

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, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

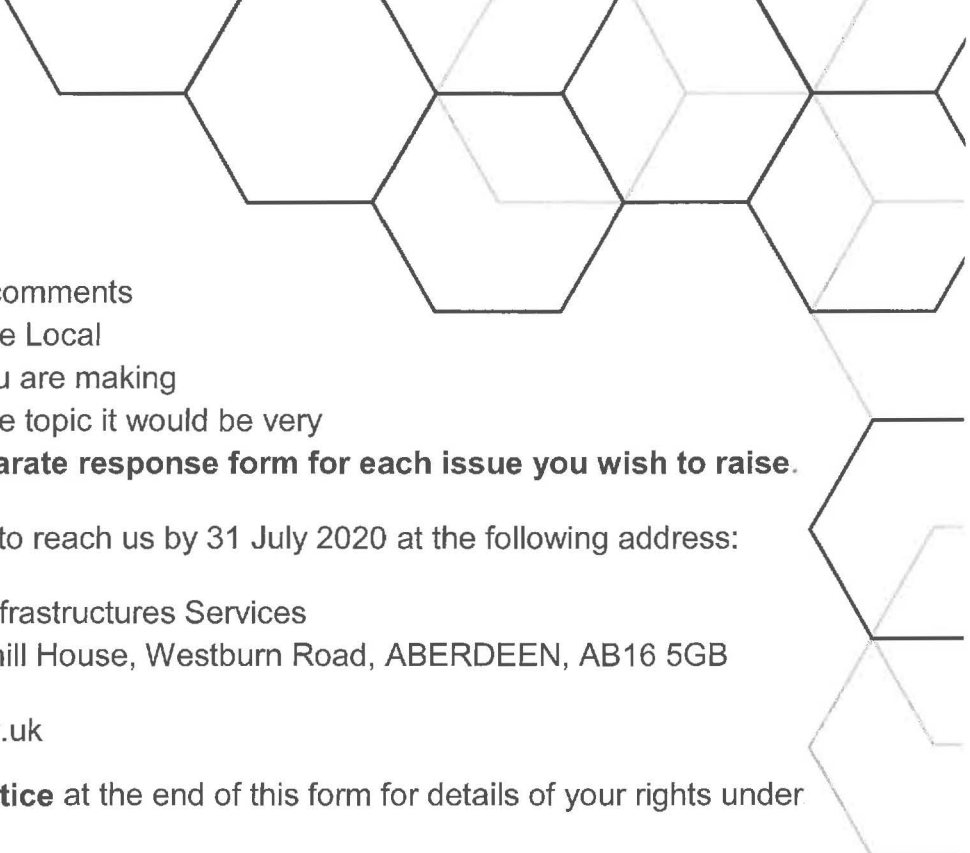
Tel: 01467 536230

Email: ldp@aberdeenshire.gov.uk

Web: www.aberdeenshire.gov.uk/ldp

Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 31 July 2020 at the following address:

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

Email: ldp@aberdeenshire.gov.uk

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

YOUR DETAILS

Title:	Mrs
First Name:	Lesley
Surname:	Tierney
Date:	28.07.2020
Postal Address:	Lippe Architects + Planners, [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?

Harbro Ltd

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): Appendix 7C - Formartine

Inclusion of bid site FRO74 and Main Issues Report MIR 241 in the Turriff settlement for residential development.

Reason for change:

The land at Rosehall has previously been allocated for housing within a Mixed Use Development Permission. The land is a Brownfield Development opportunity. The site is well related to existing commercial and residential developments at Rosehall. The site is well connected to the settlement of Turriff via an existing adopted footpath which runs from Rosehall to Turriff.

Please see attached paper apart which details the full representation this proposed change requesting.

