



# 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

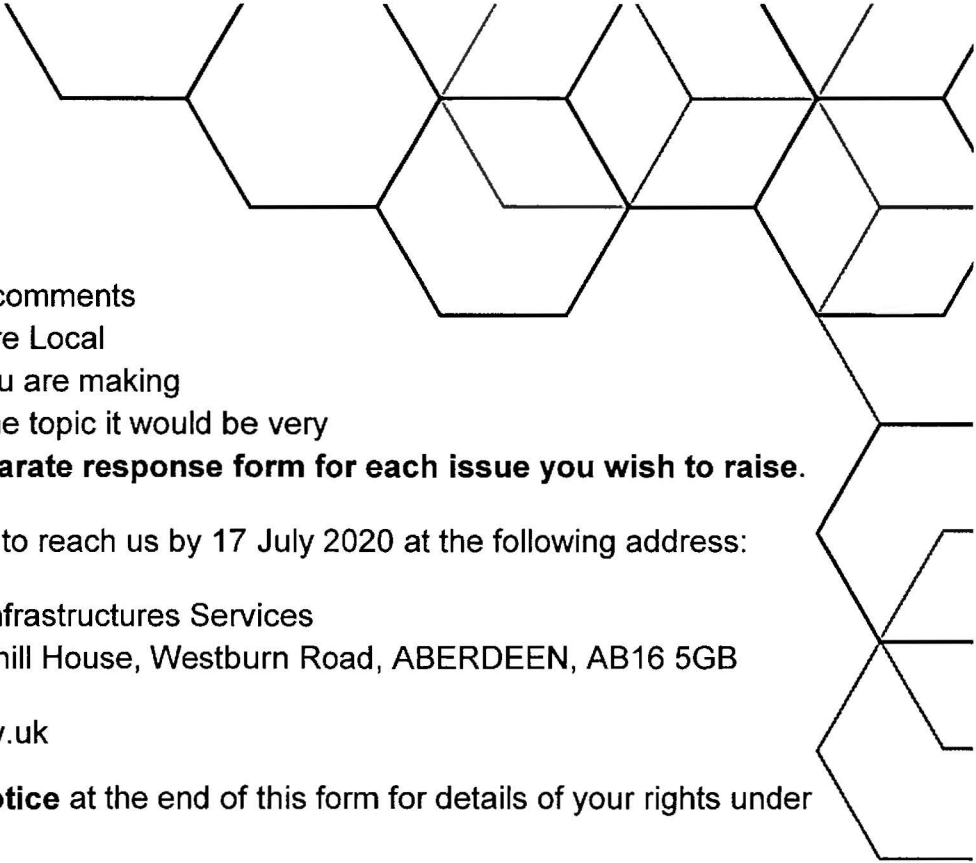
Tel: 01467 536230

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):

## **Potterton Settlement Statement**

**Sites FR037 A and B should be allocated in the Potterton settlement statement as opportunity sites for 45 and 90 homes respectively**

### **Reason for change:**

We object to the failure of Aberdeenshire Council to allocate sites FR037 A and B in Potterton as Opportunity sites for residential use.

Separate representations have been lodged in terms of the zoning of sites OP1 and OP2 at Potterton. We believe the scale of these proposals is inappropriate to the scale of the village and there are a number of fundamental constraints to the development of these sites. The sites at Gourdieburn (FR037A/B) provide a more appropriate scale of development with the benefit of a masterplan for the site that ensures full analysis of site has been carried out.

The proposed sites are located immediately to the south of the village in close proximity to the village's local amenities and employment areas. Site FR037A is a south facing site and located to the south of existing housing at Gourdie Park. The B999 is located to the east and Blackdog burn forms the western and southern boundaries of the site. Site A sits on the western edge of the settlement and is bounded by Gourdie Park road to the north and the B999 to the east. Blackdog burn separates the site from adjacent agricultural field along the east and southern boundaries. The site is clear from any built structures or significant trees.

Site B is the largest of the two sites, extends to approximately 4.7 hectares and is surrounded on 3 sides by existing development. The site is bounded to the north by Panmure Gardens with the boundary line then stepping back to the rear of a group of residential properties which front onto this road. The top part of the western boundary runs along the length of Potterton Park before stepping further west to meet the route of Blackdog Burn. The southern boundary continues to follow the route of the burn at the lowest point of the site. The eastern boundary is bounded by a post and wire fence which backs on to a single track lane which extends into Manse Road. There are a number of mature trees around the perimeter of the site. The proposals incorporate stand off zone from these trees as it is intended to retain them as they contribute to the character of the site.

The sites are capable of being developed independently from each other but may also be masterplanned and brought forward together. There are no constraints to the development of either of the sites. The Blackdog Burn bounds both sites but the SEPA Flood maps confirm there is limited flood risk associated with the sites. Both sites are capable of providing strong landscaped boundaries and a range of housetypes from 1 bedrooms to 5 bedrooms is proposed. Affordable housing will also be provided on each site. Both sites are immediately adjacent to public transport services.

We welcome that Aberdeenshire Council considered that the sites are suitable for residential development reserving them for this purpose in both the MIR and the draft Proposed Plan. The sites were also deemed suitable for residential use by the Reporters to the Aberdeenshire Local Development Plan Examination 2016. In terms of Site A the Reporter concluded the site "relates well to the existing development at Gourdie Park and it does not share the same landscape setting issues as presented by site FM005 (another bid site) despite being on the west side of the B999." The Reporter also concluded that whilst a crossing point would be required, the site is in close proximity to the village facilities. We confirm it is feasible to provide a crossing point. In terms of site B, the Reporters concluded the site "relates well to the village and would offer a logical extension".

Indicative masterplans (Appendix 1) have been prepared for both sites which include full site analysis. In assessing the sites, the key features around the sites have been considered. Officers have suggested that development of site B would have a detrimental impact on the character of the former church and manse from the southern approach on the B999. Page 14 of the masterplan identifies the former church and manse as a key village node. However, their prominence from views from the B999 are overstated as these are distant views often obscured by landform, trees and existing commercial buildings. The proposed masterplan however takes the opportunity to enhance the node around the church, the manse and the community hall with the creation of a village green which will then connect through a green corridor to the existing village park. A further green corridor will then connect to the open space and SUDs proposed for the south of the site. The development of the site will therefore enhance the amenity of the village. The open space will be able for public use and there may be an opportunity to enhance the play equipment in the existing play park. Site A provides the opportunity to create a gateway to the village through the use of a SUDs feature and housing facing south.

There is a need to allocate land for housing in Potterton of a scale that is proportionate to the size of the existing village. This is required to sustain village services, deliver affordable homes and provide homes for younger generation to stay in the village. Separate representations (Appendix 2) have been submitted arguing sites OP1 and OP2 which have been zoned for housing in the village is too many homes (273) and the sites will be too reliant on car transportation. There are also constraints in terms of the proximity to ancient woodland and the potential to disturb wildlife habitats. The sites at Gourdieburn do not have these limitations. The scale of housing is appropriate to the size of the village, they are located immediately adjacent to public transport services and are located in the core of the village providing opportunities to enhance the village setting. The sites are in the control of a housebuilder and are deliverable in the short term. We therefore believe that these sites should be zoned as opportunity sites for 45 homes (Site A) and 90 homes (site B) as alternatives to OP1 and OP2.

