



PP1043

# 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 x No

Are you responding on behalf of another person? Yes X No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter: x

*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 from the Potterton Settlement Statement and from Table 2 of Appendix 6. Identify new allocation within the Balmedie Primary School catchment area to meet the strategic allowances in the Blackdog to Ellon Strategic Growth Area.

## Reason for change:

Potterton has never previously been included within the Blackdog to Ellon Strategic Growth Area because it has lacked and continues to lack any direct access to the Aberdeen Western Peripheral route. The Planning Authority has resisted allocating residential development sites in this settlement on that basis. The proposed OP1 and OP2 allocations straddle a narrow country lane which barely accommodates two way traffic and culminates at a unsafe junction near Potterton Mill. The OP1 allocation is bounded to the north by another narrow existing road known locally as the Den Road. Both roads are incapable of accommodating the volume of traffic from 172 houses. Notably, these two allocations stop well short of the junction of Manse Road and the Den Road. Improvements over the full length of the road could not be guaranteed. In the opposite direction the traffic from these allocations would flow down Panmure Gardens and onto a busy junction on the B999. Panmure Gardens is narrow and has traffic calming measures associated with the park and children's playground.

In summary, the road infrastructure to support the OP1 allocation simply does not exist and development of the site would have a substantially adverse impact of the existing residents of the settlement. Traffic crossing the B999 to enter Panmure Gardens would present an increased traffic hazard.

Local residents and the Belhelvie Community Council opposed both allocations in this settlement on the foregoing grounds.

Additionally, it is likely that the waste water trunk sewer would have to be upgraded. It is a pumped sewer rising to Belhelvie and this section could lack capacity for the additional housing.