

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.

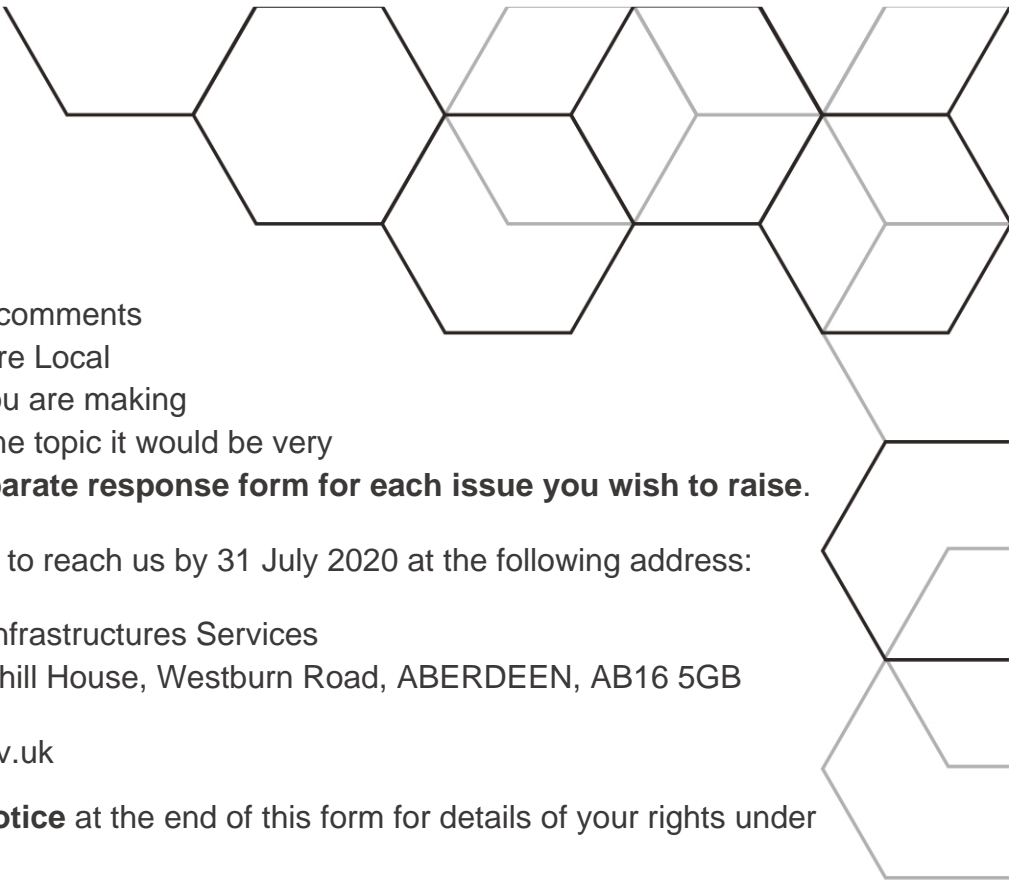
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	Mrs
First Name:	Maureen
Surname:	Pirie
Date:	30/07/2020
Postal Address:	████████████████████████████████████████
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████████

Are you happy to receive future correspondence only by email? Yes

Are you responding on behalf of another person? 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):

LPD2021NN

I am doing a further E Mail Resoonse soley about the Lack of Engagment with the residents of Potterton

On the back of the Barratts spokesman saying they have held extensive talks with the community I would be interested to hear there response to these well researched facts.

Reason for change:

The Formartine Area Committee were lobbied by Barratts at their Special Meeting on the proposed LDP in Sept 2019, and voted to INCREASE the amount of land reallocated out of the Green Belt to allow Barratts to build MORE houses.

Did they minute their discussions on this to explain how they reached this decision, in the interests of public accountability? NO!

The Developer

So what about the proposed Developer of the fields between Denview and Milton of Potterton.

Did he consult the residents?

Did he hold a public meeting to explain his proposals and gather feedback?

Did he display his plans locally e.g. in the Shop or the Community Centre and ask for input? NO, NO and NO!

He did chat to half a dozen people in the pub one night. They told him they could not possibly speak for the village on such an issue and recommended that he should contact the BCC to ask for a public consultation event.