## APPENDIX 1

# Local Development Plan 2021

## Call for Sites Response Form



Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh 'call for sites', so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to: [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Alternatively, you can return the form and Ordnance Survey map by post to:  
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

**All forms must be submitted by 31 March 2018.**

### 1. Your Details

Name	
Organisation (if applicable)	<b>Stewart Milne Homes</b>
Address	
Telephone number	
Email address	
Do you wish to subscribe to our newsletter?	<b>Yes</b>

### 2. If you are acting as an agent on behalf of a third party, please give their details

Name	-
Organisation (if applicable)	-
Address	-
Telephone number	-
Email address	-

### 3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	<b>The land is under option to Stewart Milne Group.</b>
Do these owners know this is being proposed for development?	<b>Yes</b>

**For data protection purposes, please complete the rest of this form on a new page**

#### 4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	<b>Land at Gourdieburn, Potterton</b>
Site address	<b>Gourdieburn, Potterton</b>
OS grid reference (if available)	<b>NJ942153; NJ938154</b>
Site area/size	
Current land use	<b>Agriculture</b>
Brownfield/greenfield	<b>Greenfield</b>
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

#### 5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	<b>Sole owner</b>
Is the site under option to a developer?	<b>Yes</b> If yes, please give details <b>The site is controlled by a long term option.</b>
Is the site being marketed?	<b>No</b> <b>N/A</b>

#### 6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	<b>No</b>
	<b>N/A</b>
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	<b>No</b>
	<b>N/A</b>

#### 7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	<b>No</b> <b>N/A pre-application discussions will be held following the zoning of the site in a Proposed Plan.</b>
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: <b>N/A</b>
Previous 'Call for sites' history. See Main Issues Report 2013 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Please provide Previous 'Call for sites'/'Bid' reference number: <b>Included as part of bid FM062a and FM062b</b>
Local Development Plan status <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>	Is the site currently allocated for any specific use in the existing LDP? <b>No</b> If yes, do you wish to change the site description and or allocation? <b>N/A</b>

## 8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify): <b>Housing</b>
Housing	Approx. no of units	<b>Area A – 45 homes Area B – 90 homes</b>
	Proposed mix of house types	Number of: • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows): Number of: • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes:
	<b>A range of houstypes will be provided to meet market needs prevailing at the time of development</b>	
	Tenure (Delete as appropriate)	Private/Other (please specify): <b>A mix of mainstream and affordable homes will be built</b>
	Affordable housing proportion	<b>25% or other appropriate proportion based on the affordable housing policy at the time of development.</b>
Employment	Business and offices	Indicative floor space: m <sup>2</sup>
	General industrial	Indicative floor space: m <sup>2</sup>
	Storage and distribution	Indicative floor space: m <sup>2</sup>
	Do you have a specific occupier for the site?	<b>N/A</b>
Other	Proposed use (please specify) and floor space	<b>N/A</b>
	Do you have a specific occupier for the site?	
Is the area of each proposed use noted in the OS site plan?		<b>Yes</b>

## 9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	✓
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	<b>Yes</b>	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.) <b>Existing funding facilities would cover future development</b>	
Are there any other risk or threats (other than finance) to you delivering your proposed development	<b>No</b>	
	If yes, please give details and indicate how you might overcome them: <b>N/A</b>	

## 10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> <li>• <a href="https://www.environment.gov.scot/">https://www.environment.gov.scot/</a></li> <li>• EU priority habitats at <a href="http://gateway.snh.gov.uk/sitelink/index.jsp">http://gateway.snh.gov.uk/sitelink/index.jsp</a></li> <li>• UK or Local priority habitats at <a href="http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/">http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/</a></li> <li>• Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a></li> </ul>	RAMSAR Site	x
	Special Area of Conservation	x
	Special Protection Area	x
	Priority habitat (Annex I)	x
	European Protected Species	x
	Other protected species	x
	Site of Special Scientific Interest	x
	National Nature Reserve	x
	Ancient Woodland	x
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	✓
	Priority habitat (UK or Local Biodiversity Action Plan)	x
	Local Nature Conservation Site	x
	Local Nature Reserve	x
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development:</p> <p><b>The appended development framework document shows how existing trees will be integrated and enhanced as part of the development.</b></p>	
<b>Biodiversity enhancement</b>		
<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), <a href="http://www.gov.scot/Resource/0045/00453827.pdf">http://www.gov.scot/Resource/0045/00453827.pdf</a> by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: <a href="http://www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf">www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</a></p> <p>Advice is also available from Scottish Natural Heritage at: <a href="https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers">https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers</a> and <a href="http://www.nesbiodiversity.org.uk/">http://www.nesbiodiversity.org.uk/</a>.</p>	Restoration of habitats	
	Habitat creation in public open space	
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	
	Drystone wall	
	Living roofs	
	Ponds and soakaways	
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	Various
<p>Please provide details: <b>A number of biodiversity enhancements will be included as part of these proposals and all of the above will be considered.</b></p>		

## 11. Historic environment

<b>Historic environment enhancement</b>	
Please state if there will be benefits for the	N/A

historic environment.	If yes, please give details:	
<p>Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> <li>• <a href="http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d">http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d</a></li> <li>• <a href="http://portal.historicenvironment.scot/">http://portal.historicenvironment.scot/</a></li> <li>• <a href="https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire">https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire</a></li> </ul>	Scheduled Monument or their setting	x
	Locally important archaeological site held on the Sites and Monuments Record	x
	Listed Building and/or their setting	x
	Conservation Area (e.g. will it result in the demolition of any buildings)	x
	Inventory Gardens and Designed Landscapes	x
	Inventory Historic Battlefields	x
	If yes, please give details of how you plan to mitigate the impact of the proposed development <b>N/A</b>	

## 12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a>)</p>	<p><b>No</b></p> <p>If yes, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:</p>
<p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> <li>• SNH: Landscape Character Assessments <a href="https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment">https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment</a></li> <li>• SNH (1996) Cairngorms landscape assessment <a href="http://www.snh.org.uk/pdfs/publications/review/075.pdf">http://www.snh.org.uk/pdfs/publications/review/075.pdf</a></li> <li>• SNH (1997) National programme of landscape character assessment: Banff and Buchan <a href="http://www.snh.org.uk/pdfs/publications/review/037.pdf">http://www.snh.org.uk/pdfs/publications/review/037.pdf</a></li> <li>• SNH (1998) South and Central Aberdeenshire landscape character assessment <a href="http://www.snh.org.uk/pdfs/publications/review/102.pdf">http://www.snh.org.uk/pdfs/publications/review/102.pdf</a></li> </ul>	<p>If your site is not within an SLA, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</p> <p><b>The local landscape has been considered as part of the development framework document and confirms the site offers little in respect of established landscape features. Development of the site provides the opportunity to create an attractive landscape setting for the village.</b></p>

## 13. Flood Risk

Is any part of the site identified as being at	<b>Yes</b>
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<p>risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?</p> <p>(You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a>)</p>	<p>If yes, please specify and explain how you intend to mitigate this risk:  <b>There are some localised areas of high surface water. This will be mitigated through development by introduction of SUDs. There is potential for flooding to the western boundary of the site. No development is proposed within this area.</b></p>
<p>Could development on the site result in additional flood risk elsewhere?</p>	<p><b>No</b>          If yes, please specify and explain how you intend to mitigate or avoid this risk: <b>N/A</b></p>
<p>Could development of the site help alleviate any existing flooding problems in the area?</p>	<p><b>Yes</b>          If yes, please provide details: <b>The introduction of SUDs will provide compensatory storage</b></p>

