

PP0787

# 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, zvaniet uz 01467 536230.

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

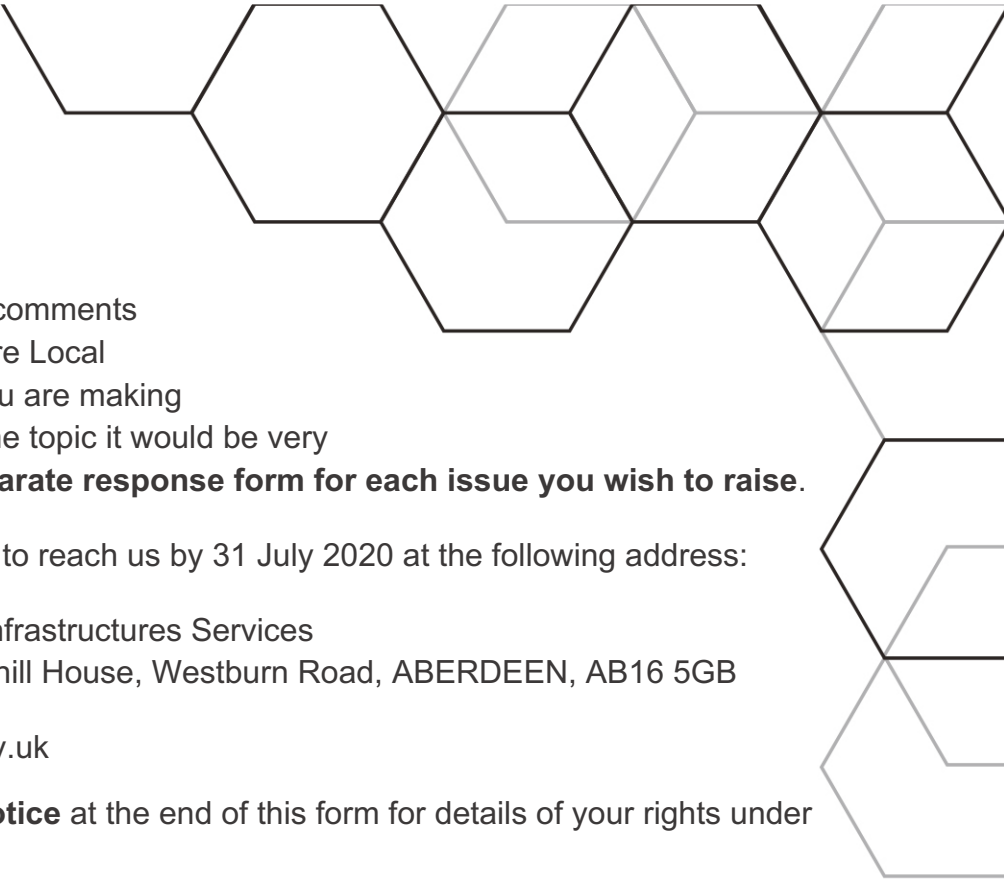
Tel: 01467 536230

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 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:	Mrs
First Name:	Audrey
Surname:	Wright
Date:	31 July 2020
Postal Address:	████████████████████
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████████

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):

Changes are required to **Strategic Environmental Assessment of New Allocated Sites and Alternative Bids – Formartine – Potterton Pages 119, 120 and 121 - Site Refs OP1 and OP2**. See below.

## **Air**

Effect should be – Negative, not 0 Neutral

Comments – Replace with the following wording: 'A proposal of this scale will lead to a significant decrease in air quality (i.e. through increases in concentrations of air - pollutants) Effects are likely to be medium/long-term'

## **Water**

Effect should be – Significant Negative Effect, not 0 Neutral

Comments – Insert the following wording 'The proposal is likely to have a significant negative effect as it will exceed public sewage treatment capacity in the area. Effects are likely to be localised and long-term, however the negative impacts could be mitigated through developer obligations and a Scottish Water growth project.'

'There is a significant existing surface water flood risk. The site is in a 1 in 200 flood risk area with a high water table. If developed this could negatively impact on watercourses.'

And 'A flood risk assessment, water impact assessment and drainage impact assessment will be required.'

