney
Date:	14.07.2020
Postal Address:	Lippe Architects + Planners, [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?

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): Appendix 7d - Garioch

Support the inclusion of site OP7 for a mix of uses including 32 homes, retail and employment land in Kintore.

Reason for change:

No change requested, however, wish to ensure the allocation of tis site as OP7 which has followed from bid GRO53 and MIR 240.

Please see attached paper apart which details the full representation supporting this proposed change.

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:

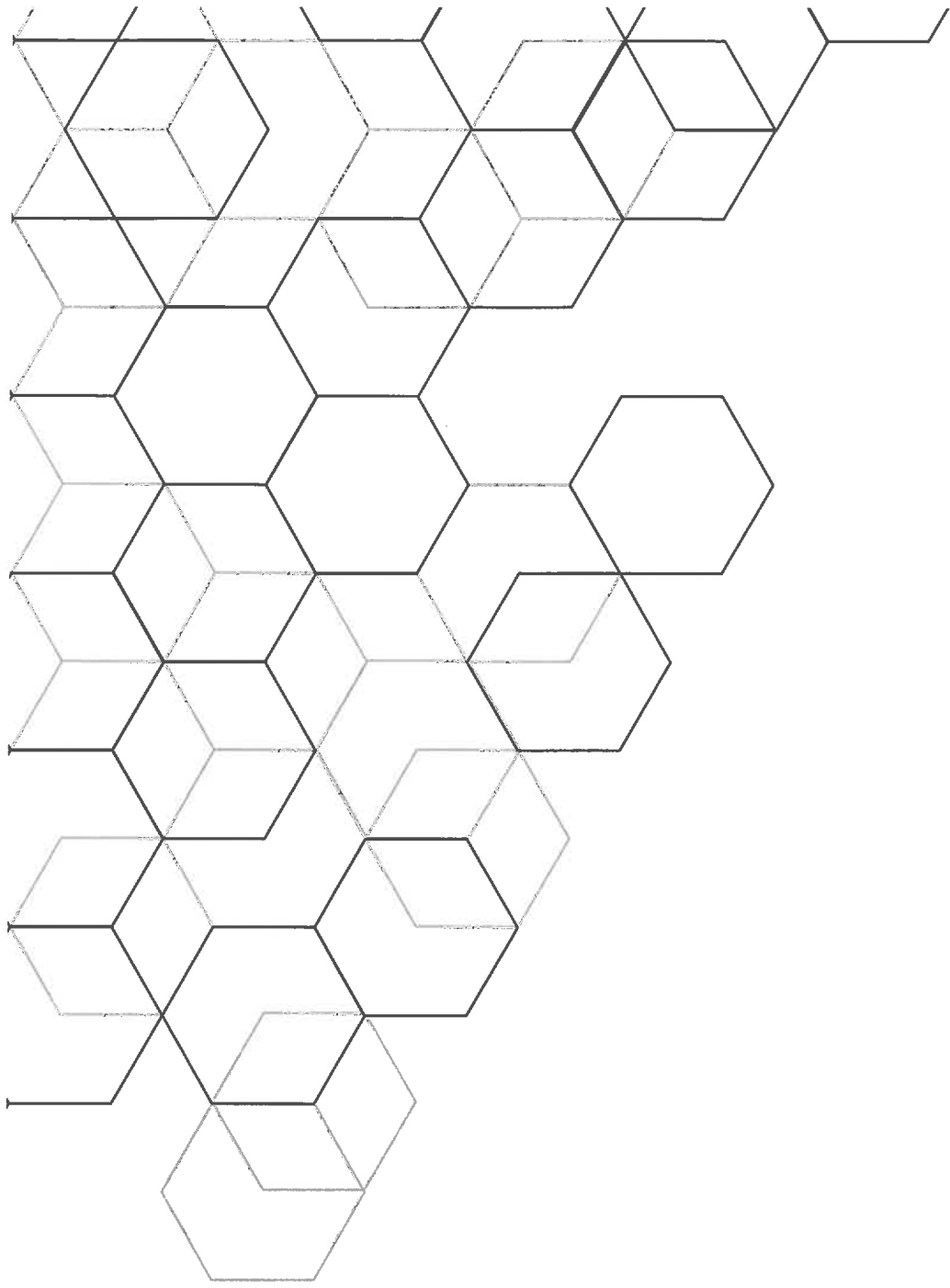
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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.



