

# 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 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.

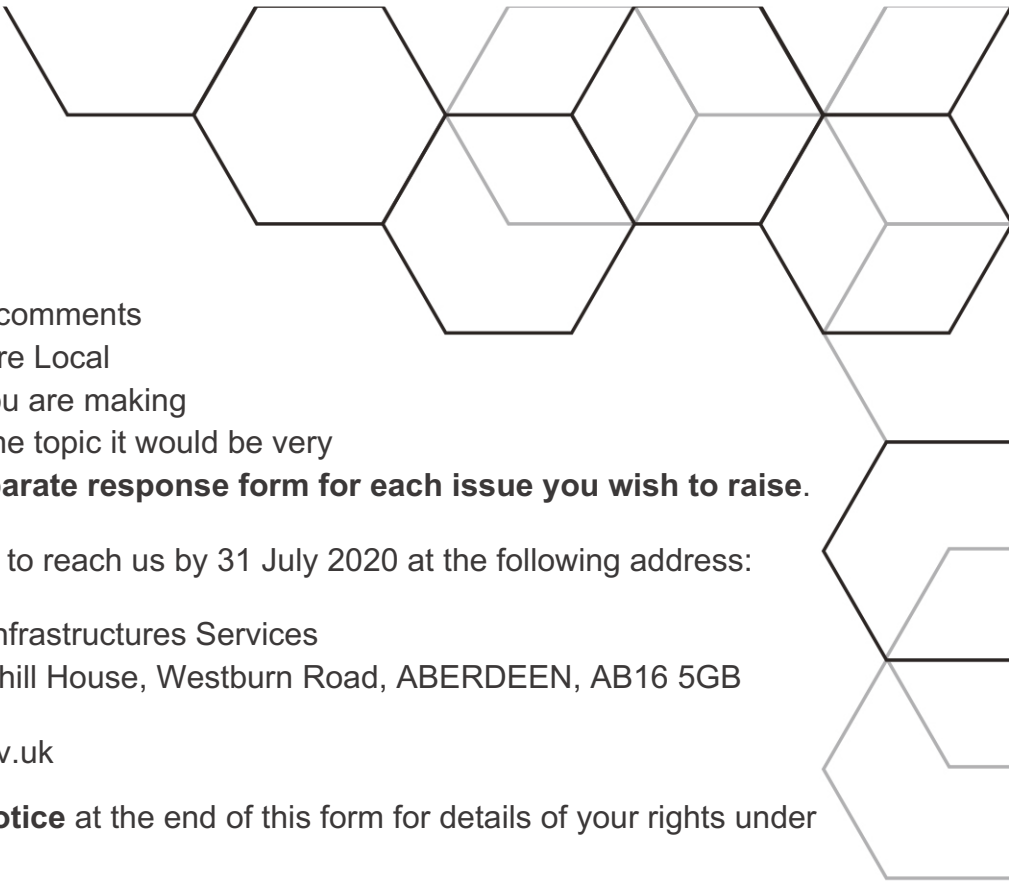
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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](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 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](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:	Mr
First Name:	Luke
Surname:	Slattery
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):

Section 5, Paragraph 5.13 'Aberdeen to Laurencekirk Strategic Growth Area'

## Reason for change:

EDC generally support the proposed spatial strategy, but **objects** to the statements made in respect of Chapelton on the basis that the draft Plan needs to take a more positive approach in respect of its own spatial vision.

The Council's decision to restrict significant development land in the Aberdeen-Laurencekirk Corridor in order that new housing development is concentrated in the most sustainable locations is welcomed. That decision is in line with our previous representations to the plan and the Strategic Development Plan (SDP) for Aberdeen City and Shire and is consistent with Scottish Planning Policy (SPP) Paragraph 30, providing a spatial strategy which is both sustainable and deliverable. It is also consistent with Paragraph 81 of SPP where a more restrictive approach should be taken to development in rural locations to avoid unsustainable growth.

