

PP1002

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:	Jacqueline
Surname:	Nelson
Date:	29 th 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):

I would like to object to the Proposed Local Development Plan for the changes in Potterton. The Proposed Local Development Plan would open us up to mass development and I do not wish for this to happen to the village of Potterton, allowing for over 50% increase in housing over 5 years, as well as potential for the village to triple in size if this onslaught of building were to continue. I object to OP1, OP2 and the destruction of the green belt around the village of Potterton.

Reason for change:

Inappropriate use of Greenbelt

This is not an appropriate location for this kind of development, and the Green Belt here at Potterton should be protected. The areas around Potterton mentioned in the Local Development Plan are currently Green Belt areas, yet are to be changed into areas suitable for housing and this is unacceptable. This is an unjustifiable loss of Green Belt land.

Aberdeenshire Council has recently advocated the importance of green belt land in objection to plans submitted by Aberdeen City Council at Leggart Brae where green belt land and ancient woodland has been threatened.

"The site will result in the unnecessary loss of green belt land and could have long term negative implications on the green belt." (Report compiled by [REDACTED], Head of Infrastructure services, Aberdeenshire Council, quoted from The Press and Journal 17th Jul 2020)

"The site is in an environmentally sensitive area, which provides important habitat and green corridor between River Dee and Tullo Hill." Report compiled by [REDACTED], Head of Infrastructure services, Aberdeenshire Council, quoted from The Press and Journal 17th Jul 2020)

The same argument put forth by Aberdeenshire Council for this site could be said of the proposed sites OP1 and OP2. In fact the sites in Potterton plan for more houses than the site at Leggart Brae.

As established by the land audit, there is currently 7.2 years of available housing within the Aberdeen Land area. This housing is not needed here. The changes to the Local Development Plan do not accurately depict the wishes of the community, who were relatively unaware that this mass development is in the pipeline.

There has already been erosion to the green spaces around our village with the development of the AWPR.

Education and Children's Health and Wellbeing

Ongoing concerns from the local community council have continued to be noted in their meetings, and yet the proposed LDP does not raise education provision as an overwhelming constraint.

"All residential development may be required to contribute towards additional school capacity." (pLDP)

It is not appropriate to accept developers' contributions as part of a housing development and then address educational provision after the fact. Balmedie Primary is already predicted to be at 118% capacity within 5 years. This needs to be addressed before any new development should be considered within the entirety of the Balmedie Primary catchment area.

When planning for the possibility of a part time return following the Covid-19 pandemic, it was impossible to offer 50% of the school attendance safely within the existing space within Balmedie School with the current roll. Our children would be offered 30% schooling at this point. A huge increase in housing within this area would add additional strain on an already full school.

The impact of Covid-19 on our children's health and wellbeing is very much a concern of parents, society and our health community. It is now commonly understood in Education and Child services the impact Adverse Childhood Experiences (ACEs) can have on brain development and long-term health outcomes well into adulthood. At present, Education and Child Services along with healthcare partners are working increasingly hard to develop support measures within schools to deal with this. We cannot underestimate the impact this pandemic may have on children from this standpoint. Children who have had negative experiences during the pandemic may be directly impacted for years to come both mentally and physically. Therefore, increased housing without planning for education will directly impact the school's capacity to deal with the increasing demands of an overpopulated school.

Much of the pedagogy in current practice in working with children and young people centres on the benefits of nature and understanding of the natural world. Increasingly, educational research is finding that children with ACEs require more time playing and experiencing nature to help close the attainment gap. Having worked with children in inner city schools, many have never seen the most basic of farm animals in real life and have much less understanding of where their food comes from which contributes significantly to their understanding of the world and ultimately the attainment gap. If we remove important green belt land and ancient woodland for housing development, where will children get to experience nature? My grandson saw a lamb being born during the pandemic in the field in OP1. Children of all ages in the village are able to see the lambing season happen in OP1 and OP2 in Spring. These will be positive experiences they will take from lockdown this year. However, if the development were to go ahead, this will no longer be available to the children within the village. When we know the positive impact that nature can have on mental health and wellbeing and on child development, it is surely unacceptable to plan to destroy green belt land at a time when mental health and wellbeing is paramount.

