

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:	Secretary
First Name:	Colin
Surname:	Duncan
Date:	26/07/2020
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 e Newsletter:

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):

Modification requested to the "Proposed Aberdeenshire Local Development Plan 2020 – Appendix 7c Settlement Statement – Formartine – p.470 – Pitmedden

- OP1 – Bonnyton Farm – The Udney Community Council, representing the residents of Pitmedden and its surrounding areas **objects** to the inclusion of the OP1 site in the LDP and wish to see the entire site removed from this plan.
- OP3 – Mill of Allathan – The Udney Community Council representing the residents of Pitmedden and its surrounding areas object to the inclusion of the OP3 site in the LDP and wish to see the entire site removed from the plan.

The proposed Local Development Plan, with its inclusion of the OP2 site "Land to the SW of Pitmedden" and the OP4 site "Cloisterseat" clearly provides ample opportunity for housing development within Pitmedden. Further developments, as proposed, would clearly "overdevelop" this village and significantly reduce the quality of life for Pitmedden residents.

Reason for change:

OP1 – Bonnyton Farm – this site should be removed from the LDP because the site's developer have failed to provide the required two points of access to this site which are considered by local residents to be:

- (i) safe to use by both road users, pedestrians and, particularly, by local children accessing either the local primary school, the village shop, the village park and the community hall, all of which are either next to or close to the proposed re-opening of the Ingleside junction with the B999
- (ii) do not significantly increase a likelihood of road congestion within the centre of the village, particularly when the school day is starting and ending or, for example, when the village shop – the Co-op – is being supplied with delivery vehicles having to park on the B999 or in Ingleside.
- (iii) do not destroy the ambition of the Pitmedden community to create a clear village centre around the primary school and its carpark, the village shop and the village park – as outlined by the “Imagine Udney” proposals.
- (iv) Significantly reduces the amenity of using the village shop & its surrounding community facilities following the closure of the parking bay and the separate loading bay causing shop customers arriving by car to park across the road in a car park which is frequently full, especially during school times and when sporting fixtures are arranged in the park, and significantly reduces the sense of “place” which the Imagine Udney initiative identified as a urgent requirement of the Pitmedden community.

The Pitmedden community cannot accept the Reporter's view – as expressed in his Notice of Intention (03/03/2020 – that:

- (i) “the overall volumes of traffic generated .. would be fairly modest” on Breckview and Croftlands (para.8) While we accept, traffic flows along these streets and at Ingleside would be within their design limits, we cannot accept the additional traffic created by this development on these streets would not create any “safety or amenity concerns”, that the re-opening of the Ingleside junction does not indicate “any safety shortcomings” (para.12)
- (ii) Parking Restrictions to “prevent obstructive parking” are proposed following the re-opening of Ingleside and the removal of a parking bay outside the village shop will only reduce the amenity of the village and access to its various services at this point. These restrictions are likely to put the future of the only shop in the village in some doubt due to the difficulty of delivering products to the shop – as recognised by the Reporter (para18). Parking of delivery vans on the surrounding streets will reduce the quality of life for affected households and increase road congestion around the shop (para.14). This impact will become the “common occurrence” the Reporter doesn't expect (para. 18) with deliveries to the shop required almost every/ day. Reduced opportunities for “informal parking” (para.17) would be significantly more than the Reporter's “inconvenience for some”.
- (iii) Visibility Splay requirements to the south of the proposed Ingleside junction are dependent on the house-owner to the south limiting what he/she can do in their front garden (para. 15). Poor visibility around the proposed Ingleside re-opening would add to road safety concerns

OP3 – Mill of Allathan site – overlooking the Allathan Park neighbourhood – should be removed from the LDP because:

- (i) It is not required as part of the development of Pitmedden when other sites are available and give clear benefit to the surrounding community.
- (ii) It significantly reduces the amenity of those living in the adjacent Allathan Park because of:

- a. The creation of a 3rd road junction close to two others in close proximity at the entrance to the Pitmedden village adding to road safety concerns for those entering or exiting from these roads while surrounding the Allathan Park properties closest to the B999 with roads on three sides. Almost as if they were next to or part of a round-about.
- b. The clear danger of an increased run-off of surface water from the proposed site directly into the Allathan Park properties which will lie directly and significantly below this development because of the site's topography, adding to the normal run-off of water from the fields on which this proposed development will take place
- c. Any development of housing on the OP3 site is likely to overlook the Allathan Park properties which were built with the clear expectation of some privacy.

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.

