



PP1086

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.

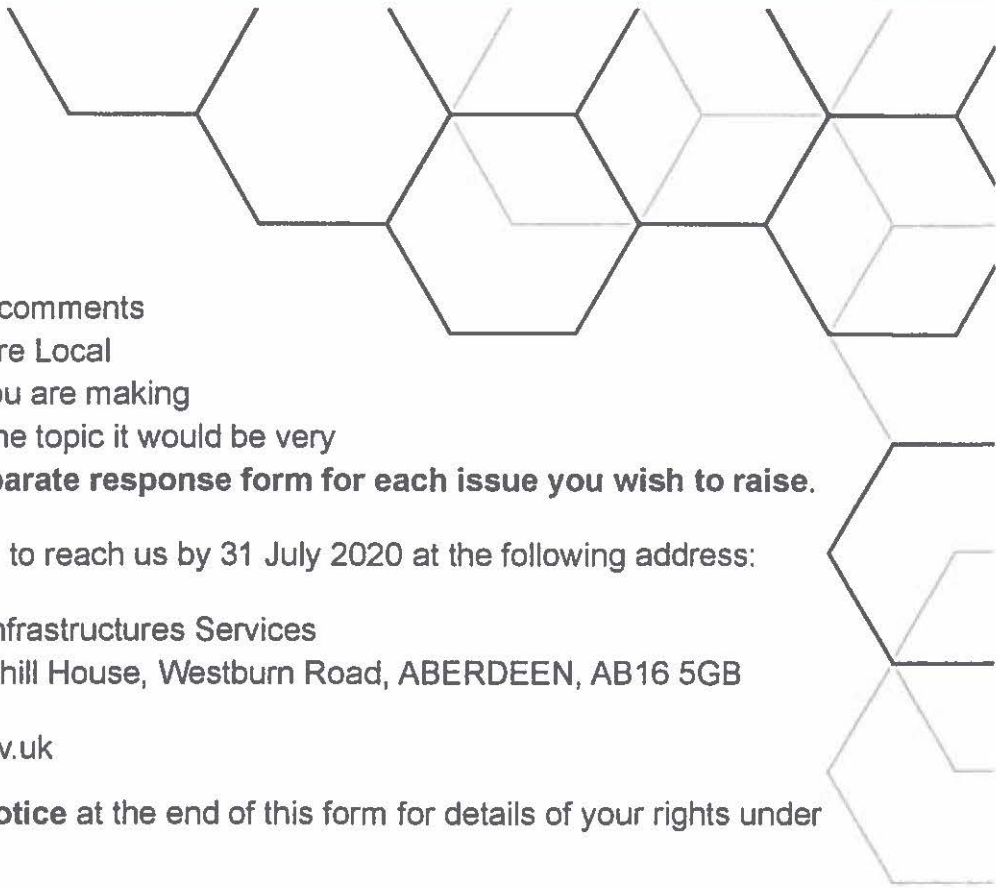
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved 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 49 houses to meeting the strategic allowances in respect of the OP1 site in Rosehearty from the Table 3 : Housing Allocations in the Rural HMA. Identify a replacement allocation in the Local Growth Area of the Rural HMA that is effective or capable of becoming effective within the plan period. In the event that marketability issues preclude the identification of a suitable replacement allocation in the Rural HMA identify and allocate a suitable site in the Local Growth Area of the Aberdeen HMA.

Reason for change:

In the existing LDP there are four allocated sites with a total capacity of 110 houses. The oldest of these allocations dates back to 1990 and is advanced again through this emerging LDP as an allocation for 10 houses despite the fact that is constrained in the 2019 housing land audit and has remained in the long terms constrained schedule for some years. (A separate representation is made in that regard).

The second oldest allocation in the current LDP dates back to 1991 and has a capacity of 40 houses. It is noted as having marketability and physical constraints and has not been carried forward into the emerging LDP.

In 2013 the OP1 allocation was released with a capacity of 25 houses along with the OP2 site with a capacity of 10 houses. By 2016 the capacity of the OP1 site had been increased to 50 houses despite having a marketability constraint in an attempt to meet the strategic housing allowances in the previous Strategic Development Plan. The OP1 allocation has a marketability constraint in the 2019 audit while the OP2 site is constrained by ownership and marketability.

There have been residential development opportunities in this settlement of varying capacities for some 30 years yet not one of the four allocations within the current LDP has attracted a planning application.

The proposed OP1 allocation formed part of the established land supply on the 1st January 2019 and was logged as marketability constrained in the audit. There are no competent reasons to promote this particular allocation as contributing to meeting the strategic allowances. Given the historic lack of interest in the allocations which have been available from 1990 and the decision of the Authority to delete one of the existing allocations for 40 houses there is no basis to support the confidence that this site will deliver housing within the plan period necessary to satisfy SPP.

An alternative allocation should be identified in the Rural HMA or, if marketability constraints preclude that possibility an alternative allocation should be identified in the Local growth Area of the adjacent Aberdeen HMA.