

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.

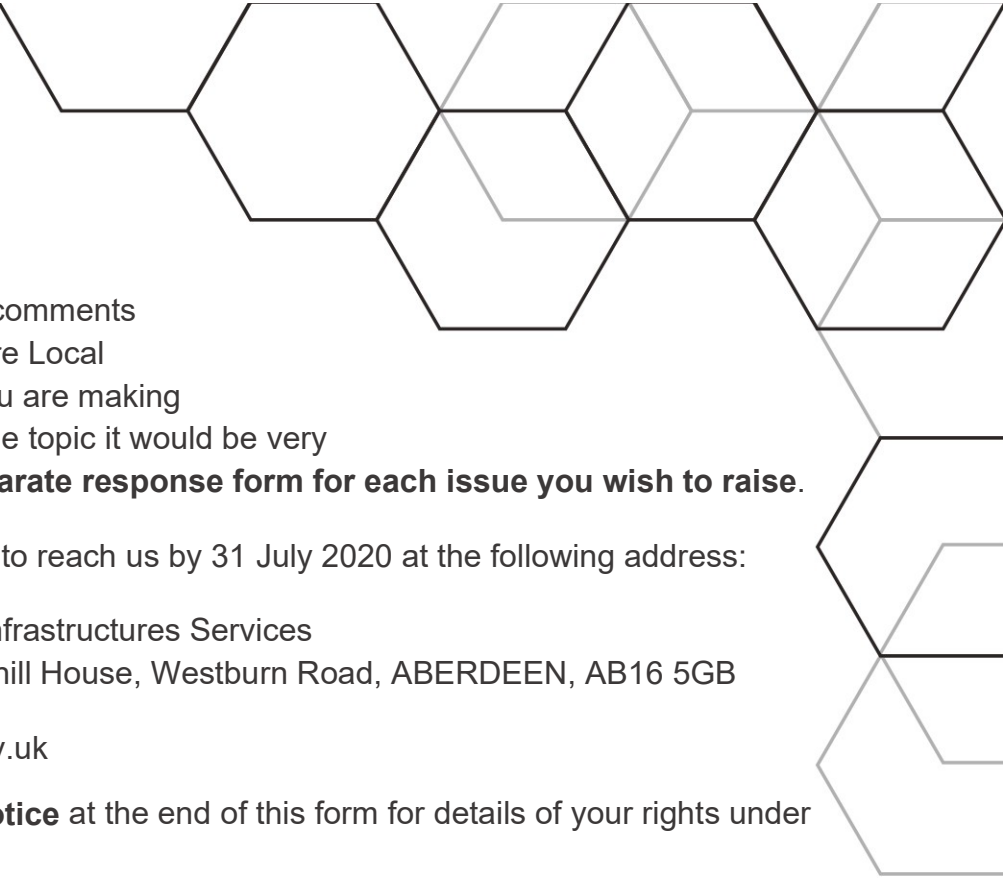
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	Mr & Mrs
First Name:	Ross & Emilia
Surname:	Murray
Date:	29/07/2020
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):

Appendix 7c Settlement Statements – Formartine
Pitmedden p470-475
Removal of proposed housing site OP3: Mill of Allathan

Reason for change:

Our objection to include site OP3 in the proposed LDP is on the following grounds:-

1. It is not required
2. It is not a suitable site for the development proposed
3. It will have adverse impact on the amenity of the neighbourhood
4. There are more viable alternative sites available
5. The inclusion of this site raises many questions

1. Not Required

OP1 and OP2 already constitutes over development in Pitmedden for a period much longer than the proposed LDP. OP1 has been approved. OP2 is the logical extension to the South of the village and fits in with community aspirations. OP2 will provide many community benefits including a site for a new school, new unrestricted village centre with close proximity to health centre and village hub and also provision for a new link road.

2. Not Suitable

ACPD rejected the bid for this area on two occasions because of:

- a) The gas pipeline safety zone
- b) Visually prominent from the southern approach and would negatively impact on the setting of the town
- c) Flood risk to an area at the northwest boundary of the site
- d) More viable sites available
- e) Unacceptable development of prime agricultural land
- f) Thought of linking with Bonnyton Farm development required impossible negotiations with various developers. Note: A planning condition for the provision of a link road cannot be imposed on the owner of OP3 as the land required to construct it is not under their control

The site was rejected by ACPD because of location and topography and these are physical factors that cannot be changed.

The bid FR108 contained a number of inaccuracies and omissions

The site is affected by at least 3 wayleaves which will restrict development
 The site is unsuitable for the proposed development of 68 houses
 The development would be a prominent skyline development
 The planned village gateway on the South approach would be compromised
 The site will not be economic to develop with house types sympathetic in character to existing nearby developments
 The north end of the site has been returned to its natural state and supports a rich wildlife habitat (approx. ¼ of the site)
 Less than 1/3 of the site slopes from north to south so there is little exposure to beneficial solar gain but plenty exposure to the predominant cold north wind for heat loss
 Boundary treatment screening will be almost impossible to achieve to prevent impact of the amenity of the existing neighbours due to the elevation, topography and geology of the site
 Lack of water and drainage capacity
 Site servicing will be difficult and expensive because of shallow depth to bedrock and rock removal will have a detrimental effect on adjoining properties
 Drainage of the site will be expensive and complex as the site falls in two directions requiring 2 suds ponds and outlets and possibly a sewage pumping station
 Impact on the school and health centre to cope. Both likely to require considerable investment
 This development does not do anything to join Milldale to Pitmedden and with development of OP4 Milldale and Cloisterseat will be seen as a new and separate entity
 The site is in close proximity to Allathan Quarry which may have contaminated land as it was an uncontrolled waste tip.
 The site does not meet community aspirations for development to the south of the village as it is due East of the settlement

3. Adverse Impact on the Amenity of the Neighbourhood

Proposed housing density of 24 houses per Ha is not "sympathetic to existing nearby developments" Milldale 4 Allathan Park 8 Bonnyton 14
 Loss of privacy and light
 Issues with existing properties being overlooked
 Noise and disruption during and post construction
 Pollution during and post construction
 Increased flood risk
 Difficult access, 3 in close succession on B999. Where is the second access?
 Visual impact on the village gateway from the South
 Disturbing the water table resulting in flow of water into rear of properties
 Concern regarding the height of the site above existing properties along with its close proximity
 New bridge could be a flood risk
 Loss of mature trees from historic avenue of trees along Bronie Burn
 A cut-off drain will be required along the west boundary of the site
 Planting will not alleviate the detriment to the landscape nor will it prevent impact on the amenity of the existing neighbours

4. More Viable Alternative Sites are Available

ACPD indicated this was the case
 The bid FR132 is a far superior site in every respect to OP3 for development with the added benefit it would link Milldale to Pitmedden along with the village green. The bid FR133 should be reserved for a recreational park as the quarry is now commercially developed. The field between Allathan Park and the Quarry road is seen as a community field and has been used as such by generations of residents. Another benefit of

developing FR132 is there is no impact on neighbouring properties as a mature dense wide planting provides a good separation and screening

5. The Inclusion of OP3 in the Proposed LDP raises many questions

The first being how the site that was least acceptable in ACPD draft is included in the proposed LDP

The second being how a bid for 30 houses becomes a proposal for 68

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.