Proposed Modification to the Proposed Aberdeenshire Local Development Plan 2020

Appendix 7d – Formartine

Support the inclusion of site OP7 for a mix of uses including 32 homes, retail and employment land at site South of Northern Road, A96 Roundabout, Kintore

Lippe Architects and Planners act for RMB Developments, owner of this site. The site is currently allocated in the Aberdeenshire Local Development Plan 2017 as part of the BUS2 allocation which is safeguarded for employment uses, transport interchange and subject to a masterplan, for housing. The land on the southern part of the allocation is in the ownership of another party.

A bid was submitted to specifically allocate the northern part of the site in the ownership of RMB Developments for mixed use and 32 residential units (copy attached as Appendix 1). Bid site GR053 was subsequently preferred by officers for the smaller site forming part of the current BUS2 allocation to be specifically allocated for 32 homes and employment land in line with the submitted bid.

In considering the Main Issues Report on 4 September 2019, the Garioch Area Committee agreed that the site should be allocated for a mix of uses including 32 homes, retail and employment land.

The site is therefore now proposed to be allocated as OP7 for a mix of uses including 32 homes, retail and employment land. The remainder of the currently allocated BUS2 site in the Local Development Plan 2017 is proposed to be carried forward as safeguarded for business uses in the Proposed Local Development Plan.

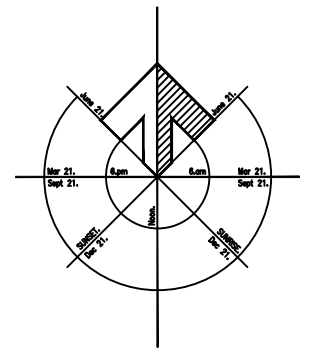
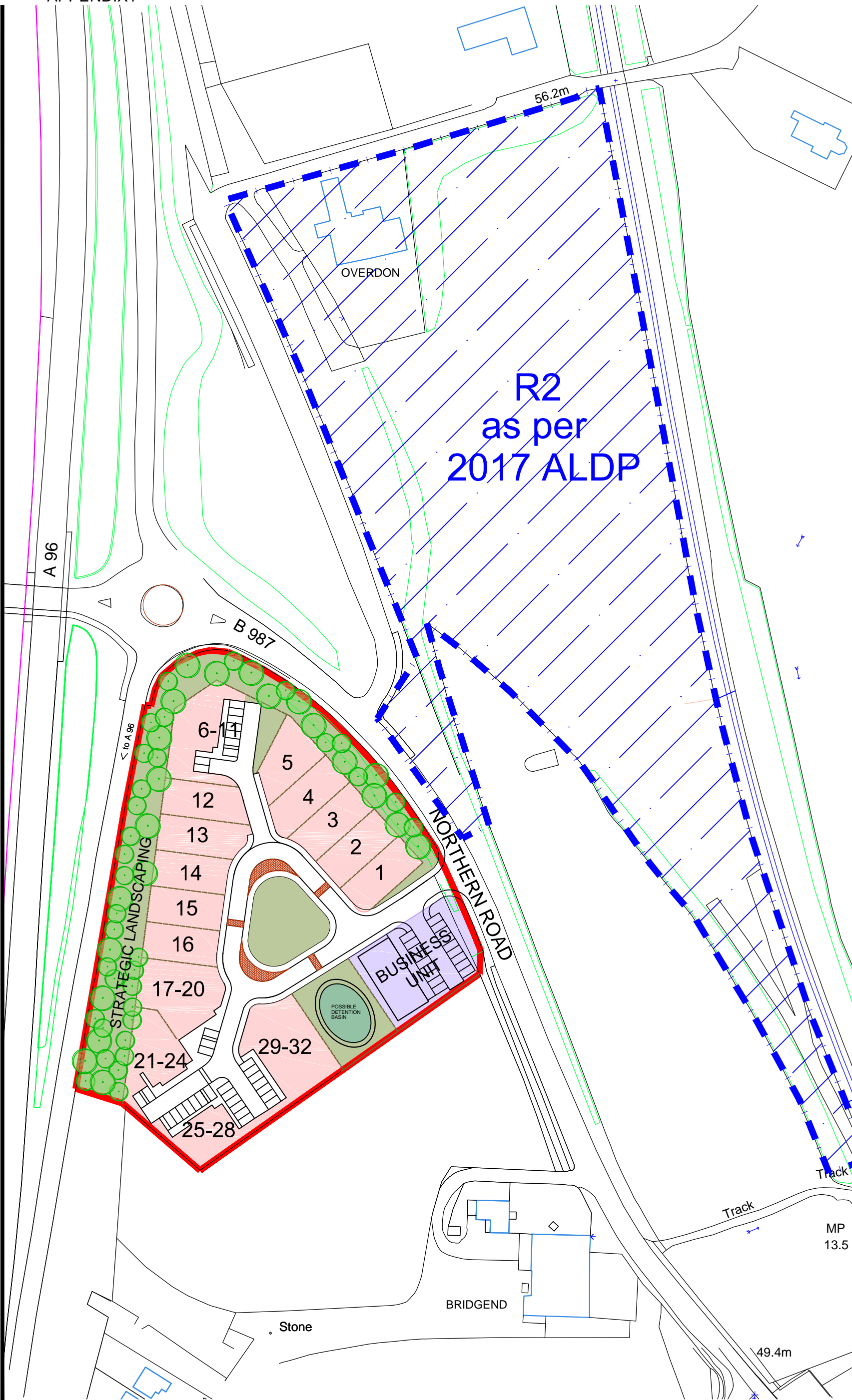
The owner of the site proposed to be allocated as OP7 is content with the proposed allocation and wishes to support the inclusion of the site and does not propose a modification. However, they wish it to be noted that they have not been approached by the neighbouring land owner with regard to the requirement for a masterplan for the wider site which is required as part of the LDP 2017. The neighbouring land owner has recently submitted a masterplan to Aberdeenshire Council but this has yet to secure the approval of the Garioch Area Committee.

