

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.

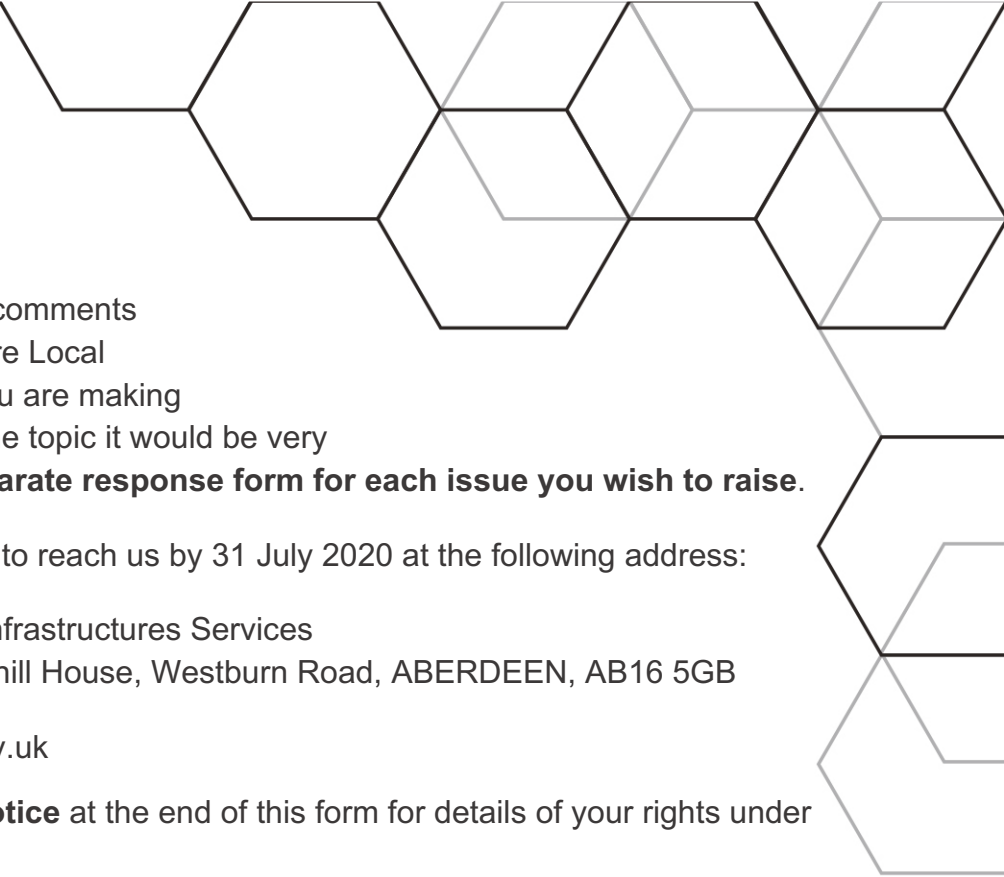
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	Sue
Surname:	Paterson
Date:	21 st July 2020
Postal Address:	[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 7F: Settlement statements Marr, Banchory, p. 781

Reason for change:

These comments are related to the proposed developments in Banchory (p.781). There are currently 5 developments proposed in the town. I have no comments to make about 4 of these developments, namely OP1, OP4, OP5 and OP6.

The 5th development is OP2, Lochside of Leys, which comprises 345 houses, and includes a preferred location for a future distributor road. Construction of houses is already underway, and is to be delivered in phases.

I am making these comments in the context of changes in legislative and strategic decisions made by the Scottish Government and Aberdeenshire Council **since the development was approved**. In view of this, I therefore request that the development be urgently re-considered.

In summary, I request that (1) no development take place near a site of Special Scientific Interest (SSI) to reduce biodiversity loss, and (2) no woodland be cut down to enable us to meet our net zero emissions target. I also request that the number of houses be significantly reduced in the light of (3) Banchory not being identified as an area of Strategic Growth, and (4) the difficult housing market conditions in the town as well as the predicted falling population due to the decline of the major local employer (oil and gas). Finally, (5) I suggest a future business model for developers which would be more sustainable and in line with a future low carbon economy.

I wish to note that the documentation and access to information for this process and has been excellent – thank you for the significant effort you have made to engage the community in an accessible way.

