

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 kitą kalbą arba taisyklų, paprastą tekstą, parašytą Brailio raštu arba britų gestų kalbą, 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.

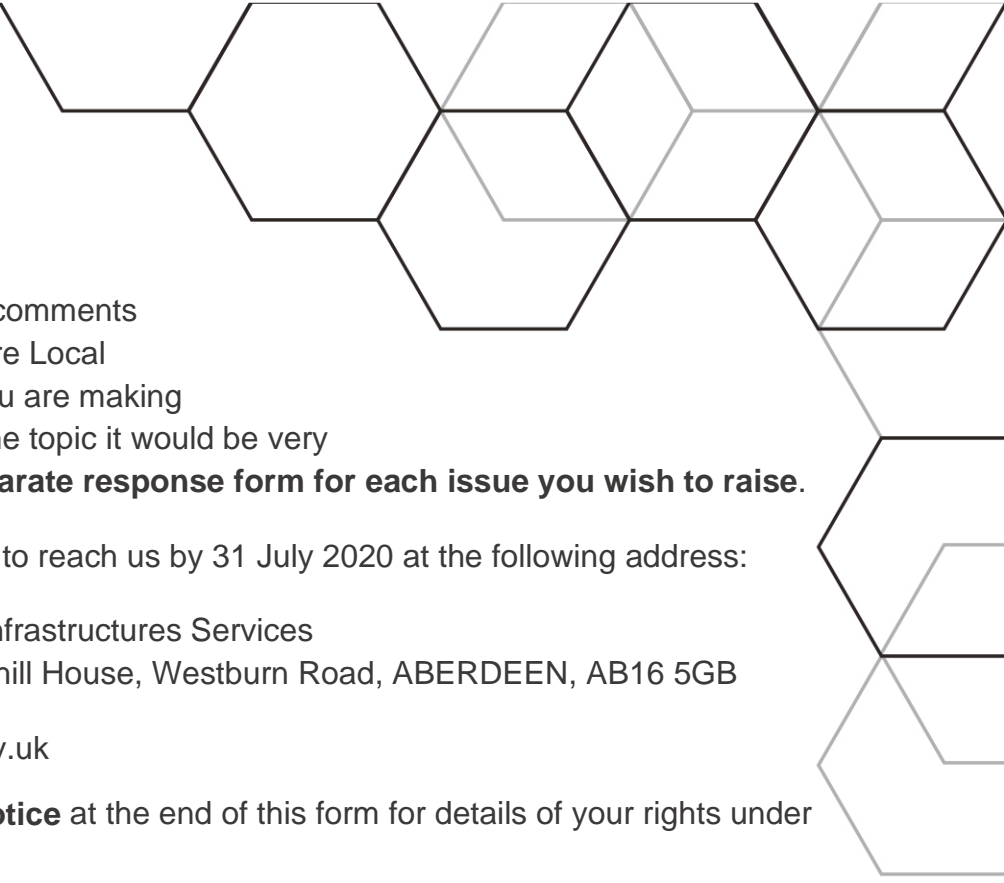
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Jajums nepieciešama šī dokumenta sniegtā informācija kādā citā valodā vai lielā drukā, vieglilās mātekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

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:	DIANE
Surname:	LESLIE
Date:	26 JULY 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 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):

Response– Travel (Reference LDP2021NN)

I am writing as a Potterton resident to object to the Aberdeenshire Council Proposed Local Development Plan (PLDP) 2020, proposed sites OP1 and OP2 on Green Belt land north and north west of Denview Road, Potterton.

I am of the opinion that information presented by Aberdeenshire Council within the 2019 Main Issues Report (MIR), the 2020 PLDP and various supporting documents, in relation to the impact the proposed development would have on travel,

- does not fully align with the Scottish Planning Policy (SPP), National Planning Framework (NPF) and the Aberdeen City and Shire Strategic Development Plan (SDP),
- contains numerous examples of inaccurate and misleading information, and
- does not contain sufficiently clear and complete information to enable informed judgments to be made by consultees.

As such, I wish to see these proposed development sites removed from the PLDP until such time the identified issues have been resolved, for potential inclusion within a future PLDP should the amendments undertaken justify this.

I have provided a summary of the reasons for this change below.

