

# 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.

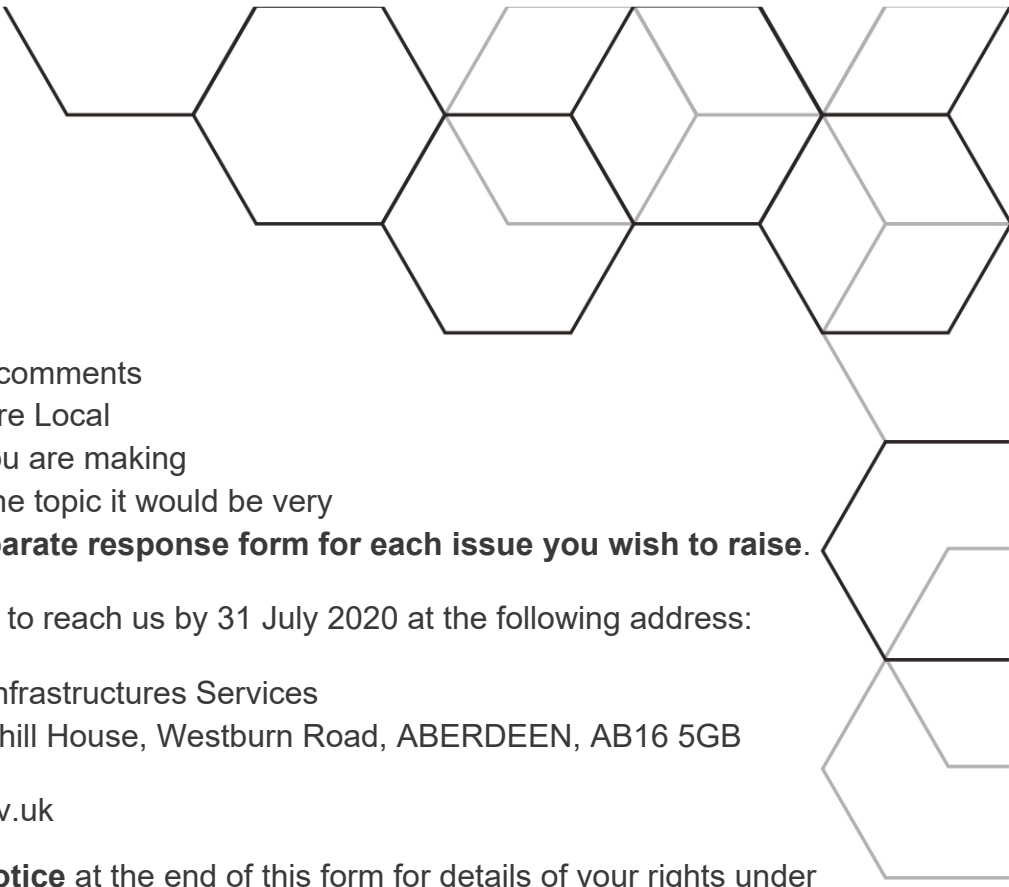
This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved 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:	Iain
Surname:	Hynd
Date:	30 July 2020
Postal Address:	c/o agent (Barton Willmore) [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