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:

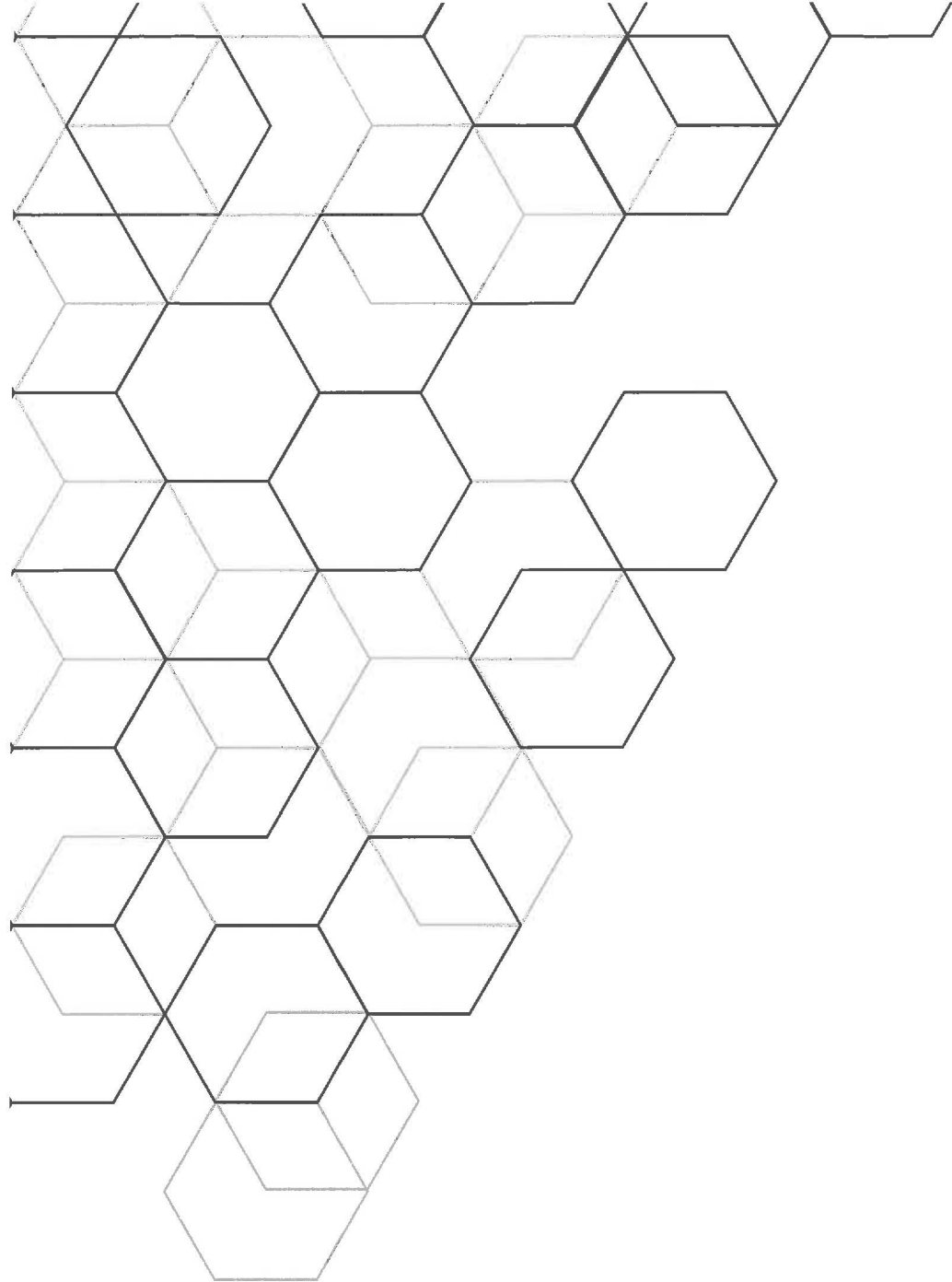
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



Proposed Modification to the Proposed Aberdeenshire Local Development Plan 2020

Appendix 7c – Formartine

Inclusion of Bid Site FR074 / Main Issues Report Site MIR 241 for Residential Development at Rosehall, Turriff

Lippe Architects and Planners Ltd act on behalf of Harbro Ltd who provide innovative high quality livestock solutions focussed on improving animal performance and its customers' profitability. It also offers a convenient and more efficient on-farm mobile milling, mixing and processing service, which allows farmers to utilise home-grown materials.