#### 14. Infrastructure

<b>a. Water / Drainage</b>		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Water	Yes
	Waste water	Yes.
Has contact been made with Scottish Water?	Yes If yes, please give details of outcome: <b>Discussions have taken place as part of monthly meetings</b>	
Will your SUDS scheme include rain gardens? <a href="http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens">http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens</a>	<b>This will be considered at the appropriate design stage.</b>	
<b>b. Education – housing proposals only</b>		
Education capacity/constraints <a href="https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/">https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/</a>	Please provide details of any known education constraints. Is additional capacity needed to serve the development? <b>Balmedie Primary School is forecast to breach capacity in 2019 and we understand Aberdeenshire Council are planning for this. Developer contributions will be made where it is considered to be appropriate.</b>	
Has contact been made with the Local Authority's Education Department?	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	
<b>c. Transport</b>		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	
Has contact been made with the Local Authority's Transportation Service?	<b>No</b> If yes, please give details of outcome: <b>N/A</b>	

They can be contacted at <a href="mailto:transportation.consultation@aberdeenshire.gov.uk">transportation.consultation@aberdeenshire.gov.uk</a>	
Public transport	Please provide details of how the site is or could be served by public transport: <b>The site is within 400 metres of an existing bus service.</b>
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: <b>Pedestrian/cycleways connections will be provided to the rest of the village where appropriate.</b>
<b>d. Gas/Electricity/Heat/Broadband</b>	
Has contact been made with the relevant utilities providers?	Gas: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	Electricity: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	Heat: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
	Broadband: <b>Yes</b> If yes, please give details of outcome(s): <b>Capacity can be provided</b>
Have any feasibility studies been undertaken to understand and inform capacity issues?	<b>Yes</b> Please specify: <b>We can confirm that utility connections will not be a constraint to development.</b>
Is there capacity within the existing network(s) and a viable connection to the network(s)?	<b>Yes</b> Please specify: <b>As per above</b>
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	<b>Yes</b> If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): <b>The relevant technologies will be applied at the time of development.</b>
<b>e. Public open space</b>	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)	<b>Yes</b> Please specify: <b>There are a number of areas of open space proposed which will create physical or visual links with the rest of Potterton.</b>

You can find the boundary of existing green networks in the settlement profiles in the LDP	
Will the site meet the open space standards, as set out in Appendix 2 in the <b>Aberdeenshire Parks and Open Spaces Strategy?</b> <a href="https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf">https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf</a>	<b>Yes</b> Please specify: <b>The number attached Development Framework shows 40% of the site will be reserved for open space purposes.</b>
Will the site deliver any of the shortfalls identified in the <b>Open Space Audit</b> for specific settlements? <a href="https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/">https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/</a>	<b>Not applicable</b> Please specify: <b>No specific requests are made for Potterton other than improving existing equipment. The development of this site could allow for contributions towards improved and enhanced play facilities.</b>
<b>f. Resource use</b>	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	<b>No</b> If yes, please specify: <b>N/A</b>
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	<b>No</b> If yes, please provide details:

### 15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

<b>Aberdeen Green Belt</b> <a href="https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf">https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf</a>	<b>Yes</b>
<b>Carbon-rich soils and peatland</b> <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	<b>No</b>
<b>Coastal Zone</b> <a href="https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf">https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf</a>	<b>No</b>
<b>Contaminated land</b>	<b>No</b>
<b>Ground instability</b>	<b>No</b>
<b>Hazardous site/HSE exclusion zone</b> (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at <a href="https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/">https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/</a> and advice at <a href="http://www.hse.gov.uk/landuseplanning/developers.htm">http://www.hse.gov.uk/landuseplanning/developers.htm</a> )	<b>No</b>
<b>Minerals – safeguarded or area of search</b> <a href="https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf">https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf</a>	<b>No</b>
<b>Overhead lines or underground cables</b>	<b>No</b>
<b>Physical access into the site due to topography or geography</b>	<b>No</b>
<b>Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site.</b>	<b>No the land is grade</b>

<a href="http://map.environment.gov.scot/Soil_maps/?layer=6">http://map.environment.gov.scot/Soil_maps/?layer=6</a>	<b>4.1</b>
'Protected' open space in the LDP (i.e. P sites) <a href="http://www.aberdeenshire.gov.uk/ldp">www.aberdeenshire.gov.uk/ldp</a> and choose from Appendix 8a to 8f	<b>No</b>
Rights of way/core paths/recreation uses	<b>No</b>
Topography (e.g. steep slopes)	<b>No</b>
Other	<b>No</b>

If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:

**See supplementary statement**

#### 16. Proximity to facilities

How close is the site to a range of facilities? *Delete as appropriate	Local shops	<b>400m</b>
	Community facilities (e.g. school, public hall)	<b>400m</b>
	Sports facilities (e.g. playing fields)	<b>400m</b>
	Employment areas	<b>400m</b>
	Residential areas	<b>400m</b>
	Bus stop or bus route	<b>400m</b>
	Train station	<b>&gt;1km</b>
	Other, e.g. dentist, pub (please specify)	<b>Pub 400m Post Office 400m</b>

#### 17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	<b>Not yet</b>
	If yes, please specify the way it was carried out and how it influenced your proposals:
	If not yet, please detail how you will do so in the future: <b>Community engagement will be carried out at an appropriate time in the plan making process.</b>

#### 18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:  Please tick: <input checked="checked" type="checkbox"/>
If you have any further information to help demonstrate the deliverability of your proposal, please provide details.	

**19. Other information**

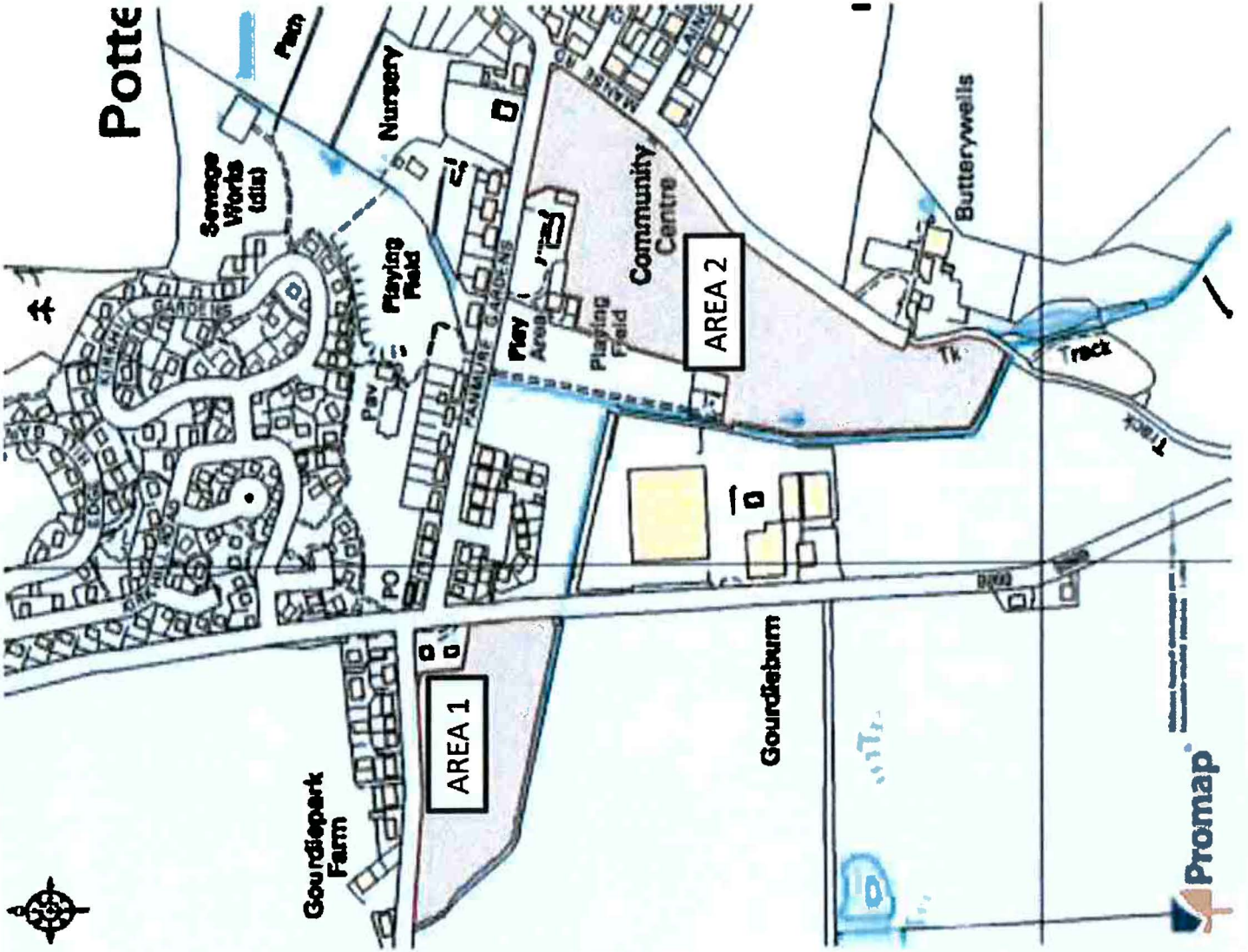
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