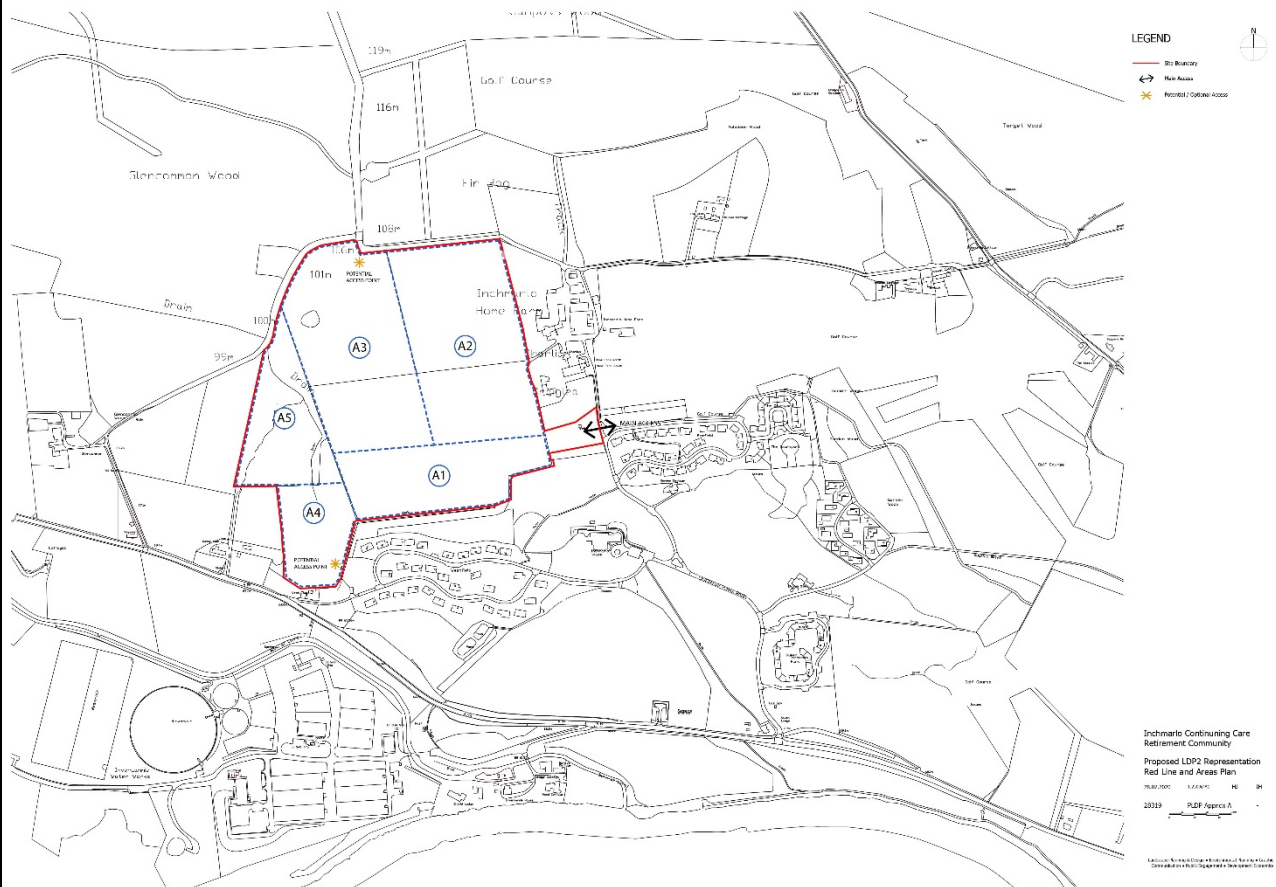
Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will 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):

## Appendix 7f – Marr Settlement Statements - Inchmarlo

Continued identification of proposed allocation OP2: Land Southeast of Glencommon Wood, but with the following amendments:

- Revised boundary (see supporting plan ref: 28319\_PLDP\_Appendix A) to allow greater integration with existing continuing care retirement community, choice on secondary access points and ability to incorporate landscaping and planting areas as a buffer to new development; and

