

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.

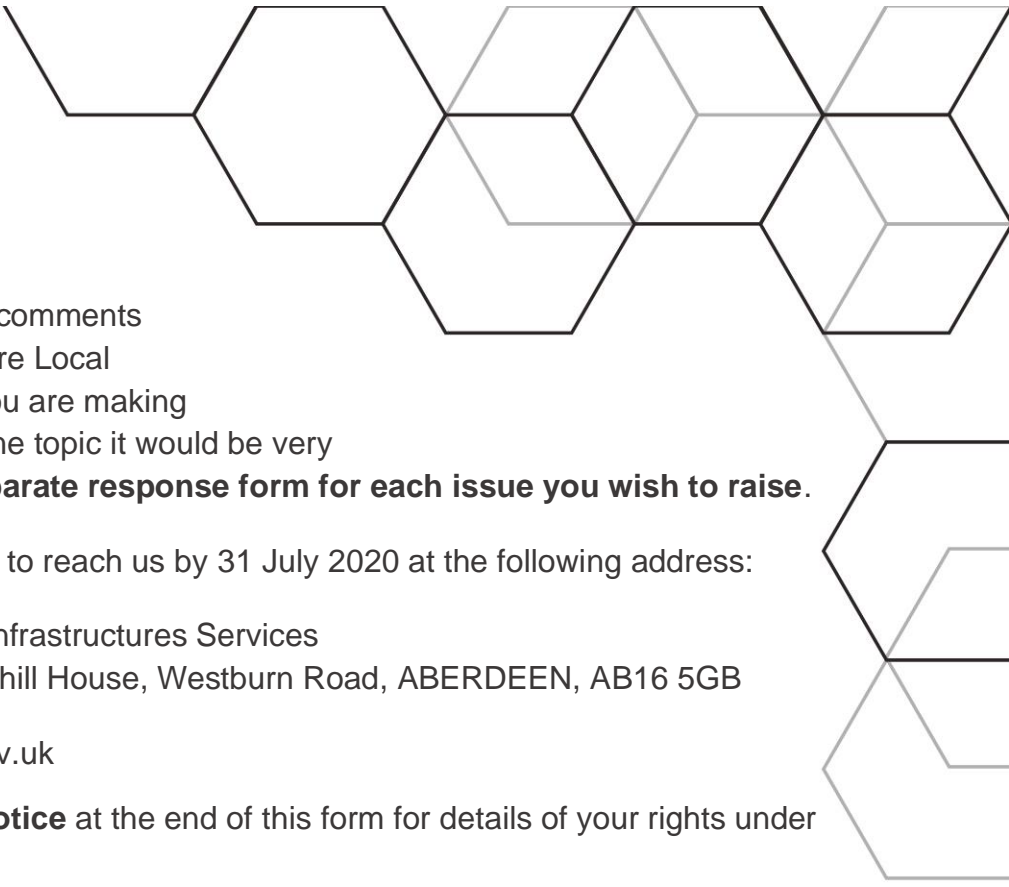
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	Mr
First Name:	Neil
Surname:	Wilkie
Date:	27 July 2020
Postal Address:	████████████████████
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████

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?

Benholm & Johnshaven Community Council

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 7E – JOHNSHAVEN

Services and Infrastructure

- **Local transport infrastructure:** Contributions will be required for junction improvements and road upgrade to **both of the** local roads into Johnshaven, **with a Speed Limitation of 40mph along the section of A92 from a safe distance before North of Lathallan School Main entrance to a similar safe distance beyond the New Road Junction.** Development **will** be required to contribute to footway extensions **and lighting of all walkways**, upgrades **including Installation of Steps / disabled access** and crossing facilities, cycle infrastructure and public transport provision.
- **Strategic drainage and water supply:** Sewage pumping stations in **St Cyrus, Johnshaven, Gourdon and Inverbervie** are to be part of a growth project that requires to be delivered. **The growth project should include for full Sewage Treatment Plant, prior to discharge from the single outlet from Nether Knox.** Water network investigations may be required.
- **Sports and recreation facilities:** All residential development may be required to contribute to indoor and outdoor sports and learning facilities in Johnshaven, **including provision of safe access to and development of area P2 for recreational purposes of the local community and towards facilities in the wider catchment area at Laurencekirk.** These may be identified in the Community Plan or relevant Community Action Plan.