Reason for change:

1. SPP:

A “Placemaking” Policy Principle is that *“Planning should direct the right development to the right place”*. Paragraph 40 goes on to state *“This requires spatial strategies within development plans to promote the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment including transport, education facilities, water and drainage.....”*. The 2020 PLDP fails to meet this policy requirement as the proposed development does not demonstrate that necessary infrastructure investment will be provided for transport (to ensure safe road linkages to other villages and AWPR), education facilities or drainage. Rather, at the time the PLDP was published

- a. the impact of the proposed development on transport and drainage remained to be fully assessed and
- b. insufficient demonstration was provided that developers will be required to contribute towards additional capacity at Balmedie primary school, which is forecast to exceed capacity in 2023.

2. NPF:

The proposed development fails to deliver on a number of NPF3 plans and strategies for environment, climate change or transport e.g.

- a. Section 1.3 – *“Our spatial strategy shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement and improved connections across the country”*. In striving for growth and improved connections the proposed development fails to provide low carbon enhancements due to the increased numbers of cars and vehicles which any new residents will have to use for transport due to limited public transport options and (ii) walking/cycling not being a feasible, safe option . Additionally, no evidence was found within the PLDP and supporting documents of environmental enhancements provided by this proposed development.
- b. Section 3.26 - *“Planning of rural towns and their surrounding areas must support low carbon living, decarbonisation of heat and transportation”*. As per Item 2a above, the proposed development does not support decarbonisation of transport.
- c. Section 5.5 – *“We want to significantly increase levels of everyday cycling and walking within and between our settlements, with Action Plans for both Walking and Cycling”*. The proposed development would not increase levels of everyday cycling and walking within and between our settlements. On the contrary, the proposed development would provide very limited options for walking or cycling within the settlement and it would increase the risk to those who might opt to walk or cycle between settlements on C-class / local roads where the safety of walking and cycling is already considered marginal by many locals.

3. SDP:

- a. Section 2, “Vision for the Plan” – *“make the most efficient use of the transport network, reducing the need for people to travel and making sure that walking, cycling and public transport are attractive choices”*. As per Item 2c above, the proposed development does not ensure walking, or cycling feasible are safe choices due to increased risk as a result of approximately 400 additional vehicles which would use C-class / local roads around Potterton. Public transport is not an “attractive option” for various reasons including but not limited to:
 - i. Public transport (buses) only connect Potterton with Aberdeen or Tarves/Methlick, not with any of the other villages (Ellon and Balmedie) which would be the location of the enhanced facilities committed to within the

- PLDP (e.g. Recreation, Waste, Recycling, Health, etc).
- ii. Potterton does not have a 'frequent bus service' as stated within the Supporting Transportation Note prepared by [REDACTED] (consultant) on behalf of Barratt North Scotland (client)) - Potterton only has a "timetabled service". As such average bus frequency is at intervals considerably greater than 10 minutes interval standards expected for frequent local bus services, as stated within the Senior Traffic Commissioner Statutory Document No. 14, Local Bus Services (2014) (which references The Public Service Vehicles (Registration of Local Services)(Scotland) Regulations 2001, Schedule 1, Paragraph 10).
 - iii. The timetabled bus service for Potterton has been the subject of many complaints to the service provider and Aberdeenshire Council / Councillors, the records of which should have been required to be retained. Complaints have ranged from buses running late to not running at all; buses breaking down; passengers being offloaded due to smoke within the cabin; inexperienced drivers not knowing where they are going (all of which my husband has experienced).
- b. Section 3, "Spatial Strategy" – *"Reducing travel distances and making walking, cycling and public transport more attractive to people is vital"*. As per Items 2iii and 3i above, the proposed development does not achieve any of these "vital" objectives.

4. 2019 MIR, Bids FR140 and FR141.

These bids received as part of the PLDP "Call for Sites" stage includes the following inaccurate and misleading information:

- a. Page 8, "Public Transport" states *"Local bus services 67 + 49 within walking distance"*. It is incorrect to state the 49 service a local bus service – it connects Ellon and Inverurie. It is misleading to state the 69 is a local bus service – it connects Ellon Park & Ride with Aberdeen and is not within safe or easy walking distance (approximately 1.5 mile walk to nearest bus stop on A90, via C-class and local roads with no pavements, negotiating the busy AWPR roundabout, etc).
- b. Page 8, "Active Travel" states *"it is easier and safer to travel by walking and cycling in this area"* – this statement is uninformed at best and will mislead consultees who do not know the area. The proposed development will mean considerably more traffic (estimate 400 cars) on an already busy C-class / local road system, which will increase the risk to safety of walkers and cyclists venturing out with the village and is likely to prohibit all but those determined to undertake these activities despite the risks involved.

