



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 contribution to Allowances 2020 - 2032 from the OP1 allocation in Auchnagatt (Table 3 : Housing Allocations in the Rural HMA). Identify alternative effective allocation in the Local Growth Area of the Rural HMA or, if marketability constraints preclude the identification of an alternative allocation in the Rural HMA, in the Local Growth Area of the adjacent Aberdeen HMA where marketability constraints are not an issue,

Reason for change:

This allocation came into the audit in 2012 with a capacity of 16 houses but on the basis that it would also provide employment opportunities in the form of 8 small business units to meet the requirements set down in the LDP.

It is proposed that the mixed use development is taken forward in the emerging LDP.

A planning application in principle was validated on the 20th May 2014 but not subsequently approved until the 8th January 2016. In the interim period the allocation had been classified as constrained on infrastructure and marketability grounds. The planning permission in principle duly expired due to lack of developer interest.

While the infrastructure constraint does not appear against the allocation in the 2019 audit the OP2 allocation in the settlement is a long term constrained site and the constraint is described in the schedule of constrained sites as a lack of drainage in the settlement.

The marketability constraint is widely seen in this type of mixed use development in rural areas due to the absence of any discernible level of demand for small business units.

As a constrained site there are no competent reasons why this allocation should contribute towards meeting the strategic allowances particularly as one of the reasons for the constraint is the mixed use nature of the allocation and no reason to justify the confidence necessary to satisfy the provisions of SPP that this site can or will deliver housing during the plan period.