## **Climatic Factors**

Effect should be – Significant Negative Effect, not - Negative

Comments – insert the words 'The development is within an area identified as high flood risk. Impacts are likely to be localised and long-term.'

## **Soil**

Effect should be – Negative, not 0 Neutral

Add the following wording: 'The site lies on agricultural land which is a limited resource and cannot be replaced. It will result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term. No intervention is available to mitigate against this loss. This would have a long-term impact.'

## **Biodiversity**

Effect should be -- Significant Negative, not + Positive

Comments – insert the words 'Ythan Estuary, Sands of Forvie and Meikle Loch SPA and Sands of Forvie SAC are set to the north. This site is at a very close proximity to the qualifying sites and likely to have an impact on the qualifying species. The development would have an effect indirectly

through recreation pressures, land take for development, drainage and impact on geese grazing areas.'

'The development of a greenfield site is likely to have long-term irreversible adverse impact on biodiversity through the loss of habitats and/or habitat fragmentation and/or disturbance to species that use the site as a habitat. It will also result in soil sealing, structural change in soils and change in soil organic matter. Impacts are likely to be localised and long-term.'

'The development is not likely to conserve, protect and enhance the diversity of species and habitats, and the natural heritage of the area.'

'The development is likely to adversely affect populations of protected species, including European Protected Species, their habitats and resting places or roosts such as red squirrel, bats, water voles, common lizard and badger, and many species of birds including skylarks, owls, kestrel, tree sparrows, grey partridge and lapwing. A habitats and wildlife assessment would be required to mitigate effects.'

'The site includes Ancient Woodland which must be protected from development.'

### **Landscape**

Effect should be -- Significant Negative, not – Negative

Comments - **remove** the words 'However, given that over a long term, what gets developed becomes part of the landscape, the effects are only likely to be medium-term.'

Insert the words 'Significant scale development that would alter the character of the area which is within the Green Belt. May generate significant landscape and visual impacts. The development is a large extension into the landscape and would have a negative impact on the setting of the settlements of both Potterton and Milton of Potterton and the landscape character. The effect is likely to be long-term. Due to the scale of development relative to the settlements, it is unlikely that strategic planting will mitigate impact. The landscape would be altered, and a housing estate would be formed which would lose the identity of rural character. Screen planting is not likely to mitigate against this loss.'

### **Material Assets**

Amend the first point to read: 'There are a number of infrastructure constraints associated with this site, including education provision at Balmedie Primary School and the road access which is inadequate for a development of this scale.'

Amend the second point to read: 'Access relies on an unclassified road and a C class road.'

Amend the third point to read: 'The proposal **will** lead to significant pressure on local infrastructure. The proposal will have negative effects on existing infrastructure as it is of a scale which increases the pressure on the sewage network.'

### **Human Health**

Effect should be - Negative, not + Positive

Amend first sentence to read: 'It would result in the loss of open space as the site is on agricultural land within the Green Belt.'

Insert the wording 'It risks reducing active travel opportunities as access relies on an unclassified and a C class road which are currently used for walking, cycling and horse riding and are narrow with no footpaths or cycle paths. Increased vehicle traffic on these roads resulting for a large housing development would severely limit opportunities for safe walking and cycling.'

### **Cultural Heritage**

Delete the sentence which states 'Unlikely to have any effect on the historic environment'. Insert the words 'The development may weaken the sense of place, and the identity of existing

settlements. It would not be possible to mitigate against erosion of sense of place/place identity through new developments.'

'Development would result in the loss of NJ91NW0029 – Cropmarks of rig and furrow. The impact would be permanent and irreversible.'

'There are 2 scheduled monuments within 800 m. Standard SMR on site and various others within 500m. These may be negatively impacted by development.'

**Reason for change:**

The Strategic Environmental Assessments of OP1 and OP2 contain inaccuracies, omissions and misleading statements. Building housing estates on agricultural land in a high flood risk area on contaminated land on the green belt would have huge environmental consequences and these have not been properly considered and recognised in the Strategic Environmental Assessments. Investigations into wildlife habitat and archaeology would need to be carried out as well as a flood risk assessment, water impact assessment and drainage impact assessment and this has not been mentioned in the Strategic Environmental Assessments included in the proposed LDP.

# 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
--	---

### 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.