See attached supplementary statement and Development Framework

Please tick to confirm your agreement to the following statement:



By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.



**SUPPLEMENTARY STATEMENT  
ABERDEENSHIRE COUNCIL CALL FOR SITES  
STEWART MILNE HOMES  
LAND AT GOURDIEBURN, POTTERTON**

---

**1.0 INTRODUCTION**

- 1.1 This development bid is prepared and submitted by Stewart Milne Homes who have an option on land at Gourdieburn, Potterton. The land referred to as the subject of this bid document is identified in Figure 1 below. This supplementary statement should be read in conjunction with the "bid" form and development framework document submitted by Stewart Milne Homes for the land at Gourdieburn. The documents set out the reasoned justification for zoning this site for residential development in the next Aberdeenshire Local Plan.

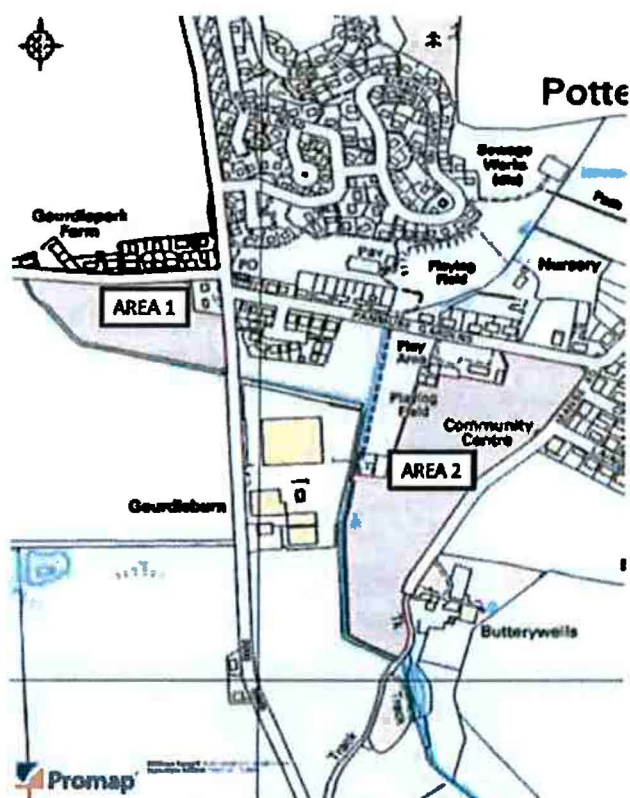


Figure 1: Bid Site boundaries

- 1.2 The Stewart Milne Group, of which Stewart Milne Homes is part, was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned housebuilders. The Group have a commitment to building quality homes in places where people want to live. We are currently building in a number of locations throughout the UK but are proud to be headquartered in the North East of Scotland.

## **2.0 POTTERTON AND THE SITE**

- 2.1** The village of Potterton lies 6 miles north of Aberdeen City Centre and 3 miles to the south-west of Balmedie on the B999. The village has a range of services and amenities including a public house, post office, football pitch, all weather sports pitch, sports pavilion, community play area and community education centre. The village is accessible and located less than 1 mile from the A90. The AWPR is also within 750m.
- 2.2** Potterton is classed as a commuter settlement given its close proximity to Balmedie, Bridge of Don and Dyce and benefits from a regular bus service on the B999 which passes through the village to and from Aberdeen.
- 2.3** The bid sites are both located to the south of the existing village. Area 1 which is located to the south-west of the village is 4.8 acres and Area 2 which lies to the south east is 11 acres. Area 1 is a south facing site and is approximately 4.55 ha, with attractive views to the south and also benefits from having suitable topography for development. The site is also located in close proximity to local amenities and the local employment areas. Area 2 is also a south facing and extends to circa 1.96 hectares and is located to the west of the B999 road which runs through Potterton. The site has road frontage onto both the B999 to the east and Gourdie Park Road to the north. The site is enclosed by residential development to the north and Gourdie Burn to the south with open agricultural fields to the south and west. The eastern boundary includes retail and a private house associated with this retail outlet. The Gourdie Burn runs along the southern boundary of Area 1 and western boundary of Area 2.

## **3.0 THE PROPOSAL**

- 3.1** It is considered that each site is capable of being developed independently from the other, but, the sites may also be masterplanned to be brought forward together. Areas 1 and 2 are proposed for residential development, open space and associated landscaping. Both sites will be accessed from the north creating loop roads that will comply with "designing streets" policies. Development would require to be mindful of the Gourdie Burn that flows to the south of each site although there is no indication from SEPA that this burn floods in this area. The sites are both capable of providing strong landscaped boundaries of which could contain a flood risk area should there be any identified risk. There is proposed to be a mix of densities on site and will cater for families with 1 and 2 bed homes up to 3, 4 and 5 bed roomed houses for sale. The sites will also meet the Council's requirement for affordable housing on site. Area 1 can accommodate 45 homes and Area 2 can accommodate 90 homes.

## **4.0 SUPPLEMENTARY RESPONSES TO QUESTIONS**

### **4.1 Using the question numbers on the bid form we would supplement our responses as follows:**

**Question 7: Planning History** – The site has previously been promoted under reference FM062a (Area A) and FM062b (Area B). The Reporter to the last Local Development Plan Examination considered the potential for development on these sites and considered them to be appropriate for development. In terms of Area A, the Reporter found it to relate well to development at Gourdie Park and considered there not to be any significant landscape issues associated with the development of the site. The proximity of the site to the village's facilities was noted although it was recognised that there would be a need for a crossing point on the B999. In terms of Area B, again the Reporter considered that the site relates well to the village and offers a logical expansion.

**Question 8: Proposed Use** - The sites are being proposed for residential development and has the capacity to accommodate 135 homes, with 45 on Area A and 90 on Area B. This would include a mix of homes including detached, semi-detached and terraced houstypes providing a range of 1 to 5 bedroomed homes. The exact mix would be determined at the time of a planning application, taking account of the prevailing market conditions and affordable housing requirements.

**Question 9: Delivery Timescales** – There are no constraints that would delay the development of the site. Planning applications would be worked on as soon as the site is zoned in an adopted Local Development Plan.

