

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 17 July 2020.

We recommend that you keep a copy of your representation for your own records.



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

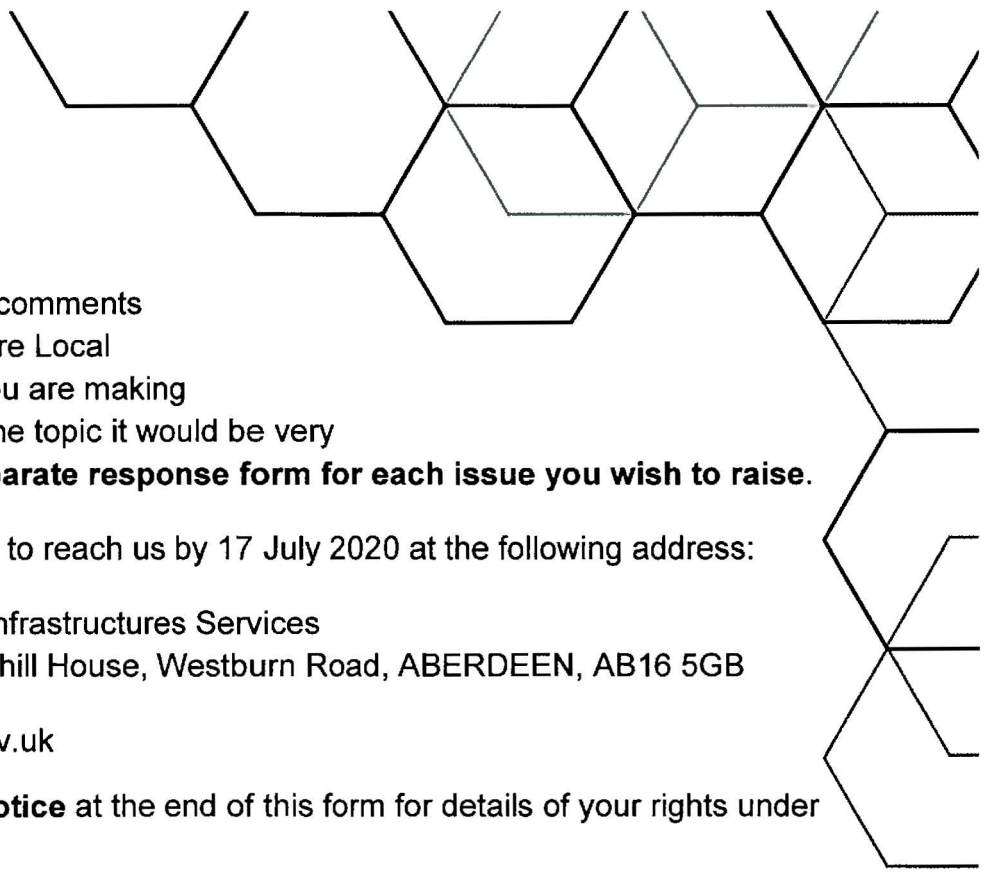
Tel: 01467 536230

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 17 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:	Marianne
Surname:	Evans
Date:	15 July 2020
Postal Address:	Stewart Milne Homes, [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? Stewart Milne Homes

☒ 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):

Stonehaven Settlement Statement:

OP 5 – Land at East Lodge

This Opportunity Site should be removed from the Local Development Plan

Reason for change:

The site OP5 – East Lodge at Stonehaven should be removed from the Local Development Plan. A substantial number of homes have already been allocated at Ury through the extant Local Development Plan. The 2019 Aberdeen City and Shire Housing Land Audit show that consented/zoned homes amount to 342 homes on the Ury site with the development of some of these homes going beyond 2026. Indeed, there appears to have been increases in the number of homes proposed for Ury. The adopted LDP made provision for 230 homes; the 2019 Housing Land Audit shows 320 homes and the Proposed Local Development Plan now shows 462 homes. The average annual output from these sites at Ury (calculated from the 2019 Housing Land Audit) is 35 homes per annum. On this basis there is 13.2 years of land available in this one location. In the interests of maintaining housing land supply and providing variety and choice of housing sites, there is no need to zone an additional site for development at Ury East Lodge.

The sites at Ury are remote from the facilities and services of Stonehaven. Consent has been granted for a supermarket at Ury but no operator has committed to the site despite there being ongoing demand from operators for a site in the town (Appendix 1). The link road within the site also remains incomplete and thus the infrastructure required to facilitate development is not being delivered and the area is becoming just another car dominated suburban development.

