

# 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 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.

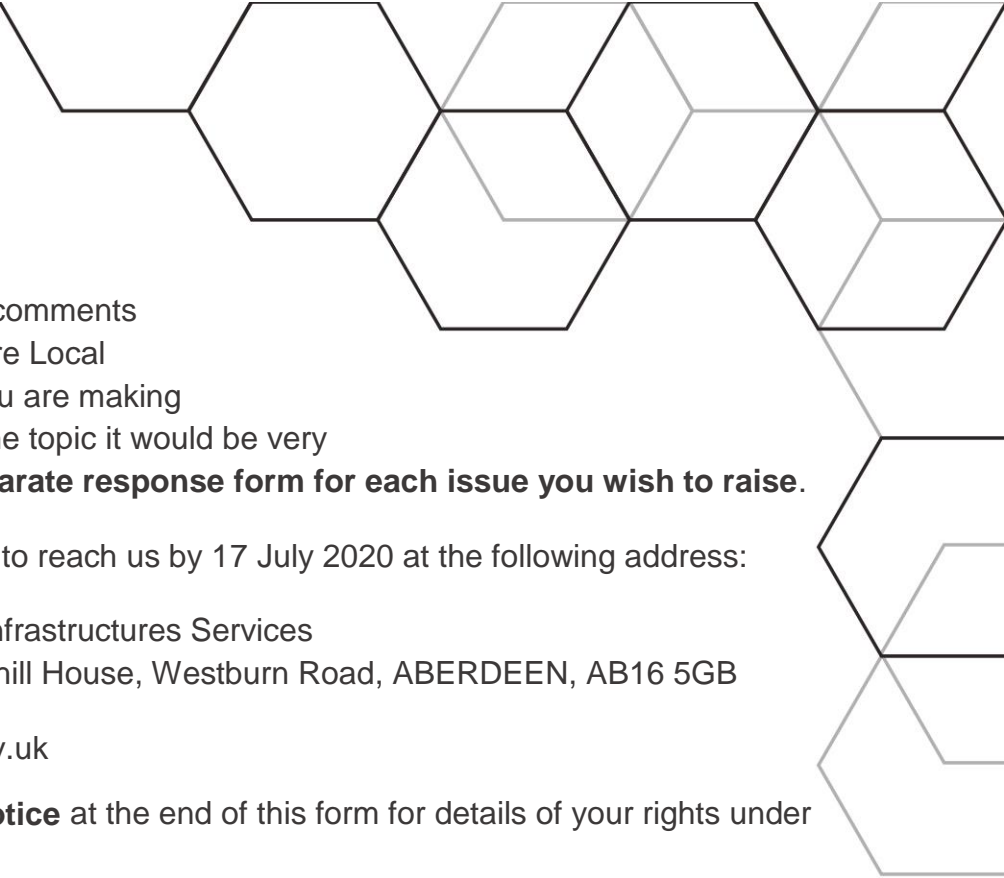
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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](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 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](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:	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):

**Westhill Settlement Statement:**

**Area south of Straik Road and OP3**

**A mixed use zoning should be introduced to the area south of Straik Road as shown on the attached plan (Appendix 1).**

**Reason for change:**

The Stewart Milne Group has submitted representations in respect of the site OP3 at the former Blockworks site in Straik Road, Westhill. These representations do not object to the principle of residential development on the site rather they seek that the neighbouring industrial uses are protected by adding new wording to the plan in respect of the requirement for a Noise Impact Assessment and design requirements to take account of any existing noise in order that the businesses are not compromised as a result of complaints from future residents.

The area south of Straik Road, as shown on the attached plan, is home to a number of uses including residential use, a residential caravan park, a petrol station and local shop, a gym, a kitchen sales showroom, a hotel, offices, car repair garage and timber frame factory. In addition, an opportunity site for affordable housing is now proposed in the area. It is important that the potential opportunities and conflicts within this area are recognised and as such the site should be zoned as a mixed use area.

This will not only ensure full consideration is given to issues such as noise from existing uses but will also provide flexibility for new proposals coming forward given the ongoing change and regeneration of this area in recent years. This is demonstrated by the fact that the OP3 site is currently zoned for business use in recognition of its business and workshop consent however the site has not been taken up for this purpose despite marketing and is now being brought forward for affordable housing.

