



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.

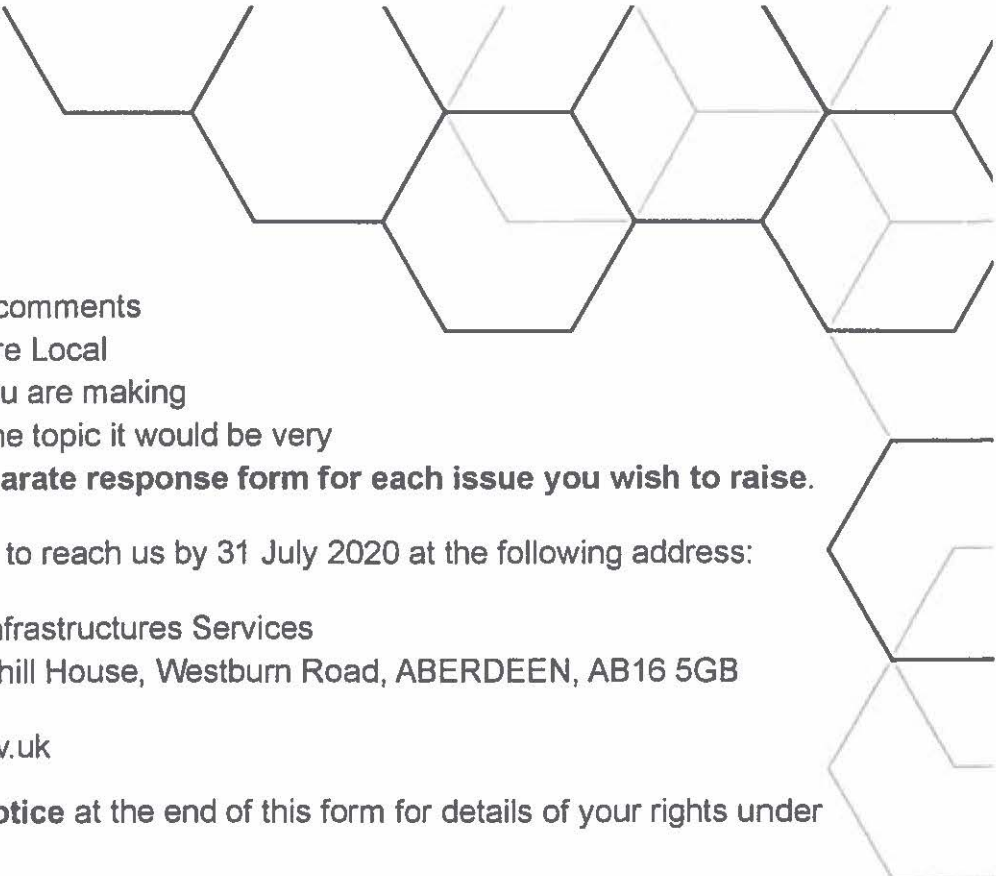
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved 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 contribution of 100 houses from the Strategic Growth Area in respect of the OP6 allocation in Laurencekirk. (Table 3, Appendix 6)

Reason for change:

This is a windfall site that has been promoted as an allocation. It has a full planning permission for 77 houses and other mixed uses. A number of suspensive conditions requiring the submission of a considerable amount of information do not appear to have been purified and, on that basis, it is questionable whether the development has been legally initiated.

Assuming that the consent has been initiated the primary problem is condition 6 which stipulates that *'no part of the development shall be occupied unless:*

- a) *there has been submitted to and approved in writing, by the Planning Authority a scheme to upgrade the existing staggered t-junction of the A90(T) / A937 Montrose Road to a grade separated junction, and;*
- b) *The approved scheme has been fully implemented.*

Recent public comment from Transport Scotland has advised that the programme for the delivery of this grade separated junction has been further delayed because of unresolved objections from landowners. A public Inquiry will now have to be arranged and the outcome of that Inquiry and any subsequent legal challenge awaited.

At best the delivery of the grade separated junction faced a protracted procedural delay. Neither the Planning Authority nor the developer have the ability to exercise any control over that process and there is no way of determining at this stage what the outcome of that process might be.

There can be no basis to express confidence that this constrained site can or will deliver 100 houses within the plan period face with the nature of the procedural process. To score 100 houses against the strategic allowances would contravene SPP.