It is our view that the supporting text in Paragraph 5.13 of the draft plan should be updated so that it successfully reflects what the spatial strategy has achieved since the 2017 Local Development Plan (LDP) and articulates the reasons for Chapelton's slower than anticipated delivery over this timescale. The following alterations are proposed:

*'In the Aberdeen/Stonehaven/Laurencekirk Strategic Growth Area the existing and substantial allocations at Laurencekirk have been slower to come forward than anticipated. Decisions regarding the southern grade separated junction at Laurencekirk are welcome and until that is completed there remain questions regarding the capacity and desirability of the town to accept additional growth. The rate of growth in Chapelton has been ~~unexpectedly~~ slow in line with the wider housing market and the local aspiration for a model sustainable new community town here, including stimulating demand for infrastructure and services, is likely to be constrained unless if significant new development land elsewhere in the corridor ~~is restricted~~ was to come forward and dissipate demand for the same infrastructure and services. Rationalisation of some sites has been undertaken to reflect a realistic housing density on the land and to incorporate the Blairs development fully into the Plan. Some new development opportunities exist in Stonehaven, and small additional allocations are identified in the Marywell and Newtonhill settlements.'*

Allowing for a later start date (2015) than other developments on the list in Tables 1 and 2 of the Monitoring Report, Chapelton's delivery rate would be consistent with other large-scale housing sites in Aberdeenshire. We'd also note that the first houses were occupied in 2015 and so taking that figure as a starting point, it probably sits higher on the list.

The changes are proposed to ensure the Draft Plan is up-to-date and relevant and correctly identifies the reasons for Chapelton's slower delivery.

With this change imposed, we would willingly support the plan's spatial strategy, albeit reserving our position should any large-scale sites come forward during the plan process which undermine the spatial strategy.

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**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):

Section 7, R1.2 – Green Belt

## Reason for change:

Whilst supporting the principle of the introduction of a Green Belt boundary on the eastern side of Chapelton, (this area is retained as green space, consistent with the approved Planning Permission in Principle (APP/2011/3100), Full Planning Permission (APP/2011/3103) and approved masterplan statement) EDC **object** to the detail of the draft Policy.

In the Draft Plan, it is shown to overlay the areas north and south of Greenlaw Road between Chapelton and Newtonhill including the areas designated as P1 (community wood), P2 (balancing pond) and R1 (public open space). Again, these designations are supported in principle being in line with the masterplan.

That being said, it is necessary to undertake works within the Green Belt to support the ongoing delivery of Chapelton. This could include, infrastructure such as accesses, drainage, soil/land improvement and services, but it may extend to include walking routes through the open spaces, small shelters in these locations, amongst other appropriate uses. This list is not exhaustive.

While we consider the open space items to be covered under 'a recreational use that is compatible with its agricultural or natural setting' (Paragraph R1.2, bullet point 1), that paragraph does not offer express support for infrastructure and services, it being quite restrictive over what is permitted in GB locations. A clarification point is needed in this paragraph to facilitate these infrastructure interventions which are necessary to see Chapelton and the vision for it delivered. We suggest this is worded as follows, for insertion into the list under Paragraph R1.2

'-infrastructure, landscape, drainage and other ancillary works essential to the delivery of adjoining development'

We would consider this addition necessary to align with SPP Paragraph 52 which lists essential infrastructure as an acceptable use in the Green Belt. We trust the Council will agree that these clarifications should be made to the Policy.

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**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):

Section 7, Policy R1 – Special Rural Areas

**Reason for change:**

EDC **object** to the principle of Policy R1 and its application north of Greenlaw Road beyond Chapelton's eastern boundary. We are confused by the purpose of Policy R1 on the basis that it appears to overlap with the objectives of the Green Belt Policy.

The policy suggests that these areas have an inherent special rural character and therefore it ought to function as a strategic policy which offers additional protection to these areas where Green Belt designations are not applied. Instead, it has been applied on small-scale sites, partially duplicating the Green Belt designation east of Chapelton without evidence or justification.

Policy R1 reads like a strategic landscape-based policy but the plan's evidence base does not support this with landscape evidence, either generally or on site-specific bases. The reasons why these locations require this additional protection is not clear, neither is how they have been selected.