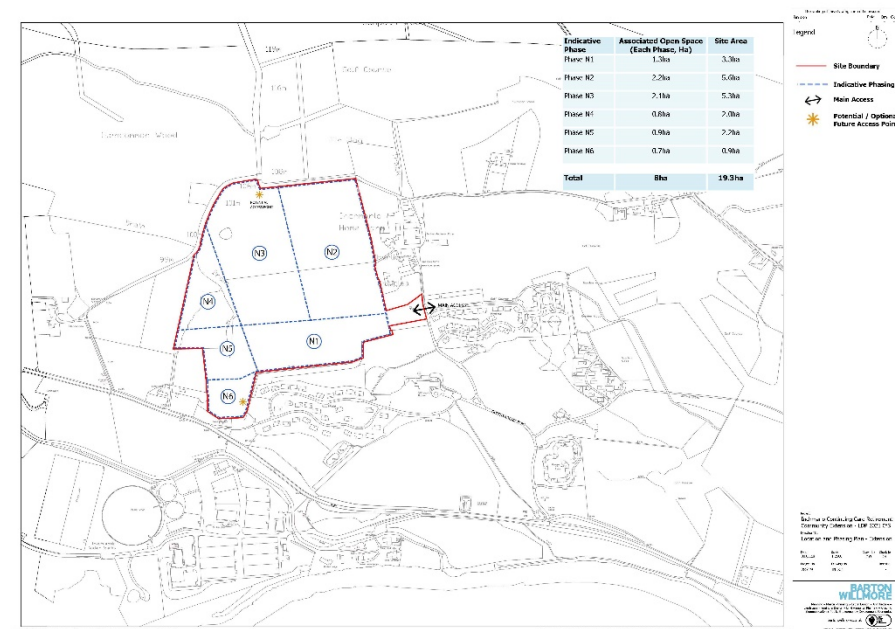


28319\_Appendix A

## Reason for change:

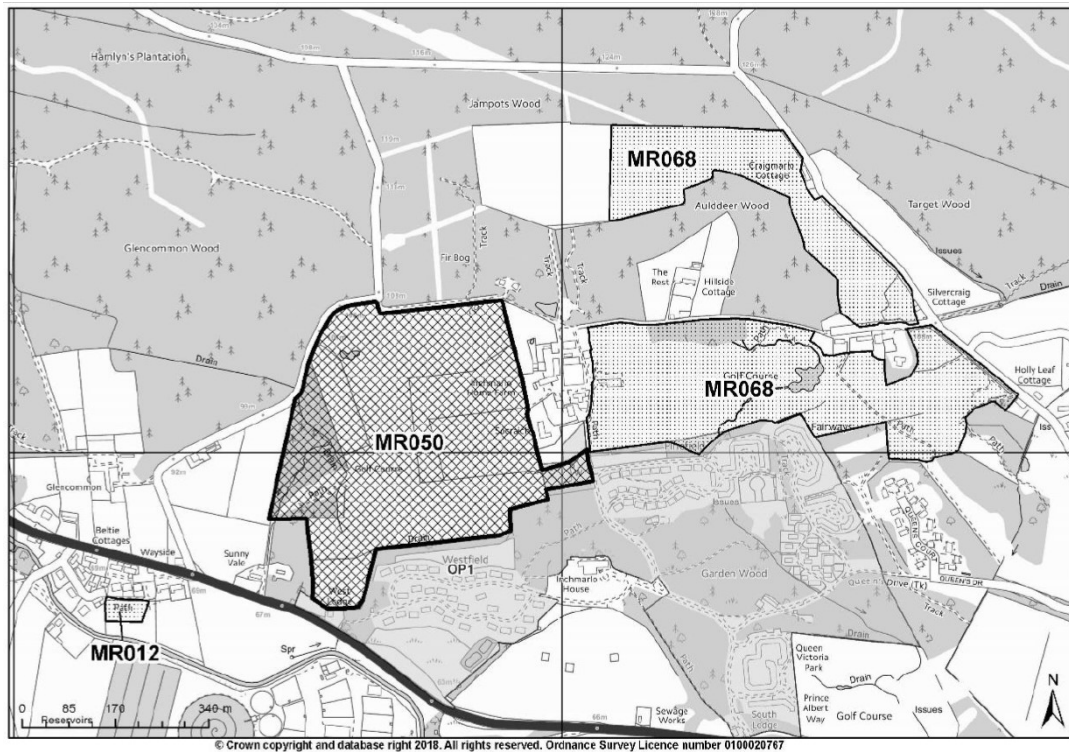
Skene Enterprises (Aberdeen) Ltd (hereby referred to as the Respondent) welcome the proposal by Aberdeenshire Council to allocate land to the south east of Glencommon Wood for homes as an extension to the Inchmarlo Continuing Care Retirement Community (ICCRC). However, the Respondent requests some amendments to the extent and capacity of the allocation.

The Respondent promoted this site through the Council's 'Call for Sites' stage in March 2018 with a request for an allocation for 200 homes for the elderly as part of an extension to the ICCRC. Please see 28319\_Appendix B for the extent of the site proposed.



**28319\_Appendix B**

The site was included within the Main Issues Report (MIR) as ref: MR050 - an "Officer's Preference" site, with an indicative capacity of 120 homes. Please see 28319\_Appendix C for the extent of the site identified in the MIR. The Settlement Statement noted that the site area would exclude woodland to the west. This proposed allocation noted that a masterplan would be required to support any future development proposals for this site allocation.



### 28319\_Appendix C

In the Respondent's reply to the MIR consultation they accepted the suggested capacity of 120 units but on the basis that the allocation will include the woodland area on the western part of the site, so that the landscaping features of this area can be incorporated and designed into future plans and so that wider site (with potential future capacity) can form part of the required masterplan .