Detailed comments are as follows:

- (1) The development is located adjacent to a site of Special Scientific Interest (SSI), a wetlands area, which is home to rare wildlife and flora.

Climate change is very much in the headlines at the moment, but what is not talked about is that we are also in the middle of an ecological emergency. Since 1970, the numbers of insects and vertebrates have declined by 40-50%. These types of Mass Extinction events are extremely rare (in 550 million years of life on Earth, there have only been 5), and scientists acknowledge that this one is due to human activity, mainly due to habitat degradation, exploitation and pollution. Continuing loss of wildlife, especially insects, will result in a serious risk to human life in future. **The location of this development adjacent to a wetlands SSI is highly likely to lead to more and rare wildlife loss.**

I appreciate that while the developer may be attempting to reduce the impact on the environment of this major development, including efforts to change the roads as well as the drainage pattern etc. to try to maintain the wetlands, it is important to understand that with the large number of low-cost housing being planned (flats, smaller homes) this will mean a higher density of people and consequently a higher impact, which is very difficult to mitigate. The fact is, such a large development will inevitably have an impact - however careful the developer is. Should the SSI site be damaged, there is unfortunately no way back, the habitat will be lost, and this will result in loss of wildlife in our area. I note that there are no penalties on the developer should a development have such an impact, and therefore little real incentive to really safeguard these special areas.

- (2) The western side of the OP2 development requires cutting down a significant area of woodland, essential as a carbon sink to mitigate the risk of climate change.

The Scottish Government declared a Climate Emergency in April 2019 and has set a target to reach net zero carbon emissions by 2045, along with a 75% reduction by 2030. In this context, it is not acceptable to remove mature trees for development. Although the relevant Planning policy includes the requirement to plant a replacement wood (and this has not yet been identified), **it will take many years to replace the carbon sink that mature woodlands provide.** Given that we have a target to reduce emissions significantly within 10 years, this is not acceptable.

- (3) The scale of the development is not in keeping with Banchory being identified as an area for Local Growth and Diversification, outside the Strategic Growth area.

The Aberdeen City and Shire Strategic Development Plan, published in August 2018, has identified Banchory to be in the area for Local Growth and Diversification, outside the Strategic Growth Areas. As I understand it, this means that development should only be **small scale in nature, and not be extensions to any existing development.** It should also **fit local needs.** Areas outside Strategic Growth Areas will not have high priority for Council spend.

The Local Development Plan for Banchory includes **currently approved plans** to build 482 houses in areas OP1, OP2, OP3, OP4 and OP6. Housing stock in Banchory was 3,212 as of September 2017, for a population of around 8,000 (there are certainly more houses now). This level of development constitutes **over ca. 15% increase** in housing in the town, with the Lochside of Leys development (OP2) constituting over 70% of this increase. **This is clearly significant development, not appropriate for a town that is not in a Strategic Growth Area with the consequent lack of Council priority investment.** Piecemeal development masks the

considerable development that has taken place in Banchory over the past 15 years and should no longer be permitted. A strategic development plan in line with the Aberdeen City and Shire plan should be properly agreed and adhered to, and this development should therefore be re-considered and considerably pared back.

- (4) Furthermore, the significant number of new houses being built is putting pressure on the current housing market, which has already been suffering badly for several years. **There are currently (July 2020) over 200 houses on the market (ASPC website only)**, some for well over a year. The addition of another almost 500 houses will be catastrophic for the housing market. These data indicate that the assumptions about local need for more new housing should be reviewed.

A significant employer for people living in Banchory is the oil industry based in Aberdeen. With pressure on oil prices due to the transition to the low carbon economy as well as the collapse of demand after the Covid-19 pandemic, **it is becoming very clear that the industry has been in decline since 2015 and continues to be so**. Population growth assumptions based on new jobs are no longer certain and should be reviewed.

- (5) I fully understand that the business model for local developers means that they must continue to build new houses in order to survive, but I think that it is clear this will not be sustainable in the longer term. This is of concern for a local employer and the local economy. It would be great to consider a more sustainable business model for these companies, for example **to develop and deploy innovative, affordable technologies to re-develop existing housing stock to become low carbon**. Given the actions that will be required to meet the net zero targets in Scotland, there will no doubt be a significant market for this in future.

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.

