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PP1085

# 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.

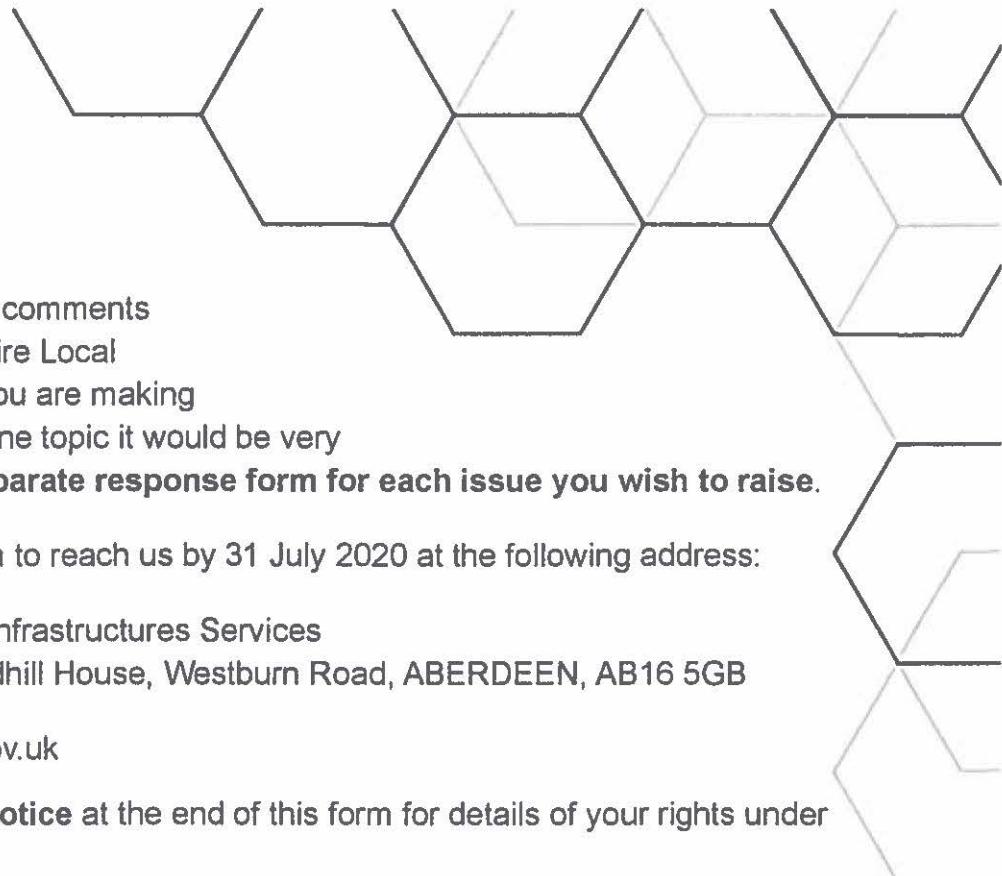
Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity 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 proposed OP3 allocation from the Strichen Settlement Statement, pages 380 - 381, and from Table 3 of Appendix 6 in its entirety. Identify an alternative effective site in the Local Growth Area of the Rural HMA or, if marketability constraints preclude the identification of such an allocation, in the Local Growth Area of the adjacent Aberdeen HMA.

## Reason for change:

SPP imposes an obligation on a Planning Authority to undertake a competent development assessment of all proposed new allocations that are to be promoted for inclusion into a development plan. It is only on that basis that the Planning Authority can promote new allocations with the confidence necessary to assert that the allocation is effective or capable of becoming effective.

The proposed OP3 allocation in Strichen requires a new access to be formed to Roads Department standards from Brewery Road. This is a stipulation noted on page 380 of the LDP.

The location of this proposed access as shown on the settlement statement plan represents the only location available to access the site which is currently in agricultural use.

A site inspection will readily dispel any possibility that an access to Roads Department standards can be created on what is a narrow field access between two residential properties. It would be impossible to obtain the requisite visibility splays and radii at the junction of the new access and Brewery Road particularly as the pavement on Brewery Road is quite narrow. Trees and foliage in the neighbouring residential properties are not in the control of the site owner and would prevent any possibility of obtaining a Roads Construction Consent.

The width of the existing field access is too narrow to support the requisite width of the access road and associated pavements.

If this allocation was to be included within the development plan it would enter the audit as a constrained site on grounds of the physical inability to provide an adequate vehicular and pedestrian access.