**Question 10: Natural Heritage** – The site is currently zoned as Green Belt. However, we do not believe that the site should be in the Green Belt. Scottish Planning Policy (SPP, 2014) at paragraph 49, clearly advises that for most settlements that green belt is not necessary. It advises that where a planning authority considers it appropriate, the development plan may designate green belt around a city or town to support the spatial strategy by:

- directing development to the most appropriate locations and supporting regeneration;
- protecting and enhancing the character, landscape setting and identity of the settlement;  
and
- protecting and providing access to open space.

Potterton does not have any remaining brownfield sites for redevelopment and therefore future development in this popular location must be directed to greenfield sites. The masterplan for the site clearly demonstrates that the sites have limited character and they do not protect the landscape setting of the town. They do not offer access to open space being used for grazing purposes. The development of the sites will ensure a defensible edge is

created to the town of Potterton. The sites do not meet the criteria for green belt and should be removed therefrom.

**Question 12: Landscape Impact** – The landscape capacity of the sites has been fully analysed as part of the preparation of the masterplan. The settlement edge of Potterton can be enhanced through development creating a defensible edge using the Gourdie Burn to create a strong landscaped boundary providing a strong physical and visual edge to the village.

**Question 13: Flood Risk** – SEPA's Indicative Flood Map shows small parts of the sites are prone to areas of higher surface water. Development of the site will include Sustainable Urban Drainage Systems (SUDS) to control surface water levels. There is potential for flooding to the western boundary of Area B. Following discussions with our consultant hydrologists we have not included this within the developable area of the site. In doing so we have made an allowance for future climate change.

**Question 14: Infrastructure**

- a) **Water/drainage** – the proposed development can be serviced by an appropriate means of drainage. Water capacity is also available.
- b) **Education** – The site is zoned to Balmedie Primary School which is due to exceed capacity in 2019. We understand that Aberdeenshire Council is working to increase the capacity of the school. Furthermore, the allocation of land at Blackdog has made provision for a new Primary School as part of the proposed housing numbers allocated to the settlement. This will ensure that adequate education provision is available to Potterton and the proposed bid sites. Developer obligations would be provided where appropriate. Secondary education is provided for in Aberdeen City and there is sufficient spare capacity to accommodate this development.
- c) **Transport** – The site is well located in terms of public transport. Existing bus services are located within 400m of the sites and provide regular services to Aberdeen and Ellon. A Transport Assessment has not been carried out at this stage but will be prepared as part of a planning application. The impact of the proposed scale of development is not forecast to be significant.
- e) **Open Space** – The masterplan shows that 40% of the site has been made over to useable open space. In addition, there is the opportunity to enhance existing open space and play provision adjacent to the site. There is also the opportunity through appropriate Developer Contributions to enhance the existing play facilities in the village which are located adjacent to Area 2.

**Question 16: Proximity to facilities** – For the size of the village, Potterton has a proportionally good range of facilities and services. It is essential that these are allowed to

continue and thrive especially in the context of new edge of city developments in Aberdeen, such as the M&S Food Store at Bridge of Don, which will provide significant competition to smaller more local services. Additional homes in Potterton will help sustain the existing local facilities.

**Question 17: Community Engagement** – No engagement has taken place at this time but we will offer to meet with the Community Council in due course.

**Question 18: Residual Value and Deliverability** – Stewart Milne Homes are confident that the development of the site is viable and deliverable. There are no infrastructure constraints that would delay the delivery of the proposed development.

## **5.0 JUSTIFICATION AND CONCLUSIONS**

- 5.1 Both sites identified as part of this bid are capable of delivering new homes, open space and strategic landscaping. Potterton is a village with a proportionally good number of a facilities and services and should be considered for further carefully planned growth. The sites are deliverable in terms of the definition in Scottish Planning Policy.
- 5.2 The identification of these sites for development would comprise a sensitively planned extension to the village of Potterton. Recent small scale development on areas of brownfield land has improved the amenity of the western side of the village. Some employment uses exist next to Area B and these uses are considered to be compatible with a residential use. A high quality residential development can be achieved with an emphasis on landscaping and open space which has regard to and will complement the setting of the existing settlement. Development on the southern boundary of the settlement will improve upon the existing development edge and will create a strong, defensible boundary. The provision of greenspace around the development and ensuring links to the surrounding countryside and services are essential and are considered and presented as part of the accompanying high level development framework.
- 5.3 Potterton is capable of absorbing further development of a scale that would provide for further homes to ensure the village remains as sustainable as it can be. Due to its proximity with the A90 corridor and the Energetica growth area, it is well located to be identified for sensitive housing development of a scale that would be in keeping with the general character of the setting whilst providing much needed new homes to support the intended employment sector growth.

- 5.4 Potterton is a popular and marketable location and it is essential that Aberdeenshire Council recognise that marketability and deliverability within allocations is a key factor. Identifying marketable, deliverable development is essential.**
- 5.5 The sites form a logical next step within the development of the settlement and would create a defensible boundary to the south of the town. Visual impact of any development on this site would be limited with development contained within significant areas of open space and landscaping to the southern edges. An opportunity exists to create a strong woodland edge to the site which would ensure the development integrated sensitively into the identified greenbelt**
- 5.6 It is therefore requested that this sites be zoned for 135 homes to be delivered in the short to medium term.**

