

PP0788

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.*

Aberdeenshire
COUNCIL





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

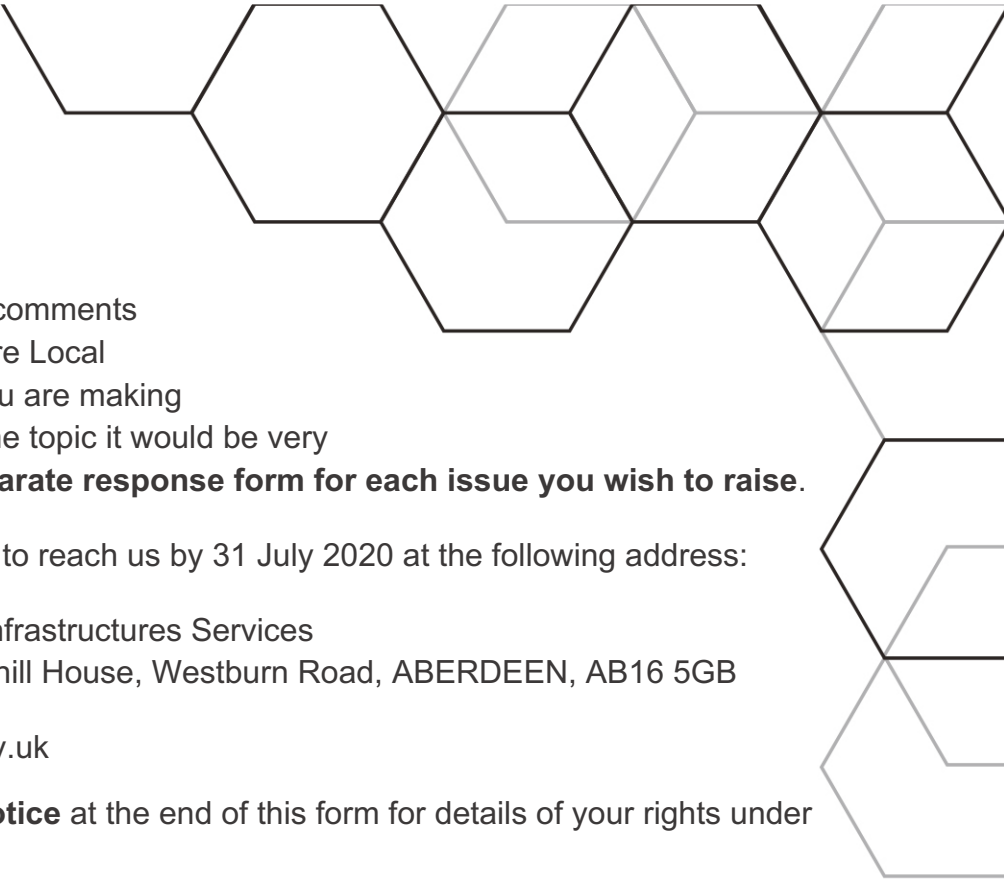
Tel: 01467 536230

Email: ldp@aberdeenshire.gov.uk

Web: www.aberdeenshire.gov.uk/ldp

Follow us on Twitter [@ShireLDP](https://twitter.com/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:	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):

Proposed Local Development Plan 2020 – Introduction and Policies:

Aberdeen to Peterhead Strategic Growth Area P.9 para 5.14 – Remove Potterton from the sentence “Additional smaller developments in Newburgh, Foveran, Bellhelvie and **Potterton** are included to promote the Energetica Corridor.’

Section 8 Shaping Homes & Housing Page 44 Map Effective Housing Land Allocations – Remove Potterton from map showing Effective Housing Land Allocations

Appendix 6 Housing Land Allocations P.169 Table 2: I want Strategic Growth Area Allocations as shown in the table for Potterton to be removed

Reason for change:

Please remove housing allocations from Potterton and reinstate the Green Belt. Reasons why strategic growth allocations, the Energetica corridor and effective housing land supply do not justify development in Potterton are detailed below.

Potterton is not in the Strategic Growth Area identified in the 2017 LDP, nor in the 2020 Proposed LDP so there is no legitimate reason to remove its Green Belt status. Therefore its inclusion in the Housing Land Allocations table 2 against Strategic Growth Area Allowances 2020 – 2032 is erroneous.

The Proposed LDP shows housing land is being allocated to Potterton as part of the Strategic Growth Area and to promote the Energetica corridor. This should be removed. Potterton is not located within the Strategic Growth Area and so any future housing for Potterton should be only as required to meet local needs. According to the Housing Land Audit 2019 and the Monitoring Report there is already a generous supply of housing land allocated in Formartine (over 7 years supply, well in excess of the 5 years required), so lack of housing land supply cannot be the justification for releasing green belt land.