Ancient Woodland and Protected Species

There are historical interests, such as cairns and standing stones. There are protected species in the area and ancient woodland. These should be protected from development.

Landscape Value

Within the Landscape Charter Assessment of Aberdeen (Nicol, I et al, 1996), Potterton is acknowledged as a Landscape Character area and also states that *“Large scale development would not fit in with the existing pattern”* and should *“allow existing areas of greenbelt to have some permanence.”*

Roads and Lack of Infrastructure

There will be excessive traffic and noise, and an increased risk to all road users long term. The roads are not suitable for an additional number of houses. The trunk roads which connect to the AWPR were not upgraded and are not set to be upgraded as per the Proposed Local Development Plan. These are C class country roads, including single tracks, passing places, blind summits and narrow bends. It is entirely irresponsible to increase traffic on these roads, during building development and ongoing through a surge of new occupancy.

As previously mentioned, Aberdeenshire Council has recently objected to plans submitted by Aberdeen City Council at Leggart Brae. One of the concerns submitted from Aberdeenshire Council has been how homes would impact traffic in the area. As already highlighted in this objection, there are the same concerns for OP1 and OP2 and Aberdeenshire Council should be equally concerned about these.

The transportation note within the Main Issues Report was completed by RPS Ltd on behalf of the developer of OP1 and OP2. Based on their findings, Potterton has an average of 1.7 cars per household. On that assumption, it would be an additional 396+ cars. However, within the transportation note, they consider no impact on the village from increased traffic, or increased construction traffic.

Within this transportation note, it accounts for Potterton having a ‘frequent’ bus service, however this needs to be corrected. According to Local Bus Service Policy, Potterton has a timetabled service. (Frequent is less than 15-minute intervals, our timetabled service can be described as hourly at best and less on a Sunday.)

Road safety is already a massive concern, without additional pressure on the roads surrounding Potterton. The transportation note lacks credibility as it does not accurately depict roads and transportation around the current settlement.

Whilst the benefits of the AWPR linking to all major business parks in Dyce, Westhill and Altens are highlighted, Potterton has no direct bus services to any of these destinations. Also, almost all of Potterton’s amenities are centred around Balmedie, and again, there are no direct bus services to Balmedie.

The scale of this development WILL result in traffic loading due to lack of public infrastructure, as all residents will have to drive to access services. The Main Issues Report (on why bid site FR123, the old Wester Hatton tip was undevelopable), recognised that additional traffic loading onto the AWPR at this junction was not to be taken lightly. The Main Issues Report on bid site FR123 also identified concerns of forecasted traffic growth and a potential bottleneck to the Blackdog AWPR junction. The benefits of the AWPR will be diminished by development at Potterton.

“Arguments that will contribute to forecast traffic growth at this location are not to be taken lightly if the function of the AWPR as a transport corridor, and not a development corridor, is to be delivered.” (Main Issues Report)

Sewage/Lack of infrastructure

It is concerning to note that OP1 and OP2 lie within SEPA's 1 in 200 year Flood Risk Area.

It is noted in the Strategic Environment Assessment report for Formartine that there would be localised impacts on watercourses during development, which is concerning when the sites border existing homes, Ancient Woodland and the protected species which live in the woodland.

There is insufficient capacity at Balmedie Waste Water Treatment Works for all the development in Potterton, Balmedie and Newburgh included in the Proposed Local Development Plan.

Scottish Water are aware that there is a high water table at Potterton, with ongoing issues with drainage and run off, which the pumping station cannot cope with. Additional development would not be suitable at the sites noted in the Proposed Local Development Plan.

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.