The extent of allocation OP2 was reduced significantly for its inclusion within the Proposed Local Development Plan (LDP) 2020, at the western edge of the site. No reason was given as to why the land south of the woodland area (N6 and part of N5 of 28319\_Appendix B) was excluded.

We request that the site boundary of OP2 be amended to reflect that shown on 28319\_PLDP\_Appendix A. This will reflect our original submission and the extent shown by the Council within the MIR.

There are a number of reasons for this requested change. The first and main reason is to allow a flexible and masterplanned approach that will enable key placemaking and landscaping principles to be incorporated into the long term delivery of this extension to the ICCRC. Of most importance to this aim is the inclusion of the area shown as A4 on 28319\_PLDP\_Appendix A. This area offers potential for the development to integrate with the existing community at the Westfield area of Inchmarlo, as well as this occurring at the main access point opposite the Pinefield area.

The Proposed LDP allocation notes that it seeks for the site to have two points of access from the A93, and this has been confirmed by meetings on-site with the Council's planning officers. The inclusion of the area A4 would allow potential for a direct and logical connection to the A93, adjacent to West Lodge. The northern edge of the OP2 allocation could also provide another, if less direct, connection to the A93 although the local road between OP2 and the A93 is not in control of the Respondent.

Both the land of A4 and West Lodge and its access point to the A93 (to the south of A4) are in the control of the Respondent and its inclusion will allow the masterplan to investigate a viable and integrated design of this route that fits with the planting and development strategy for the ICCRC extension. Careful landscaping and planting of this area can allow both an access road and appropriately sited houses that can integrate with Westfield. Inclusion of land marked as A4 will also allow a secondary access point to OP2 from within the grounds of the ICCRC, enhancing connectivity.

Linked to this, our second point is that the allocation for OP2 requires a masterplan to be prepared for the development of this area and the Respondent accepts this requirement. The inclusion of a larger site boundary within the Proposed LDP will allow the masterplan process, and its supporting design work and studies, to inform whether development and access is appropriate in this area. The required approval of the masterplan by the Council will ensure that it remains part of the development planning process.

For similar reasons, we request the inclusion of area A5. The majority of this was previously an area of woodland plantation, before they were felled, with a golf green in the southern part of A5. The area has been identified by the Council as having potential for replanting as a landscape edge to the extension to Inchmarlo. The site is currently cleared of woodland with no replanting strategy yet confirmed. Investigations are continuing on whether this requires to be commercial woodland or can be a more natural native woodland mix.

Including this area within the allocation boundary can let this be decided and controlled by the Council, but at the time when it has been informed by co-operative discussions with the Respondent as part of draft masterplan proposals. This can ensure the replanted woodland forms an integral form of planting and landscape buffer which responds to the new development rather than an arbitrary triangle of woodland.

The Respondent's aims and ambitions for the extension to Inchmarlo that will be delivered through allocation OP2 is for a well designed and integrated series of neighbourhoods within an attractive parkland setting – similar to the existing parts of Inchmarlo. Including the requested extended area gives the best opportunity for this to be most effectively designed and delivered, controlled by a masterplan for the area which will require Council approval.

The Respondent had initially asked for the site to be able to accommodate a capacity of circa 200 units. Although they would like a figure between 160-200 units to be included, they recognise that 120 has been included as a realistic level to be delivered within the lifetime of the Proposed LDP. Despite this, it is not considered that the extent of the site allocation needs to be reduced to set this restriction. It would encourage better long term design and planning to include areas A4 and A5 so that the masterplan approach can address the whole area, while also incorporating areas that could be subject to further bids for development in future years – if it fits within the landscape and accessibility principles that have been established by the masterplan.