Specifically for site OP5, we note that Historic Environment Scotland have raised concerns about the proximity of the proposals to a scheduled monument and SNH have concerns about the site's proximity to ancient woodland. In addition, the Health and Safety Executive (HSE) have raised concerns in relation to development in proximity of a high pressure pipeline and it is unconfirmed if the density proposed will be acceptable to HSE and the pipeline operator.

There are superior sites for development in Stonehaven that can be developed in the short term adding to the variety and choice of sites available. Site OP5 appears to be controlled by the same owner as the other sites at Ury and the development of the sites are likely to come forward sequentially rather than in parallel. The alternative sites such as Braehead (reference KN081) and Mains of Cowie (reference KN050/KN051) are in more sustainable

locations as they are not separated from the town by a major Trunk Road. Paragraph 3.13 of the Proposed Local Development Plan promotes “sustainable development, that reduces the need to travel, reduces the reliance on private cars and promotes safe and convenient travel opportunities”. This proposal is contrary to this aim of the Plan and should therefore be removed and replaced by a more sustainable opportunity that can be delivered in the short term.

See also Appendix 1: Newspaper articles

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:

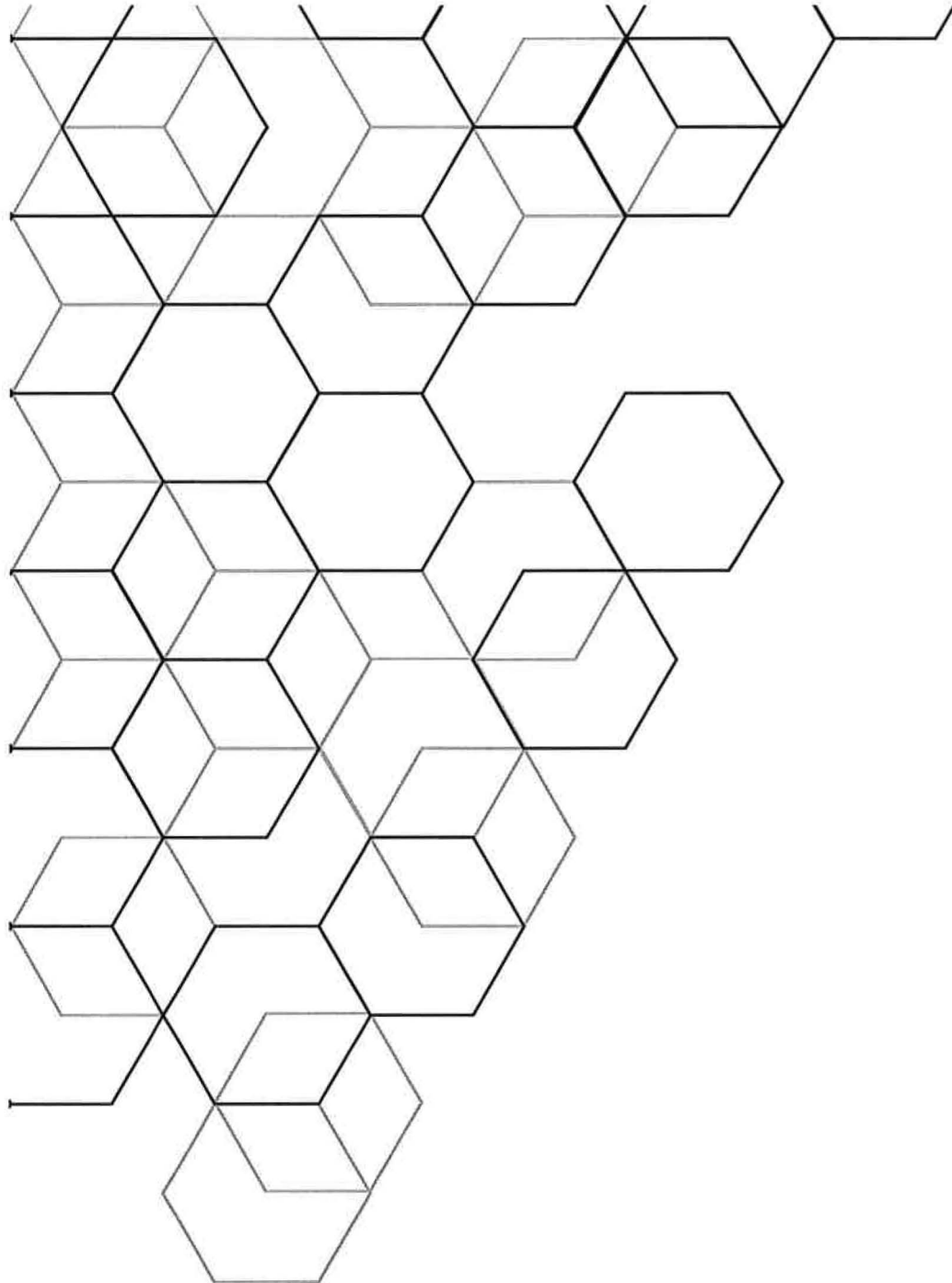
Aberdeenshire Council will only keep your personal
data for as long as is needed. Aberdeenshire Council
will retain your response and personal data for a retention
period of 5 years from the date upon which it was
collected. After 5 years Aberdeenshire Council will review
whether it is necessary to continue 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.



