

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:	Kathryn
Surname:	Barrett
Date:	27 th July 2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes ☐ ☐

Are you responding on behalf of another person? ☐ 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):

Reference Number: LDP 2021 NN

I object to the Proposed Local Development Plan (PLDP) for the changes in Potterton. The PLD plan would open up the village and surrounding area of Potterton to mass housing development and I do not wish this to happen. The proposal to increase housing by more than 50% over the next 5 years, a tripling of the size the village is not in keeping with the area. I object to OP1, OP2 and the totally unnecessary destruction of the green belt.

I request the following modifications are made to the PLD plan:

1. In the LDP under the "Vision" for Potterton please remove the desire for a new community hall and the identified preference for small business units near to the existing business land. There has been no public consultation that these are the views and needs of the community.
2. In the LDP under the "Vision" for Potterton please remove the word "contemporary". Potterton and the surrounding area are all 1 and 1 ½ story buildings and this proposed development doesn't fit with the current pattern/form and will destroy the character of the village. Potterton is a rural village.
3. In the 2020 LDP under the "Vision" for Potterton please change "Greenbelt" back to "Aberdeen Greenbelt" as it appeared in the 2017 LDP.
4. In the LDP under the "Vision" for Potterton please modify the protected status of our village amenity. In the 2017 LDP the Aberdeen Greenbelt is protecting the amenity of the village whereas the 2020 LDP states it is contributing to the protection of it. This dilutes the importance of the Aberdeen Greenbelt.
5. I request that Potterton is removed from the statement on page 19 para 5.14 as it is not within the Strategic Growth Area.

Reason for change:

Inappropriate use of Greenbelt:

The areas around Potterton detailed in the LDP are currently Green Belt land and yet, the LDP proposes to change this into an area suitable for housing which is not acceptable. Potterton and the surrounding Green Belt land is not an appropriate location for this kind of housing development and the Green Belt land should be protected.

There is currently 7.2 years of available housing within the Aberdeen land area as established in the Land Audit. Further housing developments in this area are not required. The changes to the LDP do not accurately depict the wishes of the community.

A study carried out recently concludes that the vast majority of those asked were of the opinion that 'all green belt land in Scotland should have stronger protection from building development.' The proposed sites (OP1 & OP2) at Potterton would be an inappropriate use of green belt and an unjustified loss of Aberdeen green belt.

Education:

The catchment primary school for the area, Balmedie Primary School, does not have the capacity to cope with the overwhelming influx of school aged children that the proposed plans will bring into its catchment. It is already predicted to be at 118% capacity within 5 years. This is a major issue that needs to be fully addressed before any new development should be considered. This will also have a direct impact on the capacity of the academies linked to Balmedie Primary School.

Sewage/Lack of Infrastructure:

Proposed OP1 and OP2 lie within SEPA's 1 in 200 year Flood Risk Area – a major concern.

The capacity at Balmedie Water Treatment Works is insufficient for all the development in Potterton, Belhelvie, Balmedie and Newburgh that is included in the PLD plan.

Potterton has a high water table, which Scottish Water are aware of, which has ongoing issues with drainage and run off, which cannot be coped with by the pumping station. This has been clearly evident in recent weeks, when after even short bursts of heavy rainfall, due to the high table and the run off from fields, the impact on the drainage system was huge. The drainage systems clearly can't cope already. Any further development will only cause more issues. Additional development would not be suitable in the sites noted in the PLD plan

Roads & Lack of Infrastructure:

There will be excessive traffic noise, and an increased risk to all road users long term. The roads are not suitable for the additional number of houses. The class 1C road infrastructure around Potterton was not designed to be used by heavy goods vehicles.

As a result of different planning applications in the area – there have been numerous road studies carried out, such as the Landfill Site at Wester Hatton, which insisted on modifications to the road junctions to restrict the passage of HGV's.

HGV, together with farm traffic over the last 30 years have increased in physical size so much so, that they have to straddle the middle of the road to get sufficient clearance to pass and navigate bends.