# 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](mailto: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:

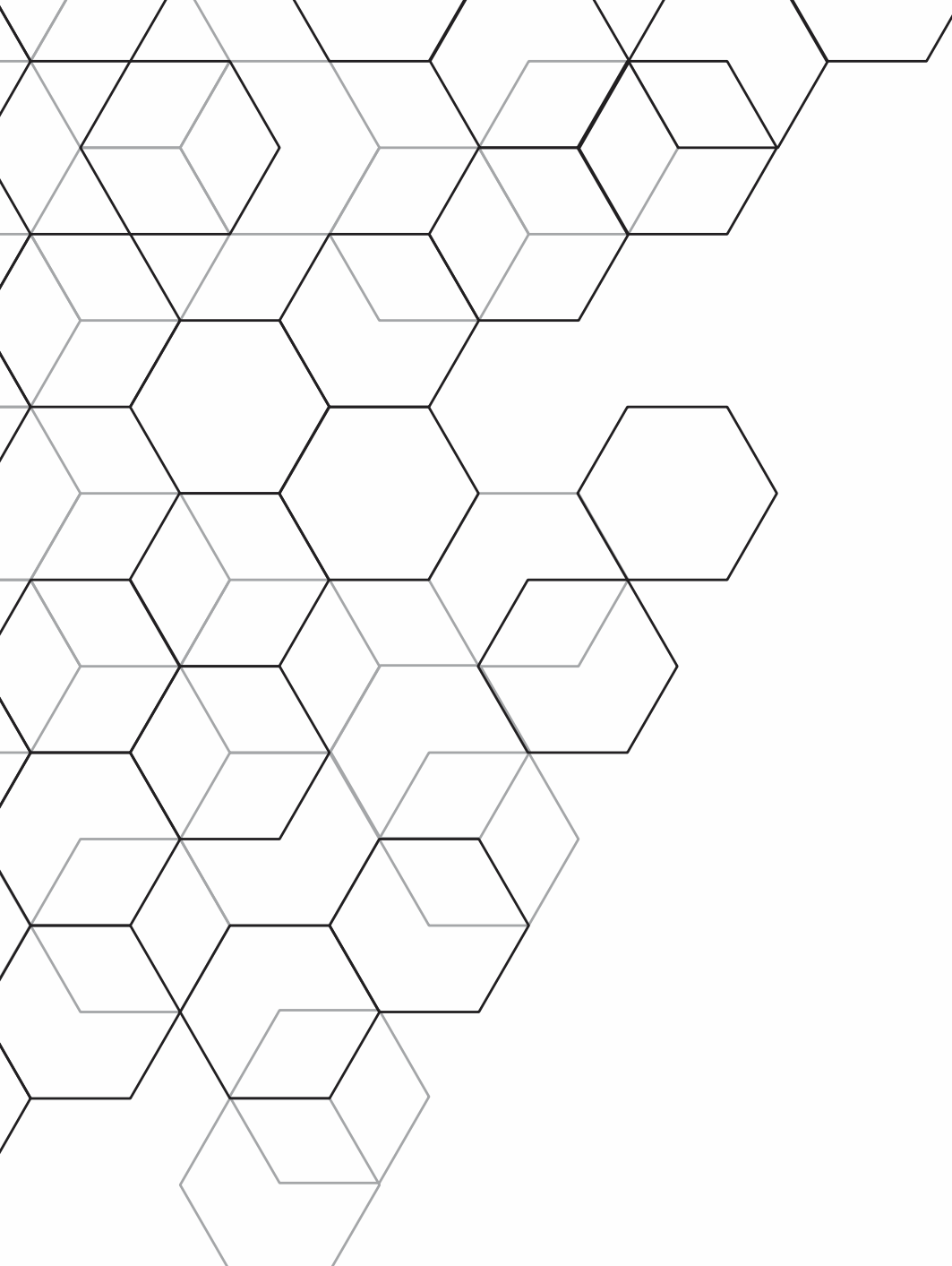
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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:

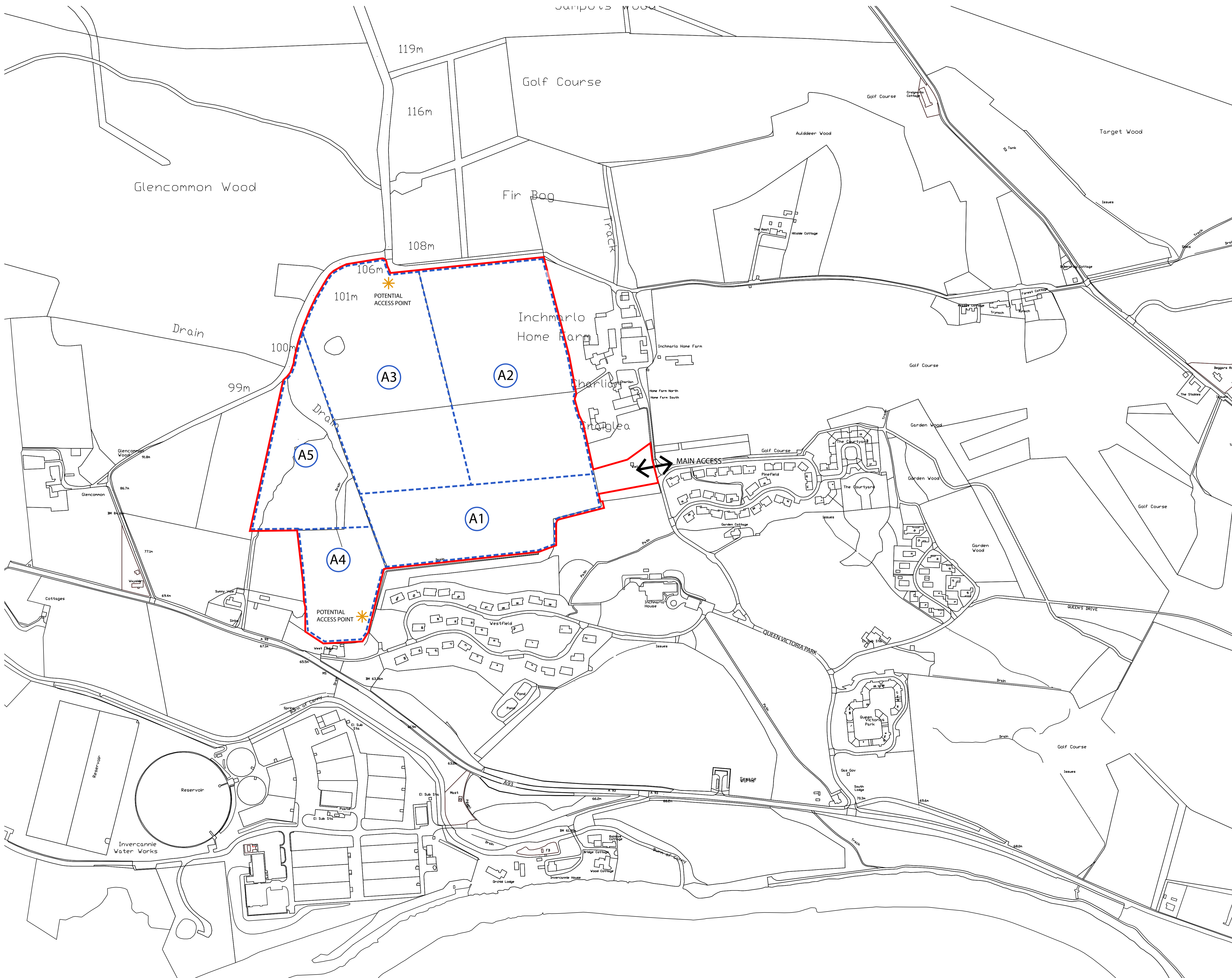
Not applicable.

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.

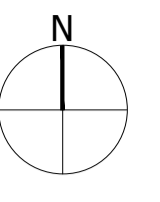






**LEGEND**





- Site Boundary
- ↔ Main Access
- ✱ Potential / Optional Access

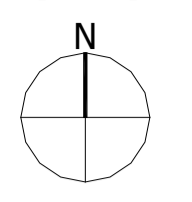


**Incharmarlo Continuing Care Retirement Community**  
**Proposed LDP2 Representation Red Line and Areas Plan**  
 28.07.2020 1:2500@A1 HJ IH