The comments which are submitted as part of the Proposed Local Development Plan consultation are simply to ensure that the process Lippe Architect and Planners on behalf of RMB Developments have followed since the beginning of the review of the currently adopted Local Development Plan 2017 in seeking a specific allocation for their part of the

wider site, is indeed carried forward through to final adoption of the next Local Development Plan. We would not wish any masterplan approved under the current LDP or any alteration to adjacent proposed BUS2 allocation to prejudice the detailed proposal proposed to be allocated as OP7.

The proposed allocation of OP7 for 32 homes, retail and employment land is the settled view of Aberdeenshire Council as agreed at the Full Council meeting on 5 March. The location of this allocation within the Aberdeen to Huntly Strategic Growth Area, adjacent to the new Kintore Railway Station and easily accessible to the A96 makes it an attractive, sensible and sustainable location for all kinds of development. We wish to support the proposed allocation of OP7 in the Proposed Aberdeenshire Local Development Plan.

REVISIONS



PROJECT DETAILS

DEVELOPMENT AT
A96/NORTHERN ROAD
KINTORE, INVERURIE
FOR
RMB DEVELOPMENTS

LDP - SITE PLAN

Scale: 1:1250 @ A3
Date: March 2018
Drawn:tc

CHECK	INITIALS	DATE
planning:		
warrant:		
tender:		



Ref: 4471/LDP01

PROPOSED SITE PLAN

Scale 1:1250 at A3

SITE AREA: 1.435 Hectares
GRID REF: NJ 78826 16898

This site forms part of the wider BUS 2 site in the current LDP. The current wider application is safeguarded for employment uses, a transport interchange and, subject to a masterplan, for housing. The intention is to continue with a mixed use allocation for employment and housing on the site.

The indicative capacity of the site is for business land and 32 houses.

It is understood the plans for the Kintore Railway Station on the east side of Northern Road will not impact on the rest of the BUS 2 allocation. Now that this is moving forward there is a clearer picture of what could come forward on the current BUS 2 site and it is considered that the wider site, and this smaller parcel in particular will be able to be delivered in the plan period for mixed employment and housing from 2021 onwards.

Despite marketing, the site has not come forward since its allocation in the 2012 LDP. The general economic downturn will have impacted on the development potential of the site and interest in it but it is still considered to be an attractive, deliverable and accessible site which sits well with surrounding land uses.

Both primaries in Kintore have available capacity in 2022. The Academy will be operating in excess of capacity so discussions will be required on any contributions for improvements or extensions or its replacement. Flooding constraints have been considered. It is anticipated mains drainage would be available for this modest development.

This is an important strategic location in the Aberdeen and Huntly Strategic Growth Area, is easily accessible from the A96, represents a 'gateway' to the town and with good linkages to public transport and the town centre. The site should remain as an employment allocation with a specific housing allocation alongside.