Did anything come of this? NO!

Belhelvie Community Council

*The Community Council represents the residents of the Parish of Belhelvie, which includes the communities of Balmedie, Belhelvie, **Potterton**, Blackdog and Whitecairns.*

*Belhelvie Community Council has three main functions:

1. To **represent the views of the community to Aberdeenshire Council** and other public bodies.

1. To **promote the well-being of the community**. This can include organising or assisting with events, supporting local activity groups and promoting environmental improvements.

3. To hold meetings and provide a point of contact for local residents to voice their opinions on any matter affecting their lives, their welfare, their environment, its development and amenity.*

So, did BCC consult with the people of Potterton about the Council's plans for the village?

Did they hold a survey, like they have done in the past re bus services etc?

Did they hold a public meeting to warn the village that it was facing **MAJOR** changes and to gauge feeling?

Did they ask Potterton residents if we wanted to stay within the protection of the Green Belt around Aberdeen?

Did they mention any of this in the Belhelvie Banter?

NO, NO, NO, NO, and NO.

Did BCC provide input to Aberdeenshire Council as part of the Main Issues Report / Local Development Plan process? YES THEY DID.

Did they minute their discussions and publish them on their website? NO!

Did they publish their input so we could see it? NO!

Did they post on their Facebook page that there were **SERIOUSLY CONTENTIOUS PLANNING OFFICER RECOMMENDATIONS** RELATING TO POTTERTON (like they did for Balmedie in a post on 27 Oct 2018) – NO!

So...on what basis did BCC presume to represent us in this matter?

Maybe BCC tends to be dominated by issues relating to Balmedie as it's so much bigger. But they are supposed to be representing us too!

BCC's current planning officer seems to be of the opinion that it is Potterton's turn now for development, like all the other settlements in BCC's area, and that it is inevitable that the Council wants development here.

But there is a **HUGE** difference between Potterton and the other places – as well as all the other arguments about inadequate infrastructure etc - **POTTERTON WAS (AND SHOULD STILL BE) PROTECTED BY ITS GREEN BELT DESIGNATION**. Balmedie, Blackdog etc are NOT in the green belt.

The BCC have formulated a response on these developments to the Aberdeenshire Council. You should formulate your response too!

Potterton Local Development Plan – Lack of Public Consultation

7 Feb 2017: Formartine Area Committee of Aberdeenshire Council notes the contents of the Report of the Examination of the 2017 LDP. Re Potterton this is summarised thus: 'There were bids for sites on all sides of Potterton, however the Reporters agreed with the view the Council that development extending Potterton would be inappropriate as it is not within the Strategic Growth Area and is encompassed by greenbelt. Therefore no new sites have been brought forward as an allocation.'

Feb 2017: meeting of the Potterton Community Group in the pub was attended by Councillor [REDACTED] and the developer [REDACTED]. The Potterton Community Group, which is a recreational group, were clear that they could not speak on behalf of the village and pointed the developer to the Belhelvie Community Council with regard to holding a public consultation event.

16 Oct 2017: earliest set of minutes available on Belhelvie Community Council website state 'Meeting held with AC Planning to review the forthcoming 5-year Local Development Plan. (Whitecairns and Blackdog were not included). Infrastructure services, transport and local employment opportunities were among the subjects discussed.' No mention of whether Potterton was included?

19 Feb 2018: Belhelvie Community Council minutes state that [REDACTED] was nominated as Planning Reporter (previously [REDACTED]).

18 June 2018: Belhelvie Community Council minutes show that two members ([REDACTED] and [REDACTED]) declared a Conflict of Interest regarding the next Local Development Plan due to interests in the bid for the West Balmedie site. Two members ([REDACTED] and [REDACTED]) had attended a Local Development Plan seminar to represent BCC and had presented a report to the Chairman.

There is no mention of Potterton re LDP.

15 July 2018: Belhelvie Community Council set up a Facebook page.

27 Oct 2018: Belhelvie Community Council Facebook page includes a long and detailed post regarding Balmedie LDP – text of a guidance note of which the purpose was 'to provide all Members of Belhelvie Community Council with an early 'heads up' due to the **seriously contentious nature of the officer recommendations relating to Balmedie** and to be able to provide an informed response to any approach from concerned members of the community.'