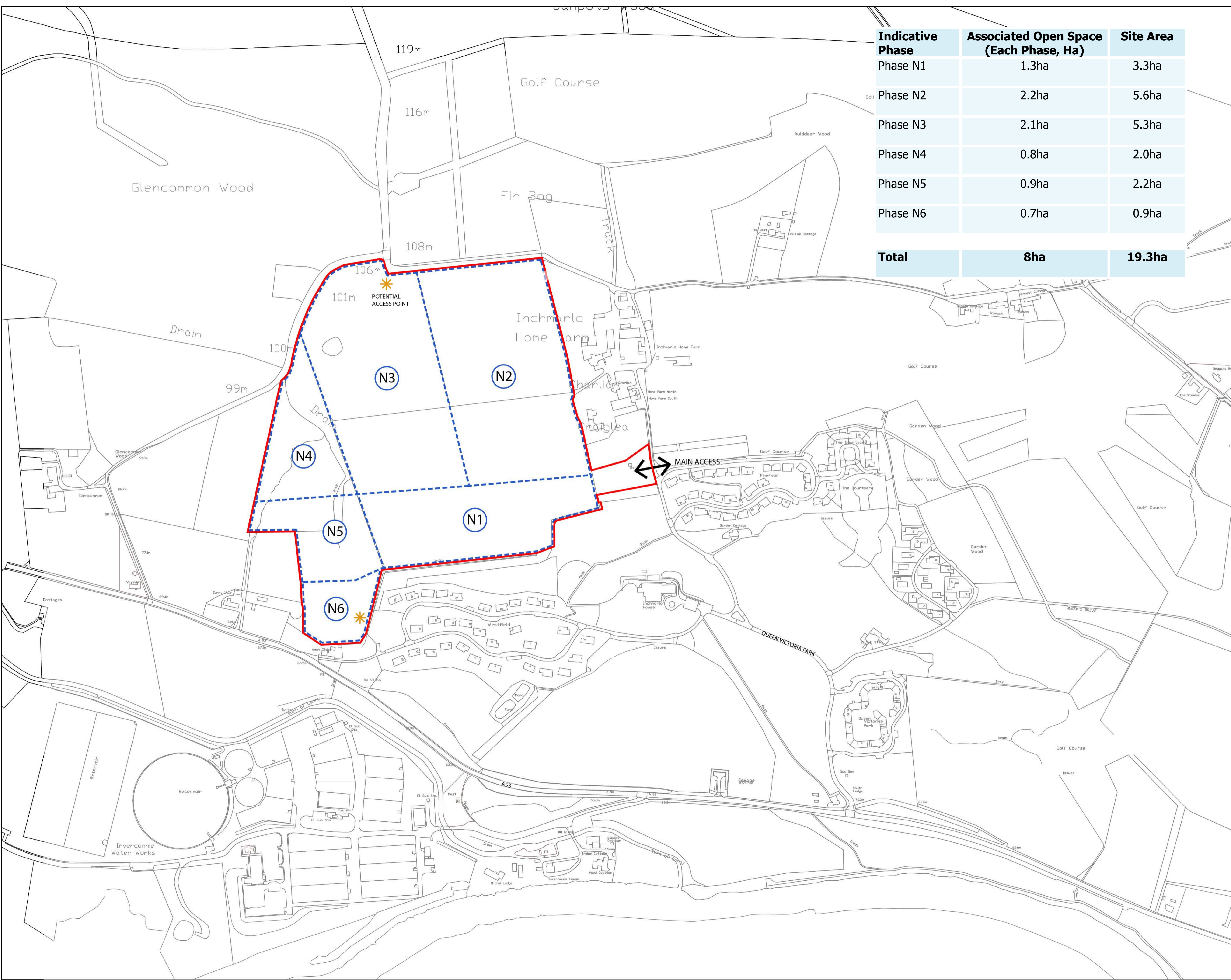
28319 PLDP OP2 Rep Appendix A -

Legend

-  **Site Boundary**
-  **Indicative Phasing**
-  **Main Access**
-  **Potential / Optional Future Access Points**



Indicative Phase	Associated Open Space (Each Phase, Ha)	Site Area
Phase N1	1.3ha	3.3ha
Phase N2	2.2ha	5.6ha
Phase N3	2.1ha <td 5.3ha	
Phase N4	0.8ha	2.0ha
Phase N5	0.9ha	2.2ha
Phase N6	0.7ha	0.9ha
<b>Total</b>	<b>8ha</b>	<b>19.3ha</b>





Project  
**Inchmarlo Continuing Care Retirement Community Extension - LDP 2021 CfS**  
 Drawing Title  
**Location and Phasing Plan - Extension**

