



PP1100

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.

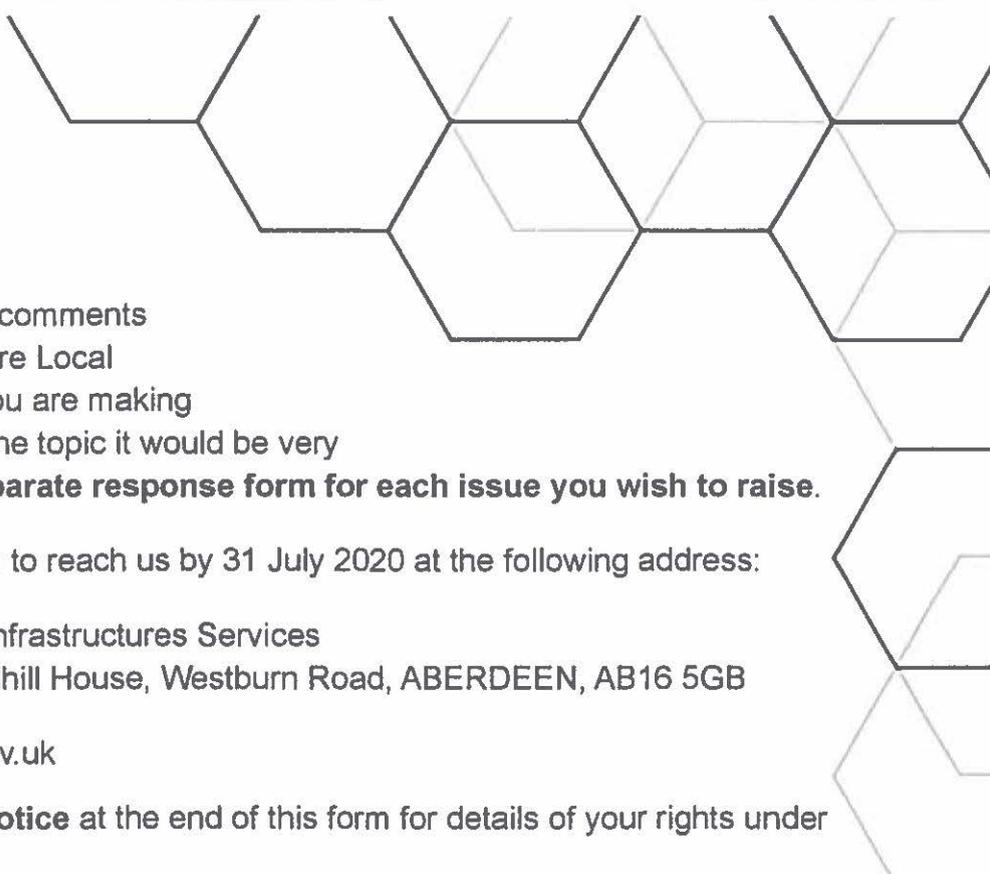
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved 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 the OP1 allocation in Udney Station and replace it with Bid reference FR021 for 35 houses, employment land, road improvements and recreational facilities

Reason for change:

The FR021 bid has been submitted for consideration in previous Local Development Plans but the OP1 allocation has been favoured for retention despite its numerous deficiencies and the inability to provide an acceptable vehicular access to service the site.

The bid site does not suffer from the spatial constraints so evident in the OP1 allocation. It can readily accommodate the housing allocation, employment land and a substantial area of open amenity / recreation land as a buffer between the employment and residential uses.

The residential element of the development would sit well against the wooded backdrop to the site and connectivity to the existing settlement is readily available through the existing access on the western boundary of the site.

The existing public road giving access to Udney Station can be realigned to provide better visibility on the approach to the existing 30mph sign. The re-alignment would facilitate the erection of bus stop laybys to service the allocation and it is proposed to provide a gateway feature at the northeastern corner of the site at the crossroads.

Additionally, this bid site would facilitate the construction of a footpath to provide partial connectivity between Udney Station and Cultercullen Primary school which would benefit from an increase in pupil population.

The site has attracted interest from a local house builder and should be considered as an effective alternative to the OP1 allocation which has been fully tested through the planning system and failed to demonstrate a capacity to deliver any housing.

A proposed indicative site layout plan is attached.



D A V I D
M U R R A Y
A R C H I T E C T S

CELLA STUDIO ARCHITECTS

Project
Proposed Residential, Recreation
and Employment Use Development
at Lenny Station, Aberdeenshire

Title
Proposed Site Plan

Scale
1:1000 at A3

File No.
1001

Rev No.
01/16

Date
08/01/16

Author
[Redacted]

Drawn
DGM

Checked
DGM

Project No.
1001

Client
[Redacted]

Address
[Redacted]

Phone
[Redacted]

Email
[Redacted]