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Local Development Plan Bid

# Land at Gourdieburn

Potterton

Aberdeenshire

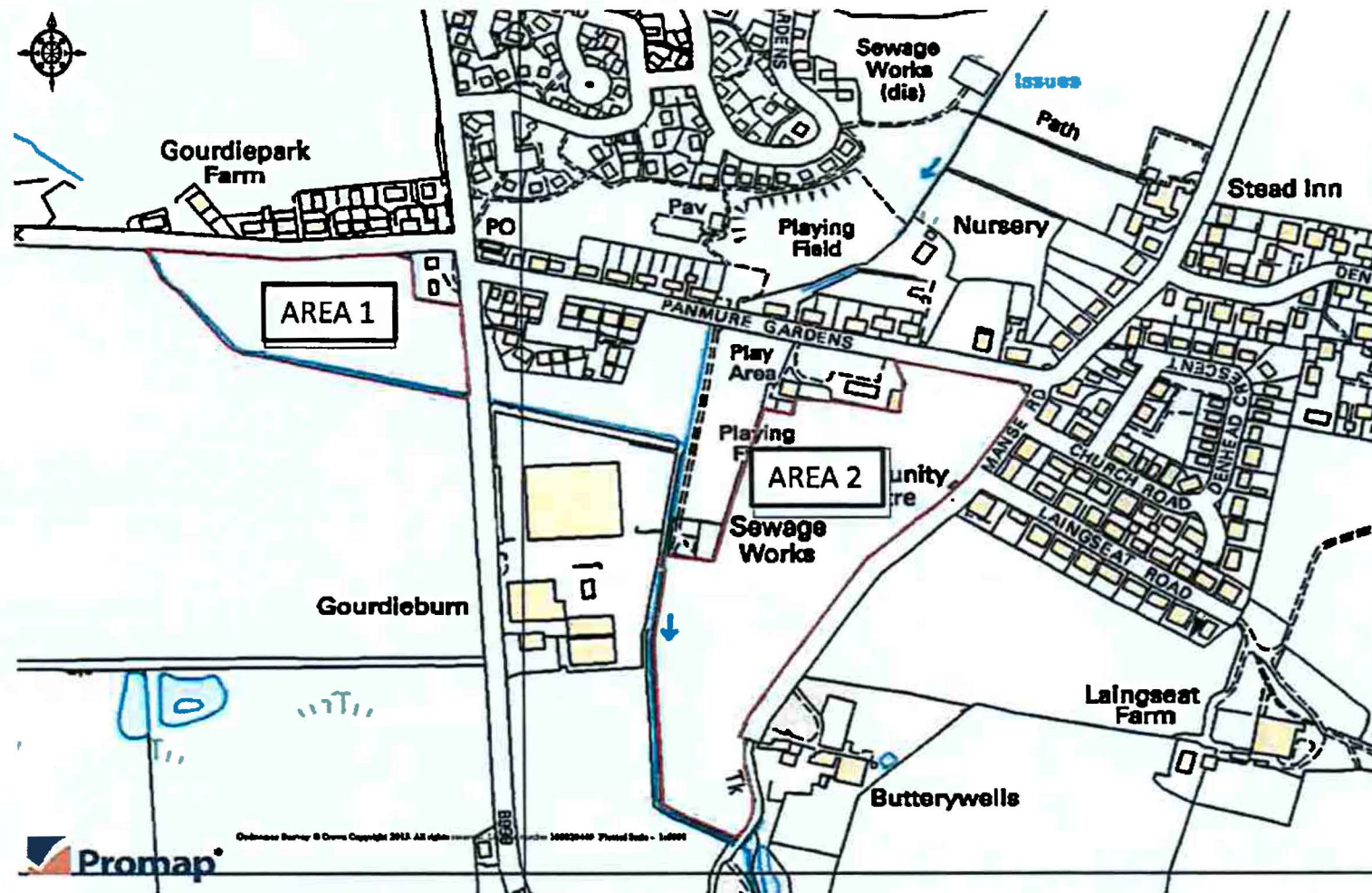


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# **Development Context**

## *Understanding the Site*





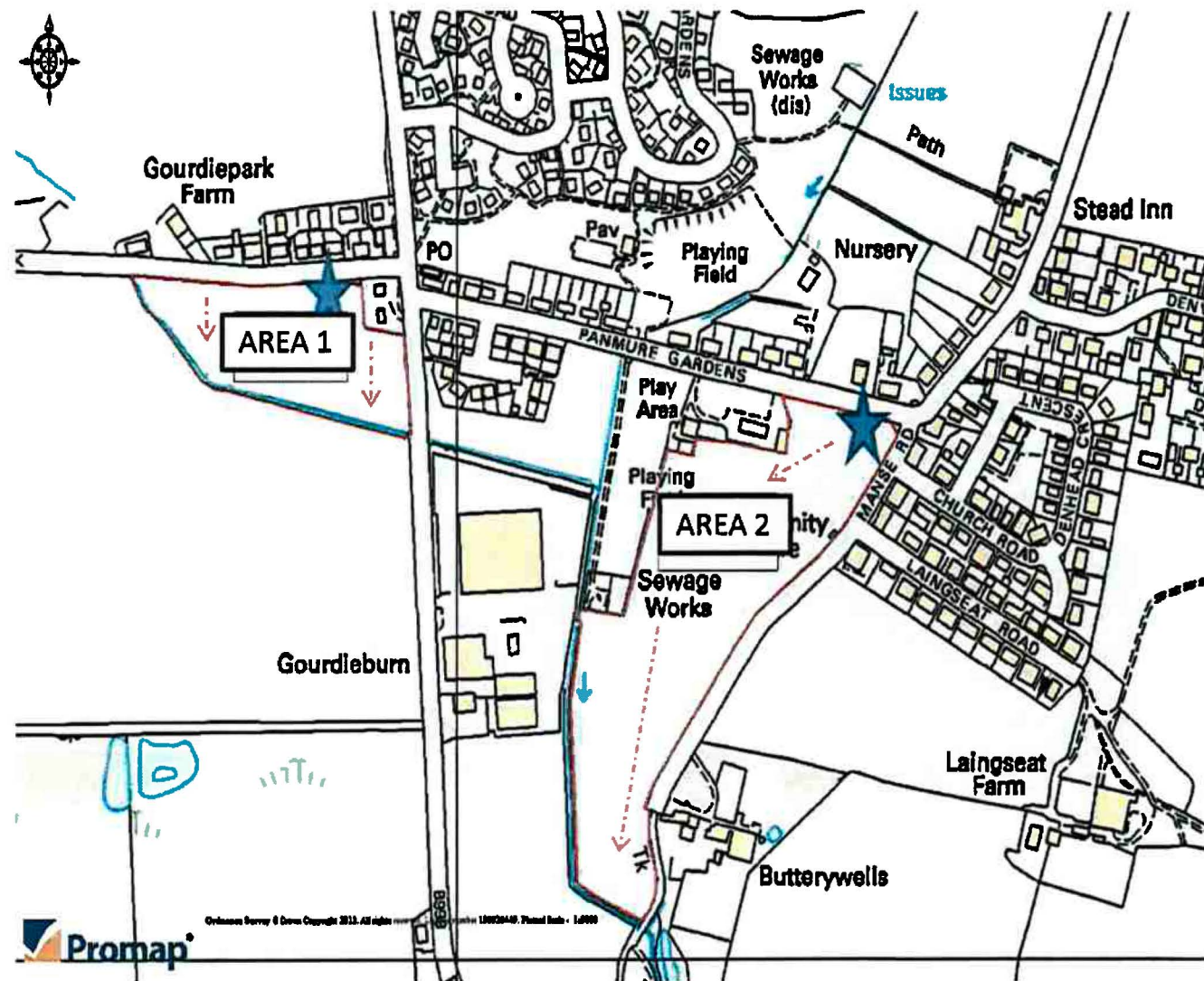
Area 1 lies to the south of Gourdie Park Roads and Area 2 lies to the south of Panmure Garden, both areas have road frontage onto these respective roads.