There is no mention of Potterton or any contentious recommendations here!

19 Nov 2018: Belhelvie Community Council minutes Community Engagement by CHAP: 'CHAP Development Potterton, local area development including houses and school, report by [REDACTED]

CHAP, who will be one of several bidders, held a Public Exhibition to view their Local Development Plan (LBD) bid options for a proposed residential led mixed use western expansion to Potterton. The proposed area for this is the fields to either side of the current road to Dyce. No Planning Application has been submitted and the preparation of the next LBD is still at an early stage of consultation and engagement. CHAP at this stage were actively seeking to understand the views and aspirations of the local community regarding this proposed development and handed out a feedback form to attendees asking various questions including what type of facilities (community, education, retail and/or leisure) the community would like in the large area of the development set aside for this.'

20 Nov 2018: Formartine Area Committee of Aberdeenshire Council consider Parts 1 and 2 of the proposed Main Issues Report 2019 as they affect the Formartine Area and to recommend any changes they wished to see included in the Main Issues Report before it is considered by the Infrastructure Services Committee on 29 November 2018. There is no mention of Potterton in the Minutes of the FAC meeting.

29 Nov 2018: Infrastructure Services Committee of Aberdeenshire Council approve the Main Issues Report to go forward to the Consultation Period. The Potterton section contains the statements: 'The planning objective for the settlement is to preserve the amenity of the village. This will be achieved through the use of protected land designations and through the application of the greenbelt policy.

There is a clear community aspiration for a new community hall in the village to supplement the Forsyth Hall Men's Shed. Likewise, the Community Council identified a preference for small business units near to the existing business land.'

The MIR includes as 'Officers' Preference' Development Bid Sites as follows:

FR104 (Reserved - not for immediate development) – Green Belt not mentioned

FR140 - Green Belt not mentioned. Planning Officers state that the bid for 80 homes would constitute 'underdevelopment' and should be increased to 117 if constraints (transport, education, mains water & waste water) are overcome.

FR141A & 141B: (Reserved - not for immediate development). 'The site is within the greenbelt, the loss of which could only be justified through strategic land releases.' 'The site may be too big at this time for the village. Scale of impact increases with the number of homes proposed. It is appropriate to allocate site FR141 A and reserve site FR141 B.'

FR037B: (Reserved - not for immediate development). Noted as Green Belt.

The conclusion of the Potterton section is: 'Potterton continues to have significant development pressure due to its accessible location. However, it is surrounded by land designated as greenbelt and there are education and transport constraints. These could potentially be overcome following the opening of the AWPR and with the provisions of a new road from the east. There is a good proportion of open space within the settlement with the large town park connecting the north and south housing developments. Development to the east of the B999 would be preferable for road safety reasons.'

14 Jan 2019: Main Issues Report published for consultation.

11 Feb 2019: Belhelvie Community Council Facebook page includes the following: 'Public

meeting about the Council's Local Development Plan (LDP) 2021. Meet the planning officers and help them with the preparation of submissions to the Main Issues Report on Friday 15 February 12:30pm - 7pm, Balmedie Leisure Centre. More information is available from the Aberdeenshire Council website.' There is no mention on the Facebook page as to whether this meeting was about Balmedie only (there is certainly no mention of Potterton in the post).

18 March 2019: Belhelvie Community Council minutes state:

'Chairman reiterated his reasoning for making the late changes to the Agenda and urged all members to enter into tonight's discussions in a constructive manner where everyone's views are heard and respected. He added where we have differences of opinion the collective view will be agreed democratically.

Chairman also confirmed that any reference to the Main Issues Report being discussed at the February meeting had been omitted from the draft minutes as the discussion could not be ratified by the majority of members present at that meeting.'

'There was a very indepth discussion about the MIR and the BCC response will be decided after a meeting on Tuesday 26th March where [REDACTED] will present his reports on all the bid sites and BCC will comment on the reports.

[REDACTED] reports will be sent to all BCC members on Monday 25th March.'