The main business operations at Harbro are in Turriff itself, not a Rosehall. While some Harbro operations have previously taken place at Rosehall, it is other businesses which are mainly located there now and the site proposed for inclusion in the Plan is land which is now surplus to operational requirements.

As a brownfield site, the intention has always been to secure its redevelopment. As such, Rosehall was allocated as an opportunity site in the Aberdeenshire Local Development Plan 2006 for redevelopment for mixed use for employment and a small number of housing units. Outline planning permission was subsequently granted in September 2007 for mixed residential, industrial and business development a settlement. A copy of the approved plans for the site are attached as Appendix 1. Rosehall was subsequently allocated as a settlement in the Aberdeenshire Local Development Plan 2012.

Harbro Ltd were affected to a degree by the economic downturn in the Oil and Gas sector and unfortunately did not implement development and permission lapsed, followed by the removal of Rosehall as a settlement in the Aberdeenshire Local Development Plan 2017. This was a backward step as, if anything, residential development and commercial and business development in and around Rosehall had been otherwise steady over these years as permitted by the organic growth policy and the redevelopment and expansion of the commercial area.

The inclusion of the land at Rosehall was submitted in response to the Main Issues Report. Our response to have an area of brownfield land allocated for housing is attached as Appendix 2.

This response states that the site at Rosehall had previously been allocated for mixed employment and housing use and a permission had also existed for such but which had

unfortunately expired due to the general economic climate in the Aberdeen City and Aberdeenshire Area in recent years.

The response states that not only did the site at Rosehall still represent an excellent redevelopment opportunity in close proximity to the settlement of Turriff, but that it should also be considered as a better, more sustainable and less visible option than the site FR134 proposed for inclusion at Bridgend Terrace which, while closer to Turriff, is a greenfield site which is prominent and visible on the edge of the settlement.

The response went on to explain that while the site at Rosehall is 750 metres from the edge of Turriff, it is served by an adopted footpath for this entire length and that therefore connectivity is excellent along with other less formal routes to the town across the golf course and river.

The Formartine Area Committee considered the Main Issues Report and responses to it on 10 September 2019. The Committee report did not include reference to the site due to an administrative error, however, officers gave an explanation of this to Councillors along with their reasons for not preferring the site for development. The request to speak in support of the Rosehall site was accepted and heard by the Formartine Area Committee. The request to speak text is attached as Appendix 3. It was highlighted at this stage that Harbro Ltd are keen that the site could provide self-build plots for the local community. In allocating the site at Rosehall, this would offer an opportunity for self-build plots which have historically been popular in Turriff and which also reduce pressure for one off houses being built in the countryside with all the associated issues of the sustainability of such development. Retiring farmers, for example, are keen to build their own houses but they would be able to move closer to the town in a more sustainable location and be able to take advantage of, and support, its services and facilities.

While the Formartine Area Committee did not recommend the inclusion of Rosehall site, the case remains clear that site offers the opportunity for deliverable development on a modest site which the Local Development Plan team stated early on in the process was a priority in being able to deliver housing and provide choice in the next Local Development Plan. Provision of plots at Rosehall would help meet local demand for new housing which remains one of the key objectives for the settlement of Turriff.

A small development in this location utilises a brownfield site, will provide a sense of place within the community, will meet a local housing need in the settlement and will support local services and facilities. This is a sustainable and, most importantly, accessible site including by an adopted footpath which links Rosehall to Turriff. It is not isolated and there is a landscape context with it being surrounded by other existing development and overlooking the golf course. The site offers excellent connectivity across the golf course and footbridges over the Burn of Turriff to the town. The use of brownfield land alone means this is a more sustainable option to the proposed visually prominent, greenfield site allocation bid site FR134 at Bridgend Terrace.