5. 2019 MIR, "Supporting Transportation Note" (STN)

This note (Ref JNY10071, 5 April 2019) is not a formal supporting document for the PLDP, but has been commissioned by the developed (Barratt North Scotland) in support of their bids for development sites OP1 and OP2. In the event the local authority have been provided with the STN and this has influenced the decision to include this development within the PLDP, comments on the STN are provided below:

- a. Section 1.8 states, *"the fact that both sites have been taken forward in some form to the PLDP is evidence that Aberdeenshire Council agree with the site*

promoters that, in principle, there should be no Transportation reason why these sites are not suitable for residential development and that's they have the potential to enhance the existing village environment". This "in principle" statement is meaningless as it is made in the full knowledge that Aberdeenshire Council are not in a position to determine "there should be no Transportation reason why these sites are not suitable for residential development" until such time a Transport / Route Assessment has been undertaken. This is already stated within Section 1.6 of the STN and has been made clear throughout the MIR, PLDP and supporting documentation e.g. the final MIR for Formartine, Pg 84 and PLDP Appendix 7c "Settlement Statements, Formartine", Pg 477.

- b. Section 2.9 states "It is considered that the level of bus provision in Potterton is above average for a small rural settlement and, in this context, the village could be described as being well served by bus". This statement has been made specifically in the context of "level of bus provision" and does not go on to describe the quality of bus service which has been the subject of numerous complaints (of non-operation / late running / breakdowns) to the service operator and Aberdeenshire Council / Councillors (**see Item 3i above**), which has been well documented through individual representations and also within minutes for Formartine area bus forums meetings (approximately 6 monthly).*
- c. Section 2.16 states "There doesn't appear to be an accident history on Manse Road or the C1C adjacent to the proposed allocation sites", which suggests the STN is not properly informed. I am aware there was a collision of cars during the winter of 2018/19 at the location shown in the photograph in Figure 2.4 of the STN, and that a vehicle collided with the wall shown on the left of the same photograph several years prior to that.*
- d. Section 3.16 states "sites are well positioned to integrate with local network in a way that will encourage cycling" which may mislead the reviewer. The STN already states within Section 3.5 that cycling is largely limited to "travel across the local road network for short distances" and "there is an opportunity for more confident cyclists to use the B999" – note, very few cyclists currently use the B999 most likely for safety reasons.*

6. 2020 PLDP, "Introduction and Policies".

Policy P1.5 within the states *"We will only approve development designs that demonstrate the six qualities of successful places, which are..... **safe and pleasant, encouraging both activity and privacy, providing security and protecting amenity**".* Based on this policy commitment Aberdeenshire Council cannot approve the proposed development until it has been definitively determined through the required Transport Assessment that activity (walking / cycling) and security of residents on the roads around these sites is safe, which would appear unlikely.

7. 2020 PLDP, Appendix 7c, Settlement Statement for Formartine.

Pg 477 - the developers "may be required" to contribute to facilities for Community and Sports to be located in Ellon and Recreation and Waste & Recycling / Health is to be located in Balmedie. As such means any use by Potterton residents will further contribute to CO2 emissions as there are no public transport links to these locations.

8. 2020 PLDP, “Development Planning and Management Transport Appraisal Guidance” (DPMTAG).

Chapter 5.9 states *“This chapter has provided an assessment of identified settlements on the A90 (North) Corridor in relation to existing and proposed allocations..... In terms of allocations proposed for the 2020 LDP, there are few recommended in addition to those allocated as part of the 2017 LDP. The most significant proposed allocations are for Pitmedden (combined total of 297 homes, land for a new primary school and 0.8ha employment land) and Newburgh (160 homes). However, it is not considered that these allocations will have a notable impact on the STN”*. This report makes no reference to proposed developments OP1 and OP2 at Potterton which includes 233 additional homes. This is a significant failing as the impact that approximately 400 additional cars from this development would have on the local Potterton roads and on the A90 has not been assessed and accordingly this report does not properly inform the PLDP.

In conclusion, I am of the opinion that the issues identified above justifies removal of the proposed development on sites OP1 and OP2, on Green Belt land north and north west of Denview Road, Potterton, from the 2020 PLDP.



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.