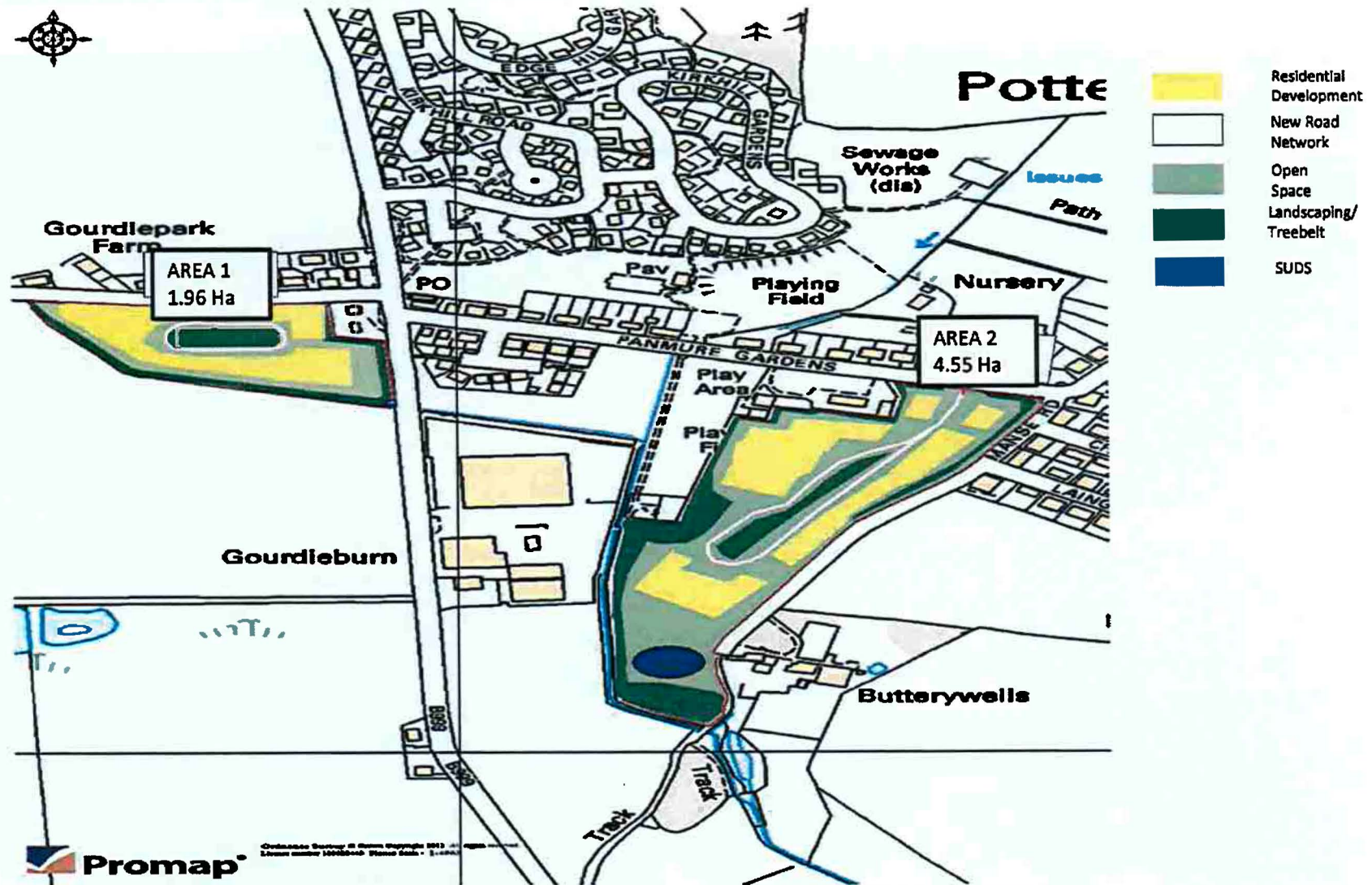


High Point

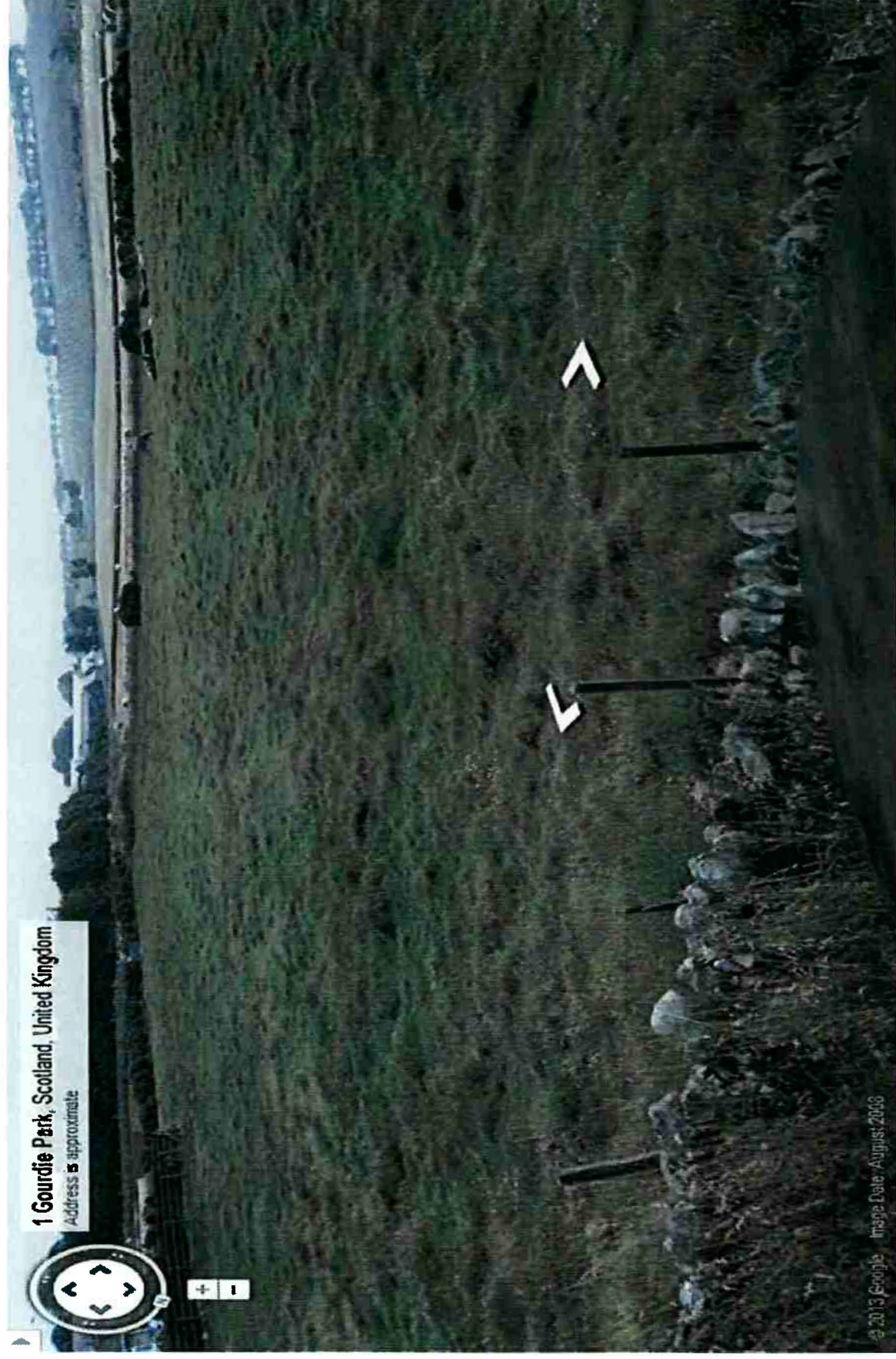
Both Sites are south facing with Area 1 is fairly flat in nature with a small gradient to its southern boundary.

Area 2 sloping gradually from its northern boundary to its southern boundary.





The diagram shows a development framework for Areas 1 and 2 with emphasis on creating attractive central amenity areas to promote a sense of place and encourage social interaction.