To resolve our objection, the R1 designation north of Greenlaw Road should be removed. If it were to remain, then similar exemptions to those we have set out in respect of the Green Belt Policy would need applied.

# YOUR COMMENTS

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**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):

Section 9 and 12, Policy P1 and PR1

**Reason for change:**

EDC **object** to the specific allocation of Policy P1 in the proposed community woodland area south of Greenlaw Road. The boundary includes Greenlaw Road and part of the roundabout from Newtonhill.

The designation is referenced as Policy P1: Layout Siting and Design, but we assume the Settlement Statement Map should refer to Policy PR1 in terms of Protecting Resources. The designation appears to be explained at paragraph PR1.6.

Irrespective of which Policy is relevant, protecting land within and adjoining a road appears inappropriate. We would strongly recommend that the Council consult with EDC to identify the full extent of any community areas it is seeking to protect.

We would also seek clarity as to why the Council's objectives cannot be met under the terms of the Green Belt policy and why this additional designation is required.



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**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):

Section 14, Policy RD1, Paragraph RD1.2

**Reason for change:**

We **support** the Council's proposed approach to electric vehicle charging points, which is in line with our representation to the Main Issues Report (MIR) consultation.

# YOUR COMMENTS

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**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 1, Page 101, Newtonhill Employment Land 'Newtonhill OP2'

**Reason for change:**

We **support** the inclusion of Newtonhill OP2 site for 12.1Ha of Employment Land.

# 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 7e, Page 647-8, Policy OP1

**Reason for change:**

We **object** to the extent of policy OP1, it being reduced from that shown in the previous LDP2017 as it excludes the full area for the long term development of the town and that which has been masterplanned and featured within previous iterations of the LDP. We appreciate that this area would come forward beyond the Plan period, but it is in the interests of positive planning that the LDP recognises this area as providing long term strategic growth.

The reduction from that previous allocation to the extent of the first 4,045 units is therefore contrary to SPP Paragraph 120:

*'Beyond year 10 and up to year 20, the local development plan should provide an indication of the possible scale and location of the housing land requirement.'*

To rectify this, we suggest that the full extent of Chapelton is re-introduced in the Draft Plan, which can be caveated as 'longer-term' and thus separate from the 4,045 units with PPIp if necessary.