Removal of the road restriction that had been put in, by widening the entrance to the Class 1C Milton of Potterton Road at the AWPR means this road is now a favoured route for HGV's coming off the AWPR as their satellite navigations bring them this way in addition to recreational drivers using it as a high speed rat run. These are the roads that construction traffic will use to bring materials to Potterton building sites for several years to come. They are not fit for that purpose.

The roads around Potterton are not suitable for additional traffic as a result of the construction traffic, cars or any additional volume of buses to route through the village or towards the AWPR. The roads including the various pinch points at Milton of Potterton are a constraint which cannot be overcome to accommodate a bus and vehicle passing at the same time.

Barratt Homes leaflet (July 2020) claims 'the proposed development will deliver road improvements that will benefit the whole village. A new road built to modern standards will provide a new connection between Den Road and Manse Road, providing easy access to and from the AWPR.'

The creation of a rat run cannot remove the road constraints. The various pinch points on the Den Road and the road towards Milton of Potterton cannot be widened as there are existing homes along these routes.

The Den Road out towards the AWPR is not suitable for new bus routes or additional traffic, as it would have safety implications for the existing residents, and again, contains more narrow points, issues with visibility, and a hairpin bend at Milton of Potterton back towards the village.

Safety on the roads is a major concern for me. There are no pavements, no cycle paths and no footpaths on these roads, only verges that are being constantly eroded by HGV's having to mount them to get past. I am currently not comfortable taking our two young children along these roads due to the lack of pavement facilities and the volume of vehicles, their size and often speed at which they travel. Further development in the village would only compound that issue.

The transportation note within the Main Issues Report completed by RPS Ltd. on behalf of the developers for OP1 and OP2 found an average 1.7 cars per household in Potterton. Based on this assumption, the housing development would increase the car load by 396+ cars. However, within the transportation note they consider no impact on the village from increased traffic. This is highly illogical statement to make based on the research that was carried out.

Within the same transportation note, it accounts for Potterton having a 'frequent' bus service. However, this needs correcting as according to the Local Bus Service Policy, Potterton has a timetabled service. Frequent service is one in which the intervals between busses is less than 15 minutes.

The benefits of the AWPR linking all major business parks in Dyce, Westhill and Altens are highlighted in the transportation note, however, Potterton has no direct bus service to

any of these destinations. Almost all of Potterton's amenities are centered within and around Balmedie, for which there is no direct bus link from the village.

The scale of the proposed development will most certainly impact traffic loading on the village and surrounding area due to the lack of public infrastructure in bus services meaning all residents will need to drive.

Previous Local Development Plans:

Within the Main Issue Report of the 2013 LDP it was stated that Potterton is not suitable for housing allocation as the settlement is currently constrained by a lack of educational, roads and water infrastructure. It goes on to further state that a development large enough to deliver all the infrastructure required, would change the character of the place so much that this would outweigh any benefits of development. In the 2017 LDP, similar locations to OP1 and OP2 were not brought forward.

As of 2020 we still have the same infrastructure constraints. The construction of the AWPR was to improve connectivity as a transport corridor and not a development corridor. I find it concerning and unjustifiable that these infrastructure constraints have been ignored for this development when they have been highlighted as issues previously and no improvements have been made since then. Potterton is not suitable for allocations.

Impact of Covid-19, Brexit & the Housing Market's Over Reliance on the Oil & Gas Industry:

The current Covid-19 health pandemic has caused a highly unpredictable and vulnerable economic recovery. The LPD plan will not be able to include the damage caused by Covid-19 in terms of the socio-economic impact on Potterton and Aberdeenshire as a whole. This means that the reports are outdated for the current economic climate. As previously mentioned, the 2019 Housing Land Audit states there are 7.2 years of land supply available for Aberdeenshire – this is pre pandemic and before the drop in oil price. According to Oil & Gas UK, the UK could lose as many as 30,000 jobs within the oil & gas sector alone within the next 12-18 months. This will have a huge impact on the housing market within the area and is something that cannot and should not be ignored.

High demand for houses and increasing house prices before 2015 is no longer relevant to the current economic climate, especially in relation to the impact of Covid-19, the uncertainty of Brexit and the low oil price. The Land Audit 2019 shows that the area already has adequate housing land and any proposed developments should not include the destruction of green belt land.

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.