Date  
 30.03.18

Scale  
 1:2500

Project No  
 28319

Drawn by  


Check by  


Drawing No  
 IND01

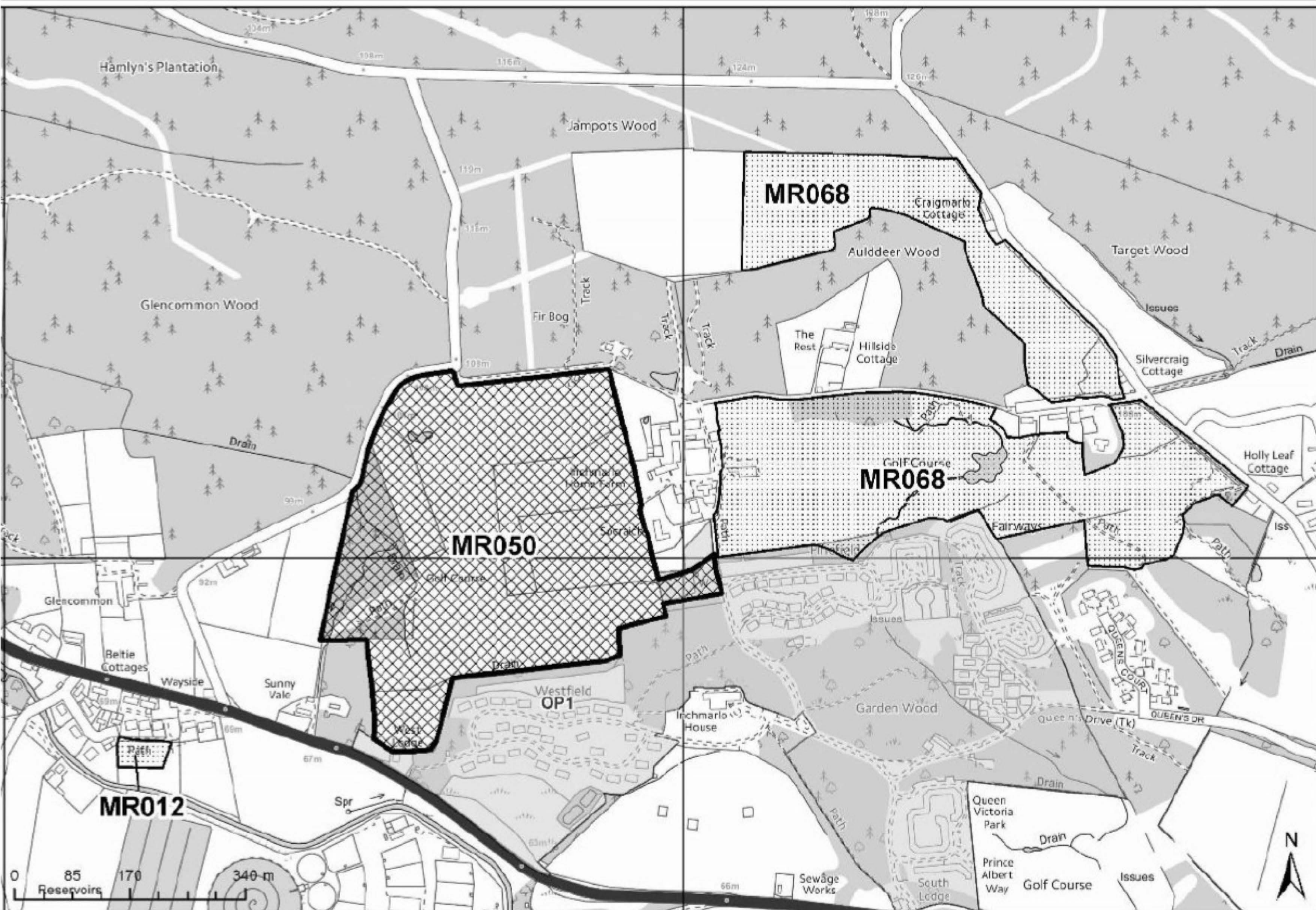
Revision  
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Planning • Master Planning & Urban Design • Architecture •  
 Landscape Planning & Design • Environmental Planning • Graphic  
 Communication • Public Engagement • Development Economics

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Offices at Birmingham Bristol Cardiff Ebbw Vale Edinburgh  
 Leeds London Manchester Newcastle Reading Southampton



Hamlyn's Plantation

Jampots Wood

MR068

Craigmarlo Cottages

Aulddeer Wood

Target Wood

Glencommon Wood

Fir Bog

Track

The Rest

Hillside Cottage

Issues

Silvercraig Cottage

Track

Drain

Drain

GOLF COURSE  
MR068

Holly Leaf Cottage

MR050

Fairways

Glencommon

Bettie Cottages

Wayside

Sunny Vale

Westfield OP1

Inchmarlo House

Garden Wood

Queen's Drive (Tk)

QUEEN'S DR

MR012

Spr

Queen Victoria Park

Prince Albert Way

Golf Course

Issues

South Lodge

Sewage Works