It is unfortunate that the economic downturn resulted in development not forthcoming at Rosehall but this should not be seen as a reflection that Harbro Ltd is not committed to the delivery of housing development bearing in mind they have where possible continued to invest in employment opportunities at the site.

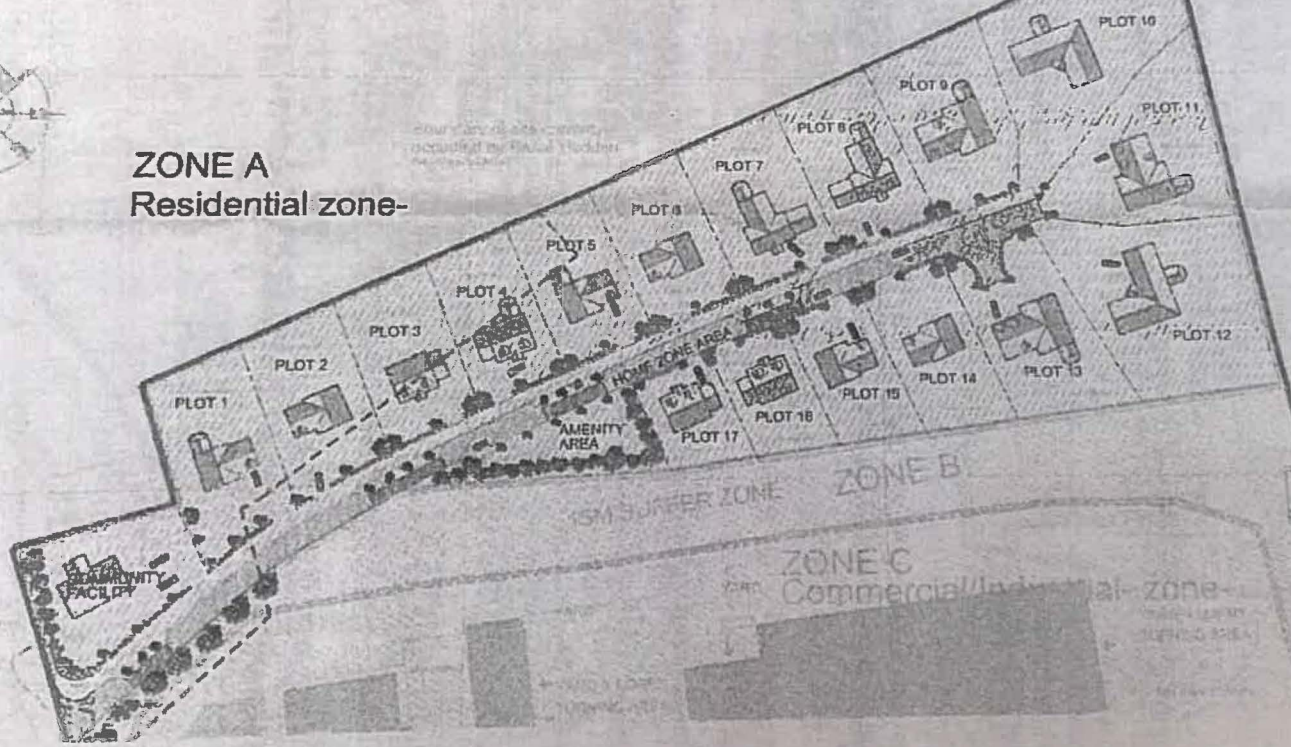
It is therefore respectfully requested that the site is included for housing in the Proposed Aberdeenshire Local Development Plan.

ZONE A

Residential
Medium Density
Single-Family



ZONE A
Residential zone-



IS NOT TO BE INDICATED
BOUNDARIES ONLY

Proposed Development	Residential
Developer	Per Marens Ltd
Project/Development	
Zone	A
City/County Council	
Scale	1:500
Date	11.11.07
Drawn by	
Checked by	
Approved by	
Scale	1:500
Date	11.11.07
Drawn by	
Checked by	
Approved by	



william lippe
architects ltd
3883/07