Appendix 1

Lidl bosses: We want to build new stores in Garthdee, Stonehaven, Mastrick and Westhill



Lidl has revealed plans for new stores in the north-east

Bosses at a major supermarket chain have revealed the locations of where they want to build new stores in the north-east.

Lidl is looking for new locations for stores and has revealed it has its eye on Garthdee, Mastrick – a relocation of the current store – Stonehaven and Westhill.

In a site requirements brochure, the supermarket giant wrote: “We’re looking for great quality locations for our new stores, to help us continue our phenomenal growth.

“Prominent locations with easy access and strong pedestrian or traffic flow.

“Freehold, leasehold or long leasehold opportunities.

“Unit sizes flexible on design and scale between 14,000sq ft and 25,500sq ft.

“1.5 acres plus for standalone stores or up to four acres for mixed-use schemes.”

Aberdeen makes up four of the 33 Scottish locations.

While the Mastrick branch is earmarked for relocation, no firm plans have yet been lodged.

A spokeswoman for Lidl GB said: “Our site requirements brochure is a document we normally send to land owners and commercial agents to help us find sites for possible stores.

“We are keen to offer our customers in the Mastrick area an improved shopping experience and therefore Mastrick is listed as an area of interest to us for relocation, however we don’t currently have anything firm in the pipeline.”

Last month, rival Aldi unveiled plans for a new supermarket on the outskirts of the city.

The discount retailer wants to build a new store on Countesswells Road, opposite the Robert Gordon’s College playing fields.

Currently it has two stores – one at the Beach Retail Park and the other at Cornhill.

No formal planning application has yet been submitted to Aberdeen City Council, but Aldi says it intends to do so.

In the meantime, it has called on members of the public to give their views on the proposals.

The plans include areas for a car park and landscaping, while paths would be constructed linking it with nearby housing developments.

Aldi says it wants to encourage customers to use active travel to get to and from the store. It hopes to open the new shop in 2022.

Supermarket chain hopes to open four more stores in north-east



Aldi hopes to open four new stores in the north-east

A popular budget supermarket is planning to open four new stores in the north-east.

Aldi is looking for new store locations in the region, as part of an ongoing expansion drive.

It hopes to have 1,200 stores open across the UK by 2025, and has plans to open up more on 19 new locations in Scotland, including four in the north-east. This would bring its total number of supermarkets to 92.

There's plans for an additional store in the north of Aberdeen and one in the south of the city as well as new stores in Stonehaven and Fraserburgh.

Each site should be around 1.5 acres and be able to accommodate a 20,000 sq ft building with around 100 parking spaces, ideally on a prominent main road with good visibility and access.

Ciaran Aldridge, National Property Director at Aldi UK, said: "Aldi is growing rapidly and we are welcoming around a million new customers into our stores every year.

"But there are also hundreds of towns across the UK where there is not an Aldi, meaning there are hundreds of thousands of people who can't easily access the high quality, affordable food our customers love.

"We are willing to explore all opportunities, including developer-led schemes or existing retail units."

Aldi already has six supermarkets in the north-east, including in Aberdeen, Westhill, Inverurie, Peterhead and Ellon.

It will also open in Portlethen, and has plans in to create a new store at Countesswells as well.

Founded by the Albrecht family, the first Aldi store opened in 1961 in Germany. The business now employs more than 25,000 people at more 1,900 supermarkets across the world.

Most of the food on the shelves is sold under an exclusive brand and the business works with a wide range of local food growers, also selling organic fruit and vegetables.

The discount supermarket has become popular with shoppers over the years and the business has grown steadily across the UK.

