



# 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.

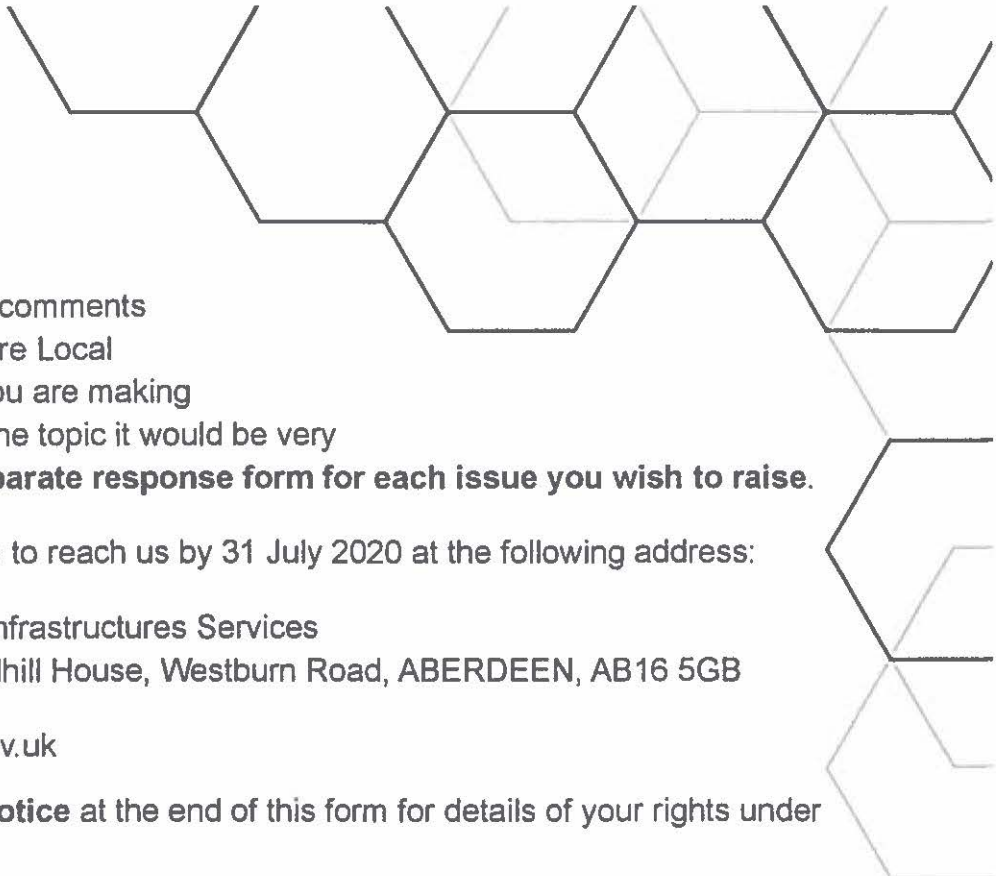
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved 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<br>[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?

Various developers and landowners

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):

Extend the OP1 allocation in Peterhead to include area of ground bounded by the Peterhead - Mintlaw Road (A 950) and the unclassified road providing access to the Stella's Voice charity headquarters.

## Reason for change:

c a s e CONSULTING Limited's other representation in respect of the OP1 allocation in Peterhead relates to the access arrangements from the A 90(T) road necessary to service a development of over 1200 houses. The approval of Transport Scotland is required for the substantial modifications to the limited number of access points that currently exist. These are generally narrow country lanes. Historically, Transport Scotland has resisted approaches from the development team representing the major landowner whose land fronts onto the A 90(T) to approve the required modifications to provide adequate site access arrangements. This issue has delayed the delivery of housing on what is the largest single allocation in the Rural Housing Market Area located, as it is, in Aberdeenshire's largest settlement.

Stella's Voice is a registered charity who owns part of the OP1 allocation with a capacity of circa 150 houses. The boundary of this part of the OP1 allocation is bounded in red on the enclosed sketch plan. Their part of the OP1 allocation is isolated from the A 90(T) by the major landholding and, as a consequence, development on their landholding has also been prevented. The charity is keen to deliver affordable and special needs housing on their landholding in support of their charitable activities but have been prevented from so doing because of this access issue.

The extension of the OP1 allocation proposed on the attached sketch takes in an existing golf driving range and increases the frontage of the allocation onto the A 950 which is not a trunk road. It also extends the OP1 allocation to the edge of the unclassified road which provides access to Stella's Voice charity headquarters site. This is a large site with a range of buildings.

The extension proposed provides much greater flexibility to construct additional vehicular access points to the OP1 allocation from the A 950 and from upgrading the existing unclassified access road to the Stella's Voice headquarter site. These arrangements can be implemented without reference to Transport Scotland. The proposed modification would provide a defined and defensible boundary to the OP1 allocation with the opportunity to provide a gateway feature to the Peterhead settlement at the junction of the unclassified road and the A 950.

The Stella's Voice part of the OP1 site contains a substantial plantation of commercial conifers. This plantation is now ready for harvesting and the proposed extension would allow the replacement tree planting in more appropriate deciduous trees to be extended to include the additional land proposed to be incorporated in the OP1 allocation. The intention is to provide a much more homogenous landscape setting for the overall development of the OP1 allocation.

— FAITH ACRES LAND WITHIN OP1 ALLOCATION

— 2017 ALDP SETTLEMENT BOUNDARY

FAITH ACRES LAND WITHIN OP1 ALLOCATION

OP1 OP1

OP1 OP1

PROPOSED EXTENSION TO OP1 ALLOCATION

PROPOSED EXTENSION TO OP1 ALLOCATION

OP1 ALLOCATION

OP1 ALLOCATION

1:2500 @ A3 1108 D(0-)-104

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BERRYHILL OP1 EXTENSION  
LOCATION PLAN

1:2500 @ A3 1108 D(0-)-103

**dma**

DMA Group Limited  
Chapel Road, The Park, Ballybrannigan, Dublin 4, Ireland  
Tel: +353 1 490 2000 Fax: +353 1 490 2001  
www.dmagroup.com