

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.

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 – Formartine –

**Development OP1 – Land North of Denview (172 homes & Community Facilities)
Development OP2 – Land North West of Denview – 61 homes)**

I would like to object to the proposed LDP for the changes proposed in Potterton. By agreeing to proceed with the above developments, Aberdeenshire Council would be agreeing to increase the size of Potterton by over 50% with insufficient services, road and water infrastructure or education capacity to support such an increase. This would also have a significant impact on the availability of green space around the Village.

Reason for change:

Myself and my family would not be living in Potterton had it not been for 2 small scale developments on Panmure Gardens and Gourdie Park when we moved here over 13 years ago. I am not against change and development, but only where developments are of appropriate scale to a village and consider the impact of the existing infrastructure & services. Potterton is in what you call “a Local Growth Area” where development is for local needs and typically of small scale, which I would agree with. However, the scale of the proposed developments in OP1 and OP2 would be large scale developments which would have a significant impact on the local community increasing the size and population of the village by over 50% with insufficient services, road and water infrastructure or education capacity to support such an increase. The reason our family moved to Potterton was due to it being a lovely small rural village on the outskirts of Aberdeen which would allow a short commute to work, with the benefits of living within rural green space within in Aberdeenshire. I feel the proposed development would have an unacceptable impact upon the landscape and setting of the village of Potterton. This would also lead to a significant loss of greenbelt around the area. In previous Local Development Plans – in the submission of the report of the examination dated 19th December 2016, planning reporters acknowledged that no modifications to the green belt were recommended in Potterton – I cannot see what has changed that would now make this acceptable.

The roads around Potterton are already known for having many safety issues, narrow lanes, blind spots, pinch points, localised flooding at junctions etc. These roads are already used by HGV vehicles, tractors and buses, which result in daily bottlenecks when meeting oncoming traffic when entering Potterton. These roads cannot be widened due to existing houses, therefore these issues will only be exacerbated with additional traffic. Along with speeding issues when entering and exiting the village particularly where children are crossing the main road for the school bus. This issue has already been raised with Aberdeenshire Council via the Potterton Community Group (of which I am a member) and will only get worse with increased traffic.

There has been a significant lack of community engagement around the proposals submitted. One developer held a public consultation event at the Potterton Community Hall in late 2018 with letters being sent to all homeowners inviting them to the event. Although this development has not been submitted as part of the Local Development Plan, I welcomed the fact that they provided a consultation opportunity. Three years ago (in early 2017), another developer came along to a Potterton Community Group Meeting to highlight possible development proposals within Potterton, however they were informed that the group were a small recreational group that did not represent the whole village and therefore a public consultation event would require to be organised via the Belhelvie Community Council. This was to ensure wider communication & consultation with all residents of Potterton. I am not aware that any public consultation has been organised by this developer to date, and sadly with Covid-19 restrictions will likely mean this is impossible prior to this being considered by Aberdeenshire Council.

It is unfortunate that this public consultation around the Local Development Plan has come at a time of Covid-19, which may have impacted on the ability to engage further with local communities. Unfortunately not everyone has access to the appropriate technology to allow them access to documents electronically. One thing that this current pandemic has reminded me of, is the importance of communities and how small communities will come together in crisis to support one another. From the local shop providing a personalised delivery service and neighbours helping one another out with picking up prescriptions and essentials or taking dogs for walks for those residents Shielding. Our local green belt areas have seen large numbers of local residents out walking on them whilst following guidance to exercise within our local area.

In summary I personally feel that a development of 233 homes is far too large scale a development to be considered for Potterton which does not have the services & infrastructure to support it. The road safety risks, drainage issues and the significant loss of green belt areas requires serious consideration. The lack of public consultation for the proposals highlighted in the LDP to give residents and developers an opportunity to address concerns has also had a significant impact on my considerations.

Regards Caroline Anderson

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.

