

PP0824

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:	Kenneth
Surname:	Badenoch
Date:	29/7/2020
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):

LDP 2021 NN

I wish to object to the planned proposal to add over 230 houses at sites OP1 & OP2  
Which will increase the village capacity by 54%  
I request these proposed sites are removed from the LDP

## Reason for change:

### Previous Local Development plans

The previous report of the examination dated 19<sup>th</sup> Dec 2016 recommendations have been ignored

- 1 Amend the Spatial Strategy map to exclude Potterton from the strategic growth area
- 2 Amend the shaping homes & housing map to exclude Potterton from the strategic growth area

The only change that has occurred since the issue of the previous report is that the AWPR has opened and created more issues.

### Use of Greenbelt

The proposed sites should retain its Greenbelt status as under policy R1 Special Rural Areas only very minor changes should be made to the Greenbelt boundaries

The application to build over 230 houses would destroy a major area of Greenbelt in the area.

The Land audit has confirmed it has 7.2 years of available housing within the Aberdeen land area and there are other local sites available which are not classed as Greenbelt.

### Wester Hatton tip

On the Boundary of OP1 There lies the Western Hatton tip (now closed) which has a flare stack to burn off methane gas.

Due to the lack of consultation during the preparation of the environmental information for the proposed site it is possible the proposed build site is also contaminated.

### **Sewage and lack of infrastructure**

OP1 & OP2 is within SEPA's 1 in 200 year flood risk area

Within the proposed Aberdeen City and Shire Strategic Development plan 2018 in section 6 "our resources" the Aberdeenshire local development plan is required to take due regard of the strategic flood risk assessment which accompanies that plan and not identify sites for new development which are at an unacceptable risk from flooding.

Scottish water are aware of the high water table at Potterton and have ongoing issues with drainage and runoff which causes problems to the filtration system.

### **Roads and Infrastructure**

The roads surrounding the proposed sites are C class roads and are not suitable for increased road users or cyclists

Since the opening of the AWPR the roads have been used by an increased number of HGV vehicles which has caused serious damage to the roads as they were not designed for this type of use,

There are a number of very tight passing places and the report produced and funded via the proposed developers does not accurately reflect the road system or the safety concerns of the local residents

The scale of the proposed development will see a high increase in cars which will create safety concerns and this has not been recognised in the developers review.

### **Education**

Ongoing concerns re the lack of education facilities have been raised with the community council and have been noted in meetings yet the proposed LDP does not raise education provision as an overwhelming constraint.

Balmedie primary are predicting to be at 118% capacity within 5 years and that does not take into account proposed developments.

This area of concern requires to be addressed prior to any decision on future proposed developments are considered

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LDP 2021 NN  
Spatial Strategy Map page 21 on the LDP

**Reason for change:**

Potterton is excluded on the Spatial strategy map which confirms Potterton is not in the Strategic growth area but the local growth area which requires clarification in the LDP  
The same points were raised via the previous reporter on issue 36 under his recommendations  
The opening of the AWPR has only increased the road traffic through the village of Potterton and is not aligned to the delivery of the council policies

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LDP 2021 NN  
Appendix 7C Potterton Vision

**Reason for change:**

The vision statement is inaccurate and does not reflect the true feelings of Potterton residents.

There is no building called Forsyth Halls mens shed and this should be removed

No public consultation has been conducted and if it had been there would be a copy of minutes of the consultation

Potterton is located in the Aberdeen housing market and the Aberdeen Greenbelt it is outwith the Aberdeen to Peterhead Strategic growth area.

The village consists of 2 large housing estates and the village is surrounded by green belt, and includes a local shop, post office, Public house, playing fields, Football pitch, tennis court, community hall and a small collection of business units to the west of the village.

The vision statement should be updated with accurate information and take into account the residents views as it is clear the residents have been ignored during the process.

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LDP 2021 NN  
Page 19 Para 5.14

**Reason for change:**

Potterton is not in the Energetica corridor and the statement on page 19 under strategic growth area ref smaller developments in Potterton to promote the Energetica corridor should be removed

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LDP 2021 NN  
Employment land allocations in the LDP

**Reason for change:**

Potterton is not included in the allocation table for employment and the business units should be removed from the vision statement

# 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
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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.