



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.*





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
First Name:	Ian A
Surname:	Downie
Date:	31st July 2020
Postal Address:	c a s e CONSULTING Limited [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):

Delete OP2 allocation, (Audit Reference B/BF/H/027) from the Banff settlement statement and adjust housing allocations schedule accordingly, (Page 193 of Banff and Buchan Settlement Statements), and identify alternate effective housing allocation in the RHMA or, if impossible due to marketability constraints, in the Aberdeen HMA.

Reason for change:

The OP2 allocation entered the housing land audit in 2004 with a capacity of 55 houses. It was extended in 2006 and its capacity increased to 95 houses. Subsequent local development plans have continued to increase the capacity of this site despite the fact that in the past 16 years it has not attracted any developer interest nor has any attempt been made by the landowner to obtain any planning consent for the development of the allocation during this period.

The site is one of 2 long term constrained sites in Banff. The OP1 site entered the audit in 1995 and is currently in the audit with a capacity of 121 houses. The proposed LDP again increases the capacity of the site to 495 houses. It has attracted developer interest in recent years and is now part of the effective land supply. Planning permission has been sought for the partial development of the OP1 site rendering the OP2 allocation even less likely to attract developer interest due to the fact that it has multiple constraints including marketability, physical and infrastructure. The need for the planning authority to demonstrate confidence that the OP2 allocation will deliver housing during the lifetime of the LDP has not been established in contravention of the guidance in SPP.

The OP1 site, if it does commence the delivery of housing, will readily meet demand in the settlement for the whole of the plan period.

The foregoing justifies the deletion of the OP2 allocation and the identification of an alternative effective allocation in the RHMA or, if impossible due to marketability constraints, in the adjacent Aberdeen HMA.