



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 OP2 allocation from the Cornhill Settlement Statement and from Table 3 of Appendix 6

Reason for change:

The OP1 allocation was granted planning permission for 8 houses in 2010. In the current LDP the capacity of the site was inexplicably increased to 25 houses.

In response to this LDP the bid proposed that the OP1 site capacity should be reduced from 25 houses to 18 houses. The planning service considered that capacity excessive and that development should be limited to 12 houses.

The OP2 allocation was previously reserved for the provision of a new secondary school which, it is recognised, is no longer likely to be required. The Main Issues Report recommended that the site be deleted from the plan. It was not promoted as a potential residential allocation through the MIR and no reasonable alternative was identified.

An allocation of 63 houses in a settlement where an existing adjacent site has remained undeveloped, apart from preliminary demolition work, for some ten years would be marketability constrained if it entered the housing land audit. Taken with the OP1 site the total capacity of both sites would exceed the number of houses existing in the settlement.

Such an excessive allocation is not warranted and is merely an attempt to 'make up the numbers' to satisfy the strategic allowances. There can be no basis to express confidence that this site will become effective during the first plan period.

It should be deleted and an alternative allocation identified in the Local Growth - RHMA or, if marketability issues preclude that possibility, in the neighbouring Local Growth Area of the Aberdeen HMA. Given the shortfall in delivering an adequate supply of housing land sufficient to maintain the minimum five year requirement at all times as detailed in the case CONSULTING Limited's Primary Representation on housing land supply in the RHMA it is critically important that all identified allocations are effective or capable of becoming effective within the relevant plan period.