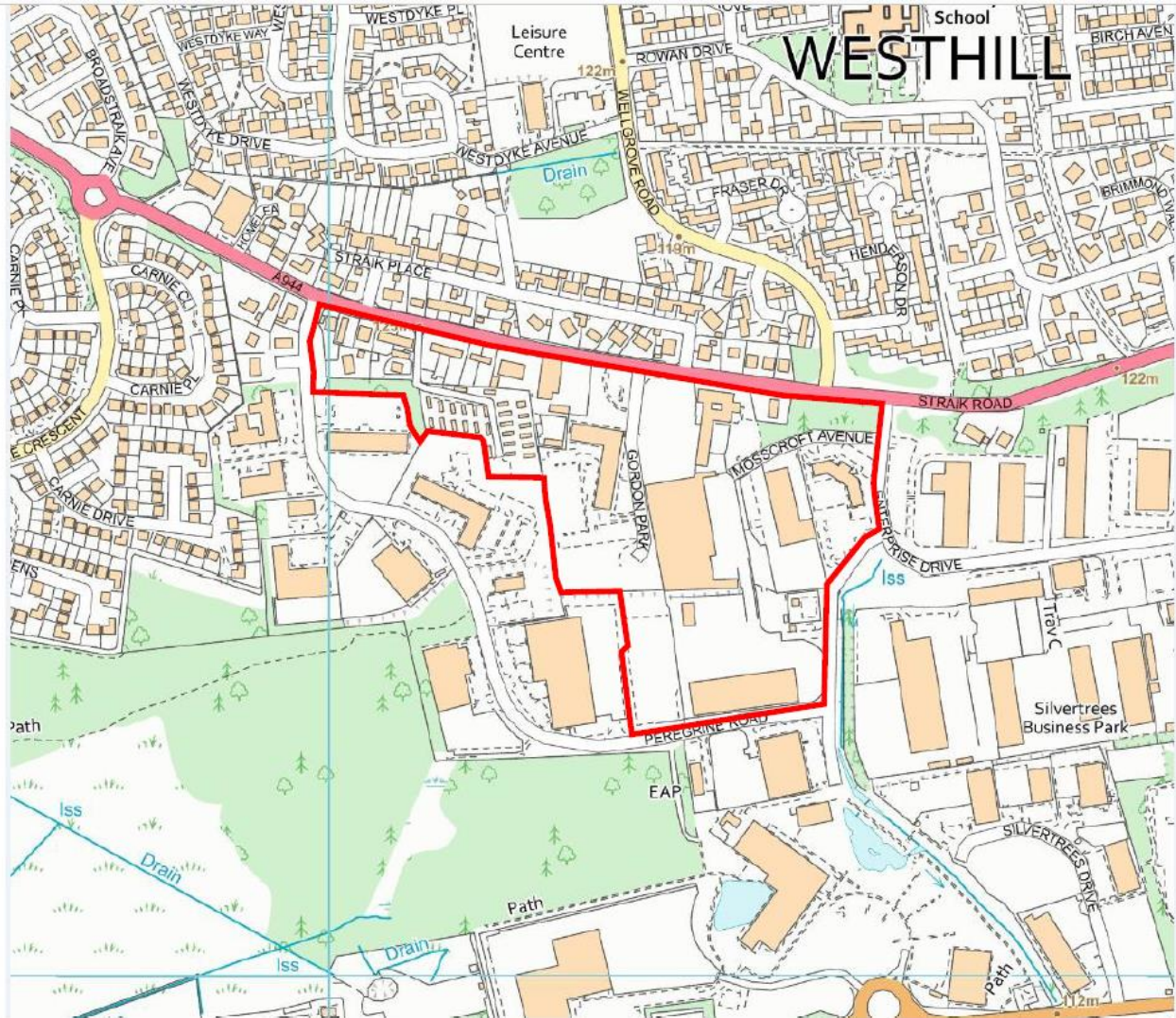
Referencing site OP3 in the Main Issues Report (MIR) officers advise that the site would also have the potential to deliver a mixed-use development offering commercial and retail opportunities alongside housing given its location close to the town centre and proximity to services, including public transport and employment areas. The variety of uses is therefore recognised and should therefore be extended to the area around the site.

It is noted that one of the requirements in the Proposed Plan for site OP3 is a secondary access beyond 50 homes. Given that the frontage of the OP3 site is only 90m there is not scope to have 2 points of access to Straik Road, especially given the proximity of the Gordon Park and Straik Place junctions. Zoning the surrounding area as mixed use will

provide potential opportunities to redevelop the area and potentially provide a second access point.

Scottish Planning Policy (SPP) at paragraph 30, requires that development plans positively set opportunities to meet the development needs of the area in a way which is flexible enough to adapt to changing circumstances over time and supporting business sectors. Identifying this part of Westhill as a mixed use area would meet these requirements, providing flexibility for change and protecting existing businesses by ensuring the land uses are complementary to them so as their operations are not compromised in the future. As recognised by the Council in terms of its assessment of OP3, the area is sustainable, well related in terms of public transport and suitable for business, housing and retailing and this should therefore be recognised in the Local Development Plan by means of a mixed use designation.





# 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.

