

# 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:	Tom
Second Name	Sanders
Date:	18/07/20
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):

Appendix 7c Formatine - Newburgh  
Page 458 OP3 paragraph 2 – Distributor Road Linking the B9000 and the A975  
Page 459 Map – Possible Link Road

It is submitted that the above road should not be built.

## Reason for change:

The reasons for this change are summarised as:

- Safety
- Community Amenity
- Purpose
- Existing dwellings

### Safety

The junction where the B9000 would join the A975 carries significant dangers. Situated on a straight stretch of the A975, means that vehicles will be approaching quite fast, particularly from the south. Traffic speeds up significantly after leaving the village on the approach to Waterside Bridge. Traffic coming the other way, across the bridge towards the village, also travels quickly but is compounded by the fact that the proposed new junction is near the end of a long, but sharp, left-hand bend. The proposed junction consequently presents a potentially serious safety problem with vehicles turning right onto the B9000 immediately after this bend, across oncoming traffic. Traffic joining the A975 will be faced with potentially fast-moving traffic leaving the village.

There are further serious safety considerations concerning pedestrians. Ref. below "Community Amenity", significant pedestrian traffic exists in this area and increased volumes of traffic, hazardous junctions etc. would create risk to personal safety. In addition, the Ythan estuary and adjoining Forvie Nature Reserve which runs along the A975 are of national significance and consequently attracts many visitors.

### Community Amenity

The current road layout and surroundings is widely used by local residents and this important amenity would be lost should the link road be developed. The route along Knockhall Road, right at the crossroads (where the distributor road joins), down to the A975 and back along the estuary is an important, and frequently used, community amenity. The route is a very popular walk for individuals, friends and families. It has become even more popular recently and therefore plays an important part in the physical, and mental, wellbeing of the community. As proposed, the walk will be lost, as

will its advantages. The countryside is an important social amenity and anything that encourages such activities is to be welcomed. Equally, anything that prevents, or discourages, use of the countryside should be treated with caution and concern. The loss of a road that has provided pleasure, and no little education, over the generations is a serious matter and a significant loss of amenity.

### **Purpose**

It is stated that the purpose of the road is “in order to reduce through traffic through the village”. The premise of this reasoning would be for the road to cater for traffic from OP3 to destinations north of Newburgh. It is suggested as entirely logical that any traffic going to Peterhead, or locations on-route and beyond, would go via the A90. This would leave only Colliston and Cruden Bay as significant destinations north of Newburgh on the A975. It would seem extremely unlikely that this scenario would generate enough traffic to justify the reasoning behind the proposal.

The main point is that, apart from making a link road to the new proposed development OP3, the rest of the indicative road does not appear to fulfil the objective of taking meaningful traffic away from the village centre.

### **Existing Dwellings**

As presented in the map, the new road will pass very close to three properties that are situated near the A975 junction. These properties are already close to the road and it is not clear where the new road will be, nor is it clear the number of lanes the proposed road will have. Accessing these properties, particularly when joining potentially fast-moving traffic, is likely to be dangerous. There will also be a significant increase in noise and pollution given the proximity of the houses to the road.

### **Additional Note on Process**

With reference to information about proposed changes it is noted that there has been no attempt to contact the property owners of the houses at the junction. Although the road is indicative, the community council appears to have agreed to the route as part of its settled view of the proposal. This lack of contact is something that should be addressed. It surely should be a matter of course that those affected by a planning proposal should be informed, even if the matter is, initially, indicative. Linked that, it appears that if representations are not made, it is likely the indicative nature of the proposed road will become accepted because no issues were raised. Contact may be made with the homeowners at a later stage but by then the plan will be essentially set in stone and any issues much more difficult to raise. It should therefore be policy that any indicative proposal affecting property/homeowners should automatically result in contact being made with the relevant persons.

# 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
--	---

### 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.