The Strategic Development Plan at para 6.9 states: 'The green belt around Aberdeen will continue to protect the character and landscape setting of the City and make sure that development is directed to appropriate locations. It will do so whilst **protecting the most important undeveloped areas that contribute to the environment** and provide the City with its setting.....**Local Development Plans should promote recreational access, landscape improvement and habitat enhancement within green belt areas** and beyond.' Aberdeenshire Council should recognise that the Green Belt around Potterton is a precious resource and should be protected.

Para 3.4 of the Strategic Development Plan states: 'The Spatial Strategy plans for growth to be **focused in a limited number of places**. These are locations where public and private **investment in schools, community facilities and transport infrastructure can take place** in order to benefit wider quality of life and provide the flexibility to meet the needs of local communities.'

The proposed development of Potterton does not conform to this Spatial Strategy. Potterton is not a location where investment for example in schools will take place – the policy is to concentrate primary education provision in Balmedie (and the school there is already operating in excess of its capacity). The LDP states that developers may need to make contributions to community / sports and recreation facilities in the wider catchment area at Ellon – 10 miles away!

Para 3.10 states: 'The Strategic Growth Areas will make **housing, employment opportunities and services sustainable by ensuring that these uses are in close proximity to each other** and connected by high quality active travel networks and public transport.' The proposed development is not connected to employment opportunities and services by high quality active travel networks and public transport. If approved, it would merely add another up to an extra 400 cars to an already overburdened local road network, and increase congestion on the AWPR. In relation to the last point, the Strategic Development Plan states that LDPs should expressly **avoid** any new development that would result in a negative impact on the Aberdeen Western Peripheral Route or any junction, in order to lock in the transport benefits created by the road, and to ensure that the capacity of the route, and its junctions, is not negatively affected by development. It says any new development adjacent to the Aberdeen Western Peripheral Route will be resisted. The AWPR junction was not created to cope with huge development in Potterton and this would negatively impact it. Therefore there should not be development in Potterton which would funnel a huge increase in traffic to that junction. Neither should the huge increase in traffic be channelled through the traffic calming measures in the village and down onto the B999 as these roads cannot cope with extra traffic either.

The Strategic Development Plan states that Energetica is 'A development initiative between Aberdeen and Peterhead to create a world-class business and residential location **within a high-**

quality environmental setting. The Green Belt is an important part of maintaining the high-quality environmental setting which exists in this area. Removing the Green Belt to build houses does not help to promote the aims of Energetica. The Strategic Development Plan also defines the Green Belt as 'An area of countryside where strict planning controls are in place to **protect landscape setting, maintain the identity of a place and provide land for recreation.**' These planning controls should prevent the destruction of the landscape setting of Potterton and Milton of Potterton.

With regard to the OP1 and OP2 developments at Potterton being included in the Effective Housing Land allocations – they should NOT be included as they do not qualify. 'Effective' land needs to be able to be developed within 5 years so needs to have no constraints or only relatively minor constraints which can be resolved very quickly in order that building could be completed within a 5 year period. The proposed developments at Potterton have many and very significant constraints which could not possibly be resolved so quickly that building work could be completed within 5 years. These include:

- Contamination – the sites are constrained as contaminated as recorded in the Cadcorp GIS database
- Flood Risk – sites are in Category 3 (1 in 200) Flood risk area and are located outwith the boundary of the settlement, so per the Aberdeenshire Council Flood Risk Assessment (April 2020) they are not suitable for any development
- Vehicular access - the site would have access points on to an unclassified road and a C class road. These existing roads are already inadequate to cope with current traffic levels which have increased due to the opening of the AWPR. The inadequacies of the road network servicing Potterton have been recognised for many years: attempts to overcome them include traffic calming measures introduced in the village of Potterton (between the proposed development and the B999) and when the Wester Hatton site was developed for landfill, access to and from the site in the direction of Potterton was deliberately prevented. Channelling significant extra traffic to the AWPR junction is not acceptable per the Strategic Development Report so this is not a solution.
- Infrastructure: There are significant infrastructure constraints which have existed for many years and have been recognised in previous LDPs. These constraints are still relevant and would preclude development: as well as the roads issue, others are:
- Sewage system / Drainage: With sporadic development over recent years, the upgraded Potterton sewage system is working at capacity and (depending on rainfall) regularly fails: the drainage pumping system gets swamped and causes pollution to the Millden Burn and thereafter to the sea. In fact, this has happened with SEPA needing to become involved even within the last few weeks. Scottish Water have stated that there is no proposed project to provide additional capacity at the Potterton pumping station. On a larger scale, there is insufficient capacity at Balmedie Water Treatment Works to treat all the development sites allocated in Balmedie, Belhelvie, Newburgh and now Potterton.
- Local schools both primary and secondary are at capacity and will not be able to cope with the additional demand created by this volume of new housing.
- Local medical practices are working at full stretch as it is (and were working at full stretch before the Covid-19 crisis).

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.

