



PP1035

# 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.

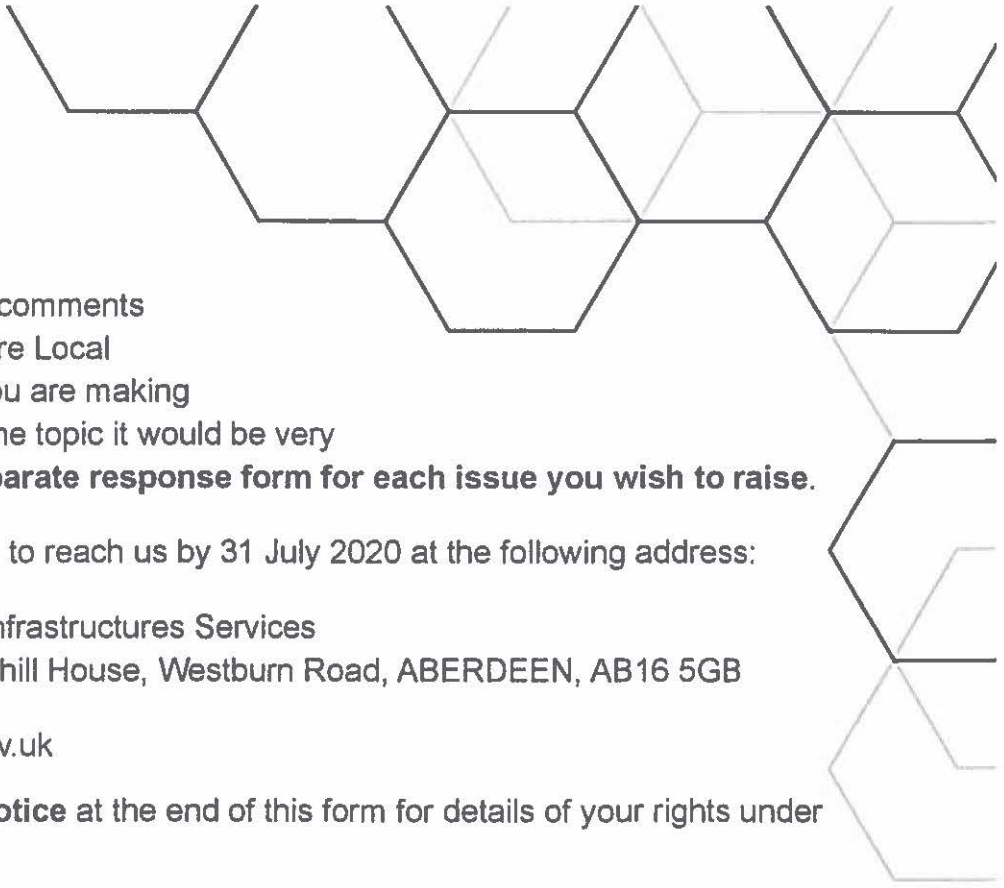
Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to [ldp@aberdeenshire.gov.uk](mailto: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](mailto: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 New Aberdour (Table : 3 Housing Allocations n the Rural HMA). Amend the settlement statement accordingly.

## Reason for change:

The OP1 site is logged as marketability constrained in the 2019 audit in respect of 47 of the 49 house overall capacity.

The site is separated from Gordon Lane by four completed houses and three gap sites. This strip of development / gap sites was allocated for ten houses prior to Local Government reorganisation in Banff and Buchan's then emerging Local Development Plan inherited by Aberdeenshire Council in 1995. Only 4 of the 10 allocated houses have been completed in the past 25 years.

It is clear that this initial development was on land in the same ownership as the OP1 site and while the OP1 site entered the audit in 2014 it was identified for future housing more than 15 years ago.

Taken together with the fact that one house approved under reference APP/2018/2715 on the 19th February 2019 includes two large paddock areas which, together with the house and garden areas occupies around 25% of the total site area it is clear that the piecemeal approach to development seen on the original earlier allocation will be maintained rather than delivering housing through a coherent approach over the whole site underpinned by a masterplan. Application reference APP/2019/1360 continues the incremental approach to the development of the site in contravention of the settlement statement in the proposed LDP.

There are stated infrastructure constraints including the limited capacity in the waste water treatment works and the need to upgrade vehicular access points at Gordon Lane and St Drostans Lane. The obvious problem in upgrading these access lanes is their narrow width and the impossibility of gaining acceptable visibility splays at the junction of the lanes with High Street and Elphin Street. This is a typical problem encountered in the development of backlands sites. Overhead electricity lines cross the site which would require to be redirected or grounded in advance of further development. The cost of that exercise is likely to discourage any mainstream housebuilder from expressing interest in the site given the historic low demand for housing in the settlement.

Because of the foregoing factors and the fact that the site was in the constrained supply in the 2019 audit it should not be relied upon to be designated an allocation in the emerging LDP as the rate of development is likely to be almost glacial in nature.