(Note that there is no detail provided re the in depth discussion about the MIR, and there are no minutes on BCC website for meeting on 26 March 2019)

'Motion tabled by [REDACTED] that the BCC should be willing to accommodate all future requests from developers/constructors/project leaders to present their plans to the Council. Each request would be considered by the BCC Council at a regular monthly meeting on a request by request basis before agreeing /disagreeing to the request to present at the following monthly meeting or a separately organised meeting where appropriate. The motion was carried unopposed.'

March 2019 Belhelvie Banter: Includes within Belhelvie Community Council report - "Reviewing the development of Aberdeenshire Council's 5 year Development Plan for the area [REDACTED]". There are no details of the proposed developments and no mention of Potterton. There is no recommendation for readers to go to the council website and to send their comments and objections to the council.

15 April 2019: Belhelvie Community Council minutes show that [REDACTED] (who had acted as Planning Officer on BCC) had resigned and that he was replaced as Planning Officer by [REDACTED].

After comments made by the Chair [REDACTED] resigned and left the meeting early.

20 May 2019: Belhelvie Community Council minutes state: 'Chair confirmed that Community Council comments on the MIR Report relating Housing and Commercial development in the Parish had been submitted to Aberdeenshire Council and had been duly acknowledged.' No information on what the comments were.

10 Sept 2019: Formartine Area Committee of Aberdeenshire Council meeting to discuss the LDP. The meeting was attended by a representative of Barratts who requested that site 141B (recommended by the planning officers as Reserved, not for immediate development) should be brought forward into the LDP for immediate development. Barratts are minuted as saying: 'whilst happy other bid sites had been accepted to take forward, they would wish bid site FR141B also to included. This would rationalise delivery and housing numbers across sites FR140 and FR141A within a five-year period, within an existing 10-year plan, where the additional provision could be accomplished in three years. It was suggested that there were no other

accepted sites available for development in Potterton.’ The Committee accepted this proposal, which went against the advice of their own planning officers. There is no justification included in the minutes as to why the Committee made this decision. And no discussion of the Green Belt issue minuted either.

5 March 2020: Following approval by Aberdeenshire Council, the Proposed Local Development Plan became known as “the settled view of the Council”.

16 March 2020: Belhelvie Community Council minutes include the point ‘Planning Report Cllr ██████ advised that the Local Development Plan be read by all BCC members and discussed and all comments to be submitted. Consultation planned by Planning Policy Team at AC On 26th May 2020
Planning for four retail units at the Stead Inn.’

20 April 2020: Belhelvie Community Council minutes include the point ‘Aberdeenshire Local Development Plan 2021 - Development Plan Scheme 2020 Email received 19 March from Aberdeenshire Council and circulated to BCC’ (no detail is provided on this in the minutes).

18 May 2020: Belhelvie Community Council minutes include the points ‘Public consultation - Proposed Local Development Plan: Public consultation on LDP is going ahead - documents available from week commencing 25 May on Aberdeenshire Council website.’ ‘BCC to advertise on Facebook’.

2 June 2020: Belhelvie Community Council Facebook page includes the following: ‘Public consultation on the proposed Aberdeenshire Local Development Plan 2020 is open for responses until 17 July 2020 (5pm). The Plan sets out the policies to be used in the planning application process and it proposes land allocations for development between 2021 and 2031. More information is available in the Aberdeenshire Council post, Facebook page and website.’

8 June 2020: Belhelvie Community Council minutes include the following under the heading Local Development Plan 2020 Aberdeenshire Council 17th July 2020:
Potterton

OP1 (Land North of Denview Road), OP2 (Land North/west of Denview Road)

A previous email from a Potterton resident, ██████, voicing concerns to the proposed plan, ██████ BCC Planning Reporter replied to ██████ asking what her particular concerns were, but received no answer in return.

Prior to the BCC meeting ██████ will try and get in touch with ██████ to discuss the matter. ██████ (Potterton Resident / BCC Member) voiced her concerns about the scale of the development, it could basically treble the size of the village, and the impact traffic and schooling. After discussion, it was decided that ██████ would prepare a report and it would be sent to AC after further discussion at the next BCC monthly meeting on 15th June 2020.

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
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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.

