

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

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

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento 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 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mr
First Name:	Gavin
Surname:	Mowat
Date:	31/07/2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

About Scottish Land & Estates

At Scottish Land & Estates (SLE) our work helps to ensure that rural Scotland thrives. We are a membership organisation for landowners, rural businesses, and rural professionals. We promote the wide range of benefits land-based businesses provide: tourist attractions, leisure facilities and landscapes enjoyed by the public, as well as housing, employment, tourism & enterprise and farming opportunities. We represent the interests of our members and wider rural Scotland to the UK and Scottish Governments to help ensure that policy and legislation reflects the unique requirements of rural Scotland and its communities.

Introduction

SLE seeks an efficient and enabling planning system that is fit for purpose in a rural context and we therefore welcome the opportunity to comment on the proposed Aberdeenshire Local Development Plan. With the challenges raised by the COVID-19 outbreak, the climate emergency and the uncertainty of Brexit, there has never been a more crucial time for a planning system to work with rural businesses to help deliver resilient and thriving rural communities. To move toward achieving this, we consider that rural development must be shaped by the following key principles:

1. Planning policy for rural areas must set out a thorough blueprint for rural development with emphasis on enabling sustainable development that creates resilient and thriving communities. It should set out coherent policies which recognise the challenges of development in a rural context and establish an appropriately flexible approach that enables those challenges to be overcome.
2. Climate action must underpin planning policy. The LDP should promote an approach to planning which links the three goals of conserving the natural and historic environment, responding to the climate emergency and sustaining more resilient communities.
3. In supporting NPF4's aim to increase the rural population, there should be a presumption in favour of sustaining rural populations in local planning policy. Allowing for flexible and enabling policy regarding housing spatial strategy should also support the viability of rural businesses to ensure that the rural population is a working population that does not need to commute to urban centres.
4. A 'rural infrastructure first' approach will drive delivery. Recognising infrastructure as a major hurdle to overcome in delivering development, we are keen to see local planning

policy prioritise rural infrastructure delivery to facilitate longer term strategic planning and address future transportation, health, education and community facility requirements.

5. Better design and placemaking. Ensuring quality of life, health and wellbeing are crucial if we are to retain and attract people to live and work in rural Scotland. The LDP needs to ensure that planning better supports quality of life through better design and place making, and this must be properly applied and enforced at Local Development Plan level.

As an organisation SLE is only responding to the policy section of the LDP proposals and we will leave our individual members to comment on the settlement proposals.

Shaping Business Development

Policy B1 Town Centre Development

“Town centre sites *must* be conveniently accessible by modes other than the private car..” This is perhaps unrealistic and unnecessarily restrictive in what is essentially a rural constituency where many people’s only sustainable travel option is by private car.

Policy B2.1 Employment/Business Land

“We will not approve non-employment uses on these sites.” – Why? Mixed use of non-industrial sites and residential should surely be encouraged to reduce need for commuting etc.

Policy B3.2 Tourist Facilities

“We will protect existing tourist sites from being converted to other uses unless ... “ This wording is overly restrictive when there is a clear need for flexibility to build resilience in the context of the recovery from COVID.

The current SPP suggests plans should set out a spatial strategy which sets out policies and proposals for leisure accommodation such as huts. We welcome the proposal to include single huts that are not part of a tourism application but consider this should be expanded to include multiple huts. Given the potential increase in demand for ‘staycations’ and self-contained self-catering holidays SLE is of the view that clear supportive policies should be set out to facilitate the development of a variety of hut developments in Aberdeenshire.

Shaping Development in the Countryside

Policy R2.4 Redevelopment of Rural Brownfield Sites

“Any vacant land that has become naturalized will not be available for redevelopment as brownfield land.” Whilst there is a balance to be struck in allowing biodiversity and helping combat climate change, we are of the view that this approach seems overly restrictive and potentially counterintuitive to the brownfield first approach. In our view it would be better to consider a naturalized site for development if it could be demonstrated there would be more of a ‘biodiversity net gain’ when compared to the option for a new site.

Policy R2.7

Redundant buildings in distinct groups “will be considered in their entirety and should not be divided into their component parts...” This is potentially too restrictive. Given the cost of delivery, particularly in

challenging times, this approach may be prohibitive. We consider it better to suggest that where development is brought forward individually, it should not detract from the collective environment.

Policy R2.18 Employment Proposals

“In order to promote employment opportunities in settlements, in accessible rural areas outwith settlements employment proposals are limited to brownfield sites.” If there are not enough brownfield sites or they cannot be developed this policy will prevent economic development at a time when flexibility is required to build resilient communities. We suggest wording that prioritises brownfield sites as the preferred option but other sites will be considered – similar to R2.19.

Policy R2.19

We consider the focus here on public transport for remote rural employment proposals is unrealistic. It is similar to B1 which also focuses on public transport.

General comment

SLE would like to ensure the importance of including policies that look favorably on development that includes electric charging points is fully considered. We are of the view that this should be the focus of delivering sustainable transport in rural communities where private car is the only option for many rather than basing policy around access to public transport when many areas will never reach a critical population mass to justify public transport investment.

Reason for change:

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
--	---

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.

