

# 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](mailto: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.

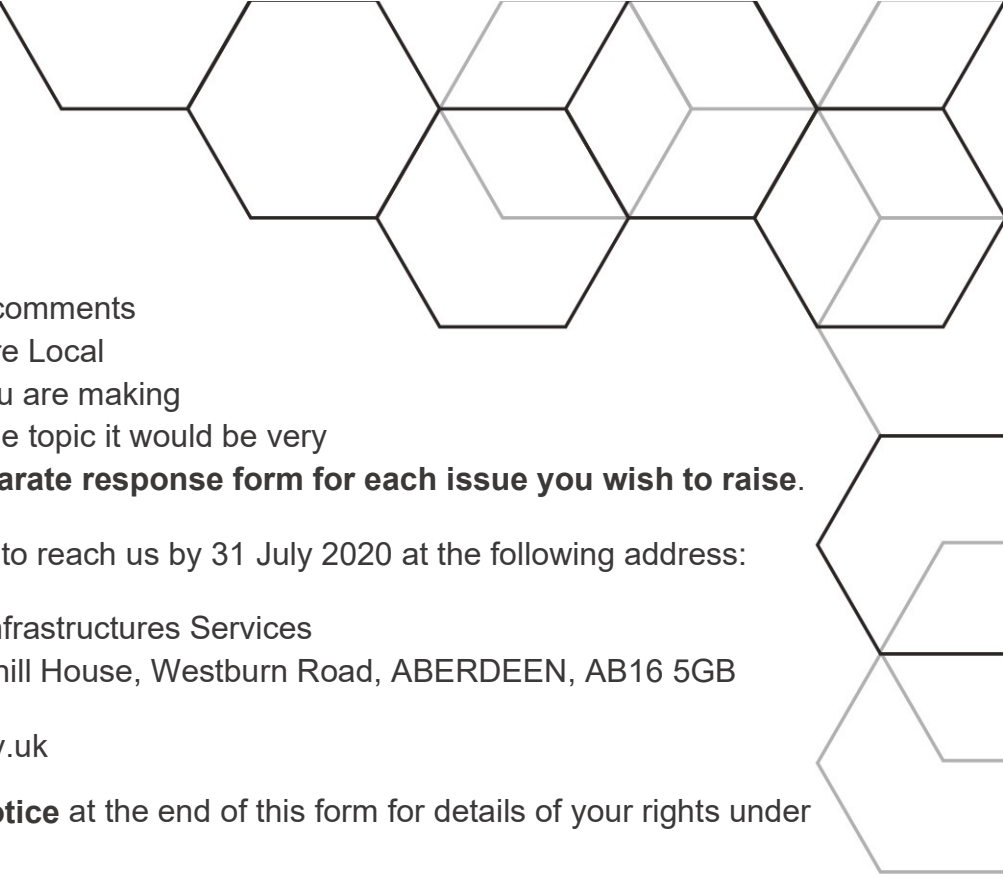
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://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](mailto: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](mailto: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:	Murray
Surname:	Rankin
Date:	29/07/20
Postal Address:	Graham + Sibbald, [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):

The inclusion of site FR057 – Land to the west of A90, Blackdog in the Aberdeenshire Local Development Plan as a Preferred Site for commercial roadside services.

## Reason for change:

Leith Properties (Aberdeen) Ltd promoted land to the west of the A90, Blackdog (Site Reference FR057) for a mixed-use roadside services development at the Call for Sites and Main Issues Report consultations. This response to the Proposed Plan consultation should be read in conjunction with the submissions made at the previous consultation stages.

The site has been promoted through the previous consultation stages as a roadside services development opportunity. The site is ideally located to service both the A90 and the AWPR. The site is well connected to the local road network and would provide a safe and convenient place for people to stop, rest and refuel.

The site would also provide an opportunity to create electrical charge points for vehicles. The completion of the AWPR and proximity of the Blackdog grade separated junction on the A90(T) will result in the proposed site being bound to the north and east by the strategic road network, presenting an opportunity for roadside facilities to service existing passing traffic.

Planning Advice Note (PAN) 75 'Planning for Transport' Annex F outlines the Scottish Government's position on the provision of roadside services for different types of road and encourages the provision of such services on dual carriageways.

There is no guidance or policy on the location or spacing of service stations along trunk roads in Scotland. DfT Planning Circular 02/2013 sets out recommendations for England based on driver wellbeing and best practice for having appropriate opportunities to take breaks from driving. Annex B of this document states that the maximum spacing between signposted services on trunk roads should be no more than 30 minutes of driving time. The closest roadside service station on the A90 to the south is the Fiddes Bridge Service Station, approximately 33 minutes driving time away from Blackdog. The nearest driver rest facilities directly adjacent to the A90 trunk road are at Peterhead, approximately 31 minutes drive from Blackdog. Therefore, Blackdog is ideally located to accommodate a roadside service station on the A90 trunk road midway between these rest facilities.

The Council's Site Assessment of the submission at the Main Issues Report stage concludes that development of this site would change the nature of land use in the area and the patterns of land forms, field sizes, boundaries, and buildings etc would alter. However, the Site Assessment notes that this would only be over a medium-term as the development would become part of the landscape in time. Leith

Properties considers that there is sufficient land to allow any development brought forward to accommodate landscaping and the provision of a landscaping plan could be specified as a policy requirement to support a policy allocation for this site. This could mitigate any potential impact of the development on the landscape.

The Council's Site Assessment at Call for Sites stage stated that this development is divorced from the settlement of Blackdog. This is acknowledged and the intention is for the proposed development to service existing traffic on the A90 and AWPR.

The Site Assessment concludes that 'development in this location erodes the function of the AWPR as a transport corridor, and not a development corridor. There is no justification for removing green belt designation to accommodate any new development.' As detailed above, the site is physically separated from the rest of the green belt allocation and wider countryside area by existing road infrastructure. The role of the AWPR as a transport corridor is fully recognised and the purpose of the proposed development is to provide facilities for users of this transport corridor and to create a safe and convenient place for drivers to rest and refuel.

The Site Assessment at Main Issues Report stage states that the development of the site, as a greenfield site, may damage the biodiversity of the site. The Assessment identifies that mitigation measures could be introduced to the site to reduce the potential negative effects and provide opportunities for biodiversity enhancement, such as a buffer strip next to woodland or a water course. It is regarded that this could be made a site requirement and subsequently addressed at the planning application stage.

The adopted Local Development Plan does not currently contain any specific policies in relation to the provision of roadside facilities. It is requested that the emerging plan includes a policy framework to support the provision of such services in the Aberdeenshire area.

# 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](mailto: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.

