

PP1130

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.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



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:	Giancarlo
Surname:	Pia
Date:	31 st July 2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes

Are you responding on behalf of another person? No

If yes who are you representing?

N/A

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):

Proposal for development at site OP1, WESTHILL

Modifications suggested:

1. First choice: Keep a green belt between the edge of Elrick and the community of Mason Lodge by stopping any OP1 development in Strawberry Field Road
2. Second choice: Remain as a residential development site as in current 2017 LDP for 10-12 houses and DO NOT ALLOW a CHANGE OF USE FOR A "Convenience Store" as this sets up a precedence for commercial use

Reason for change:

Mason Lodge is a quiet rural community which enjoys separation from the housing estates of Elrick and this community values the rural and countryside outlook. Whilst accepting the current 2017 LDP which allocates 10 residential homes at OP1 Strawberry Field road, there is grave concerns from the community that:

The current planning application about to go before committee around August 27th requests a change of use for a community store. I believe this to be:

1. Blatantly contrary to both the current 2017 previous LDP plan
2. Blatantly contrary to the proposed Local Development Plan 2020
3. Effectively joins the community of Mason Lodge to Elrick
4. Sets a dangerous precedence for future commercial applications in Strawberry Field Road
5. More concerning, a flimsy excuse that the development will not be commercial without the "Convenience Store" is rubbish, the Application should only follow the LDP for 10 homes and not allow a change of use.

Local Feeling: When challenged by the local planners, the use of words the LDP is "not prescriptively binding" and "Planning Officers assess the Application and using their professional judgement, make a decision to recommend acceptance or not. A recommendation to accept is usually made if the departure is still broadly in compliance with the LD (e.g scale and impact) and deemed a net benefit to the community with no significant "Material" downside." Without consultation with the local community is belligerent and outwith of the remit of the Planning Committee.

Neither the 4 ward councillors nor the Community Council have approached local residents of Mason Lodge to gauge their reaction or agreement.

This is borne out by the 100% OBJECTIONS in the noted Public Comment for this application.

There was not a single letter of support for the building of a "Convenience Store"

I would suggest that it might be better to solicit broad agreement for the change of use before granting any application for this site.

Change of Use leading further non-residential development: OF more concern is that the change of use for one "Convenience Store" opens the area to further development abuse of either:

1. No residential development because the recession or the current economic climate shows there to be little demand ofr residential housing. This then leaves a "Convenience Store" on it's own site or worse. Further applications for commercial use.

Would it not be better to make the grant of permission binding that the residential housing is built first before any "Convenience Store" is built?

No residential units built first = no "Convenience Store"

I think the bigger picture is to question the economic viability of building 10 residential homes when so many new houses lie empty or not built in current developments like Countesswells....

where are the economic justifications?

Where is the housing demand?

Why does Aberdeen City have the highest decrease in house prices in March 2020 – (Scottish Land Registry figures)

Some facts to consider:

OPITO clearly states that over 80,000 jobs will be lost between 2020-2035 due to lack of demand or retirement

Oil & Gas UK freely admit the North Sea is in decline and the current low crude price and recession is accelerating the decline

What is happening to "Westhill after Oil"..? Where is our community going and what opportunities lie for Westhill after oil? I hardly think a [REDACTED] fast food outlet cuts it for us?

Time for us all to reset the clock for the future of Westhill perhaps?

Building more unwanted homes will not bring in the revenue required by Aberdeenshire Council.

In summary: Before any decision in August is made regarding this site it I better to:
Gauge the feeling of local residents of Mason Lodge

- A. Demand an economic model to justify the demand for both the 10 residential homes.
- B. Demand the economic model that states the site is not worth developing without a convenience store,
- C. Reset the Aberdeenshire Council model for housing demand going forward as it clearly does not take into consideration the current economy not the Oil 7 Gas Industry contraction,

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.