Reason for change:

1. Access to/Egress from Johnshaven (A92).

There are two junctions onto the Main A92 road, New Road and Barons Pade, both of which have challenging hill start accesses onto the main A92. Increased slow traffic volumes at these junctions will undoubtedly increase the possibility of a serious accident at these junctions. The A92 at this point has 2 sharp bends with reduced visibility of oncoming traffic and includes the main access to Lathallan School, existing traffic usage tends to be at full national speed limit of 60mph. B&JCC have already brought this potential danger area to Aberdeenshire Councils attention with requests for speed restrictions. We now suggest a speed limit of 40mph on this section of the A92 from a safe distance before North of Lathallan School Main entrance to a similar safe distance beyond the New Road Junction. Along with the above there is also a need for improved junction layout at New Road, and Barons Pade.

2. Primary School Children's Safety on route to and from Johnshaven Primary School.

The increase of Primary School children numbers from the new development wanting to attend Johnshaven primary school will be very welcome in securing the school's long-term future. The pedestrian routes that the children and parents will take must be considered to ensure the safety of all that will use them on a daily basis. From the plans there appear to be two walkways that can be most conveniently used. The first is the planned path leading into Golden Acre, and the second is the path leading down onto the Old Railway Path. Both of these require the provision of adequate lighting on the railway path, the Community Garden and especially under the New Road Bridge, to ensure the safety of the children that will use these paths, particularly during the winter months.

3. Water supply and sewage disposal

Sewage from settlements St Cyrus, Johnshaven, Gourdon and Inverbervie is pumped to common tanks before being passed through a 6mm screen and then discharged, totally untreated, into the sea off the Haughs of Benholm. This discharge is allowed under the auspices of the Waste Framework Directive 2008/98/EC which does not require secondary (or above) treatment until the population rises above 10,000. We have been informed by Scottish Water that they operate fully in accordance with the licence issued by SEPA which, in turn, is in compliance with the Waste Framework Directive. While this may be true for current population levels, the LDP for sewage catchment and discharge must be reviewed in the light of this LDP plan for future population expansion.

The following estimate is based on published figures, housing growth, Industrial developments and seasonal tourism into the area. From National records for Scotland the approx. population of Inverbervie, Gourdon, Johnshaven and St Cyrus (as of 2018) is 5,000 increasing with industrial developments at Invebervie, Gourdon and St Cyrus to say 5,500 at any given time. The LDP housing development plans shows approx. 500 new homes are to be built, and using an average of 4 people per household will increase the permanent population to about 7,000. As this coastal region is a popular holiday destination, which includes Holiday homes, bed and breakfast accommodation and

caravan and camping sites, it can be conservatively estimated that a further 2 to 3,000 additional people will use accommodation in the area during the summer months. This would give a seasonal population of between 9,000 to 10,500.

The single Sewage system for all our communities must be adequately provisioned for this level of usage.

4. Open Space access.

One of the major points made by [REDACTED] for this development is the provision of access to open spaces and cites the proximity of Wairds Park facilities, which is a greatly prized asset of the Johnshaven Community, who are rightly very proud of. From the plans it would appear that there will be a new walkway at the side of the Barons Pade road from the emergency vehicle access to the corner with Castle Street at the entrance to Wairds Park playground area. While this provision is thoughtful, there are two additional safe access improvements suggested. Firstly, at the access path between the development and the Old Railway walk, the route to the football ground via Herd Crescent is a simple earth ramp, that is slippery and difficult for many residents to use safely, we would like to request that steps are built where the earth ramp is now. Secondly on the same subject, the path of the old railway walk at the Wairds Park Playground entrance ends in a high earth slope, which many of our more elderly residents cannot use safely, we would like to suggest that steps also be built at this point to ensure safe access at all points to the Wairds Park facilities, for the whole community, and aid better integration of this new major development into the community of Johnshaven.

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
--	---

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.