# 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

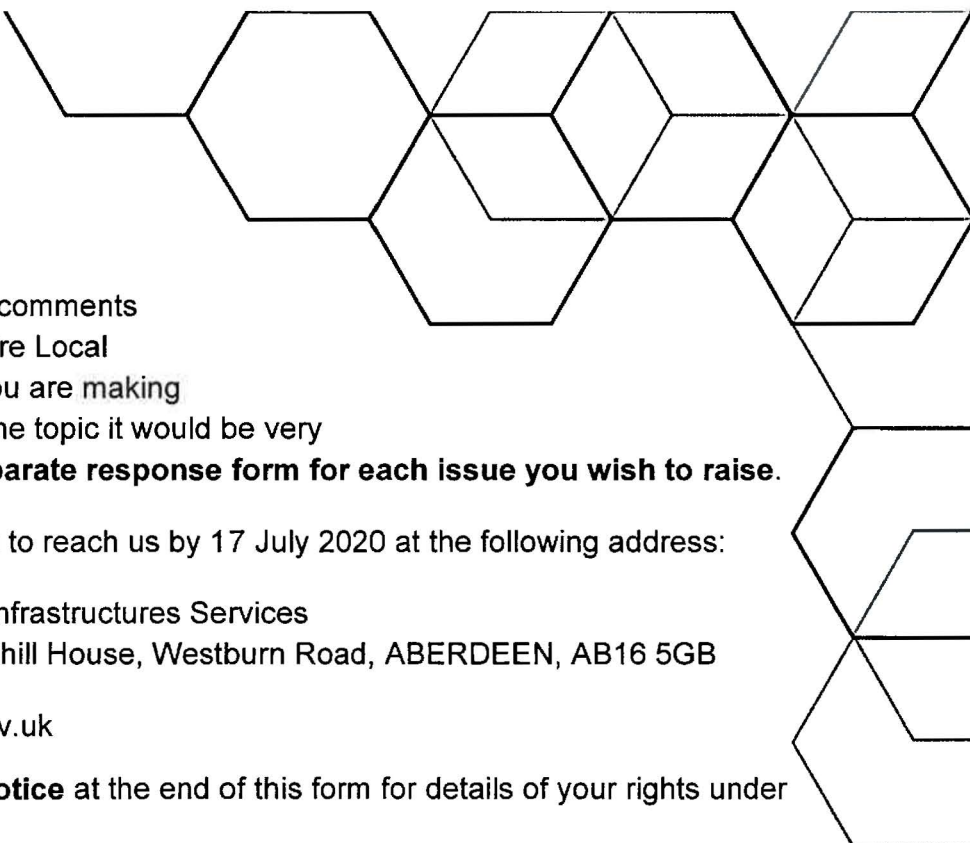
Tel: 01467 536230

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):

## **Potterton Settlement Statement**

**Opportunity Sites OP1 and OP2 should be removed from the Plan**

### **Reason for change:**

We object to the allocation of sites OP1 and OP2 at Potterton. These sites appear to have been allocated for development on the basis they are "well located to access the Blackdog AWPR junction" (Main Issues Report (MIR)). It therefore suggests that sites with car based journeys are being promoted over sites where more sustainable modes of transport are available. This is further compounded in the MIR by suggesting that a new link road to the north is required. Given the site's location and bias towards the AWPR, residents are likely to feel physically and psychologically detached from the village, turning it into a purely commuter settlement.

Officers suggest in the MIR that "the mix of housing proposed and the biodiversity enhancements all make this an attractive site". The bids for the proposals do not actually specify a mix other than suggesting it would be market led at the time of development. The ecological enhancements proposed in the bid forms are all caveated and many are standard policy requirements and thus the sites' benefits in terms of housing mix and ecological benefits are overstated.

We note that SNH have raised concerns given the proximity of the site to ancient woodland. We do not believe this woodland has been removed from the allocation as requested by SNH. Notwithstanding this, we have concerns over the disturbance of habitats as a result of development.

The combined allocation of OP1 and OP2 amounts to 237 homes. We do not accept the scale of this development is appropriate for Potterton given the size of the existing village. Aberdeenshire Council are unsure if Potterton sits within the Blackdog to Peterhead Strategic Growth Area (SGA) with conflicting comments in the MIR and the Proposed LDP. However the Proposed Plan advises that the village is not within an SGA but the scale being proposed would be a scale associated with an SGA.

We note that a requirement for a community facility has been added to the sites despite a community facility not forming part of the bid. However the viability of this has not been tested.

We do not dispute the need for additional housing in Potterton to sustain local services, deliver affordable homes and provide young people with the opportunity to stay in the village. The scale of development being proposed however needs to be appropriate and any development should be as sustainable as possible and not purely encourage travel by private car due to there being easy access to the AWPR. We believe more appropriate sites are available in Potterton that are more sustainable and can deliver a lesser number of homes more akin to the scale of the village.

# 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:

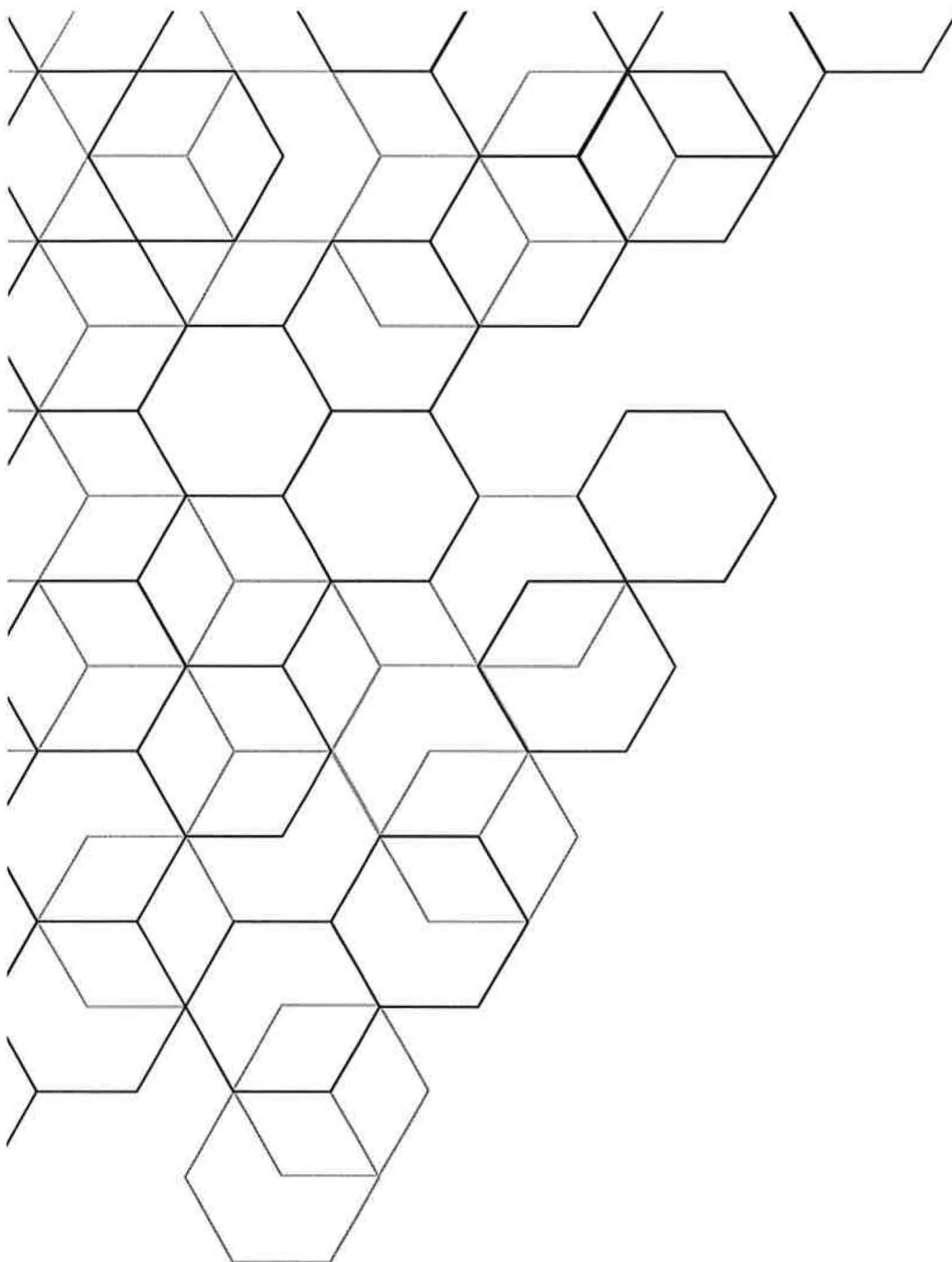
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



# 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:

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