



PP1110

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 60 units from the OP1 allocation in Fettercairn to the strategic allowances. Identify an alternative effective allocation in the RHMA Local Growth Area or, if marketability constraints preclude that possibility, in the Local Growth Area of the adjacent Aberdeen HMA where no marketability issues exists.

Reason for change:

The OP1 allocation came into the audit in 2012 and forms part of the marketability constrained land bank in the Rural Housing Market Area. It has a current capacity of 40 houses. The LDP advises that the allocation in the current LDP has been extended towards the Crichton Burn and the capacity increased to 60 houses. One significant change in the settlement statement from the current Fettercairn settlement statement is the introduction of the P6 protected designation between the eastern edge of the OP1 site and the western edge of the completed development at Gladstone Gardens. The protected designation relates to open space and woodland corridor that forms part of the green-blue network.

In term of access to the OP1 allocation, it has to accommodate the existing development of 38 houses developed to the east of the allocation. In effect, only 11 houses can be built on the OP1 site before a second access to the site is required. No possible access points exist from Distillery Road and there is a substantial 'ransom strip' which separates the southern part of the allocation from Garrol Place. Even the 11 houses are unlikely to be effective as the P6 designation contains ransom strips between the allocation and Gladstone Gardens and Crichton Place. The introduction of the P6 designation highlights the fact that the OP1 allocation is effectively landlocked and physically constrained as well as marketability constrained.

Given these factors, there is no basis to support any confidence that this existing constrained allocation from 2012 as extended can or will deliver any housing during the lifetime of the LDP. It cannot therefore score towards meeting the strategic housing allowances without contravening the provisions of SPP.