# 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:

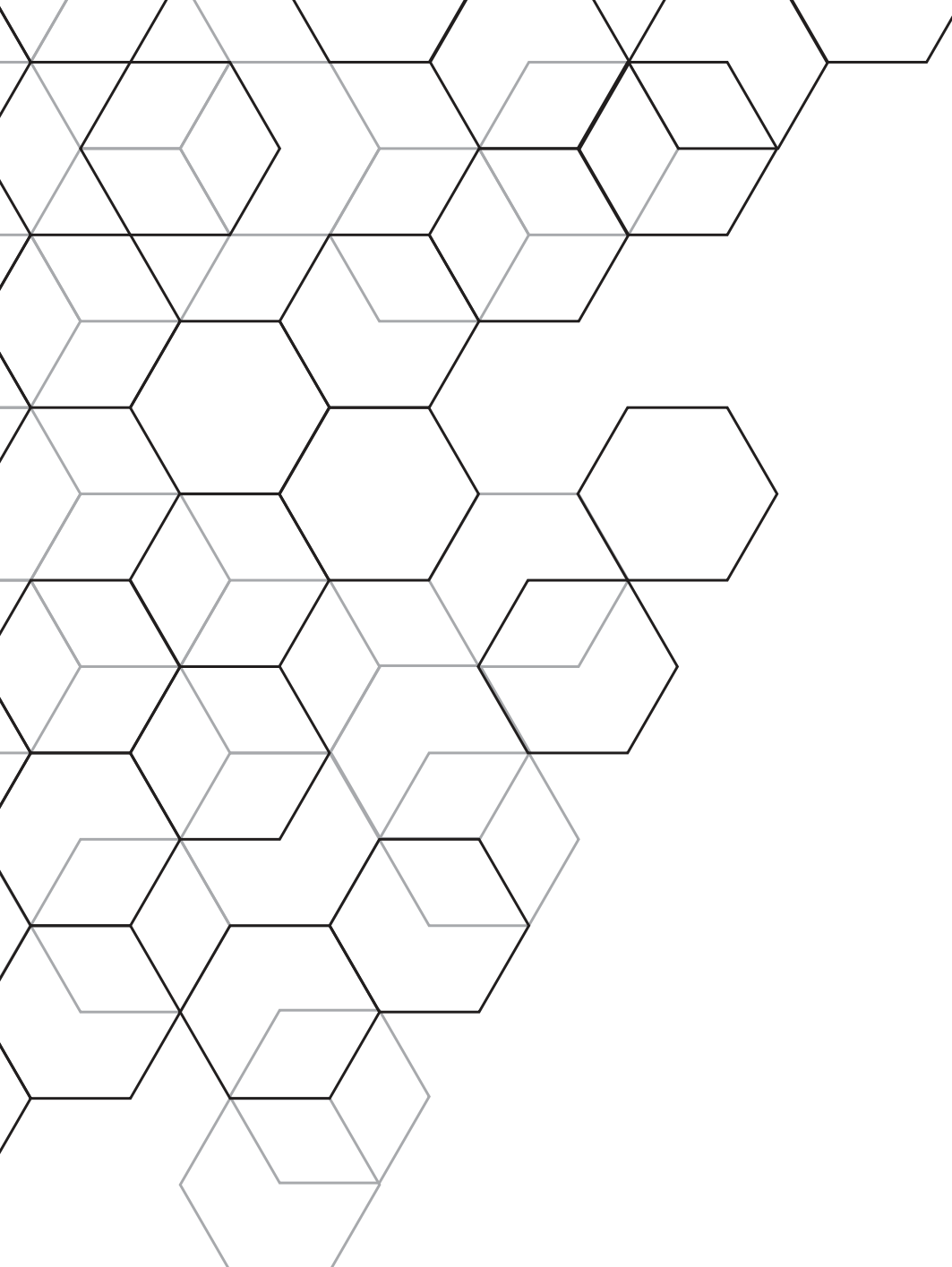
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



Planning Policy Team  
Infrastructures Services  
Aberdeenshire Council  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB

  
**Turnberry**

Our ref: LDP2020. 31.07.20. EDC\_LDP  
Your ref: -

31<sup>st</sup> July 2020

Dear Sir/Madam

**PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020  
PUBLICATION PLAN CONSULTATION**

I write on behalf of the Elsie Development Company (EDC) in response to the Proposed Local Development Plan 2020. Please find included our response to the consultation with forms completed on each of the policies.

Our comments are a combination of qualified support for some of the policies, supporting text and allocations in the Draft Plan and reluctant objection on other items. In summary:

- We support the spatial strategy and the restriction on further large-scale housing allocations in the Aberdeen to Laurencekirk Growth Corridor;
- We object to the content of Paragraph 5.13 and have suggested a change which is both positive and accurate;
- We support the principle of introducing a green belt boundary between Chapelton and Newtonhill but require reassurance that infrastructure, services, land/soil improvement works and landscape can be undertaken in this area, in line with Scottish Planning Policy (SPP) Paragraph 52;
- We object to the allocation of the land north of Greenlaw Road under Policy R1 on the basis that it is not clear what the objectives of this policy are: it appears to be landscape-based but without any supporting evidence and appears to duplicate the protections afforded by Green Belt policy;

- This point applies equally to Policy P1 in the area south of Greenlaw Road: it is not clear if this relates to Policy P1 or PR1 and the boundary is not aligned to the uses it is seeking to protect. Again, Green belt policies would provide adequate protection and we are not clear why another new designation is required;
- We support the continued inclusion of the 12.1Ha Newtonhill employment site OP2;
- We object to the reduced extent of the Chapelton allocation under policy OP1, it being smaller than the full settlement extent which has been identified in earlier plans as the full extent of the new town. This reduction is contrary to paragraph 120 of the SPP which requires Local Authorities to look beyond the plan period.

I trust the above summary and attached forms can be recorded as our consultation response, however if you require any further information please do not hesitate to contact me.

Yours sincerely,

Luke Slattery

**Turnberry**