

PP1160

# 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.*

**Aberdeenshire**  
COUNCIL





## 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.

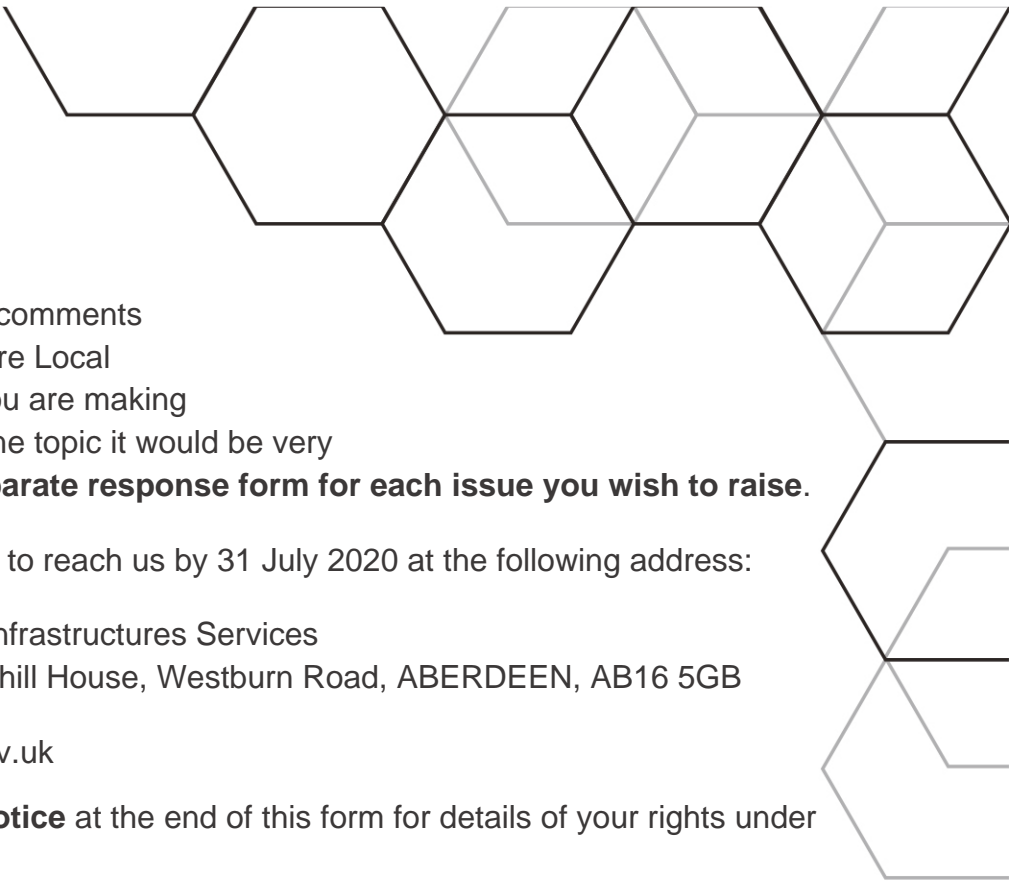
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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](mailto:ldp@aberdeenshire.gov.uk)  
Web: [www.aberdeenshire.gov.uk/ldp](http://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](mailto: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](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:	Mrs
First Name:	Tine
Surname:	Wanning
Date:	30.07.2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes X No

Are you responding on behalf of another person? Yes  No X

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 7C, Formatine, page 476-479, Potterton.

**I wish to see the 2 planned development areas OP1 and OP2 taken out of the plan** for the following interrelated reasons:

1. They are both currently in the green belt
2. The infrastructure cannot sustain such a development
3. The development would not be of any benefit for Potterton

**Reason for change:**

## **1. Development in the green belt.**

Naively I thought that a designated green belt area should be protected from development with the purpose of preventing urban sprawl. This is why I find it totally incomprehensible and unacceptable that the proposed development areas in Potterton are placed in the green belt as defined in the LDP 2017, appendix 3. On the corresponding map from LDP 2020, appendix 4, the boundaries of the green belt has been changed, so it does not include the proposed development areas anymore. How can a green belt area just be scrapped with the stroke of the pen?

I don't see what should have changed in the last years that can justify a sacrifice of green belt areas, and the passage on page 476 of LDP 2020: "*The use of protected land designations and the application of the green belt policy will contribute to preserving the amenity of the settlement*" is not clarifying anything at all. Firstly I wonder what the "green belt policy" is ( a such is not mentioned under policies), and secondly it sounds utterly self-contradictory that building on protected land should "preserve the amenity of the settlement (ie. Potterton)". You can't preserve by destroying!

As the vision for Potterton also states that Potterton is outwith the Aberdeen to Peterhead Strategic Growth Area, it makes it even more questionable why development area in the green belt here is that urgent.

Reading on, planners seem to have identified a community desire for a new community hall and business units. As a resident of Potterton this is totally new to me, and I don't recall any attempts from official side to involve the residents in this planning. But I also note that the planners have not identified a community desire for building on the green belt, which is not surprising, as being surrounded by the green belt is an invaluable asset and a big attraction to Potterton. And probably the reason for many to live here.

So the obvious question is then, what the real reason is for Potterton to go from being a place with no plans for developments (2017) to become a place where even green belt areas are scrapped, in the course of 3 years? The answer is blowing in the wind, and according to the Main Issue Report from 2019 there is more to come in the future plans, with more developments, all in the green belt.

It is quite ironic that the more detailed description of the 2 proposed sites mentions that biodiversity will be promoted by these developments. It is difficult to imagine that this area which already has fields, water and wood to be enjoyed, should be improved

regarding biodiversity by building 233 new houses with consequential increased traffic and noise.

It is disappointing that the planners have so poor visions about the green belt in general. It could and should have been about access to the green belt and how it could be used for recreational purposes by everybody. Establishing of walking and cycling paths, allotments, exercise routes, natural playing fields, just to mention a few possibilities. Instead it has now been chosen to fill up the green belt with a dense development of residential housing, which can only be a loss for those already living here and the nature as such.

## **2. Infrastructure**

As pointed out in the LDP 2020, there are serious infrastructural issues to be dealt with, such as flood risks, drainage, water supply, traffic, community facilities, educational and recreational facilities.

It is worrying that for many of these issues the wording "contribution may be required" has been used, as it doesn't guarantee that the developers will be forced to contribute to the solving of these issues.

I presume that any development is totally unthinkable, unless flood risk, drainage and water supply is under full control, wherefore I will concentrate on the more "soft", but still important issues in the following.

### **Traffic and transportation**

The main part of Potterton is placed east of the B999 with Panmure Gardens and Manse Road as a drive through road. As is well known, Manse Rd ends at Mill of Potterton with the last part of the road as a very narrow road ending more or less between 2 houses, where there is no possibility for widening the road. Already with the current traffic this road is a bit of a bottleneck, totally unsuited for heavy vehicles, but unfortunately this is the road that connects Potterton to the new AWPR. With 233 new houses, it can be expected that 400-450 new cars will use these roads in Potterton, which seems to be quite a substantial and unpleasant increase of traffic of more than 50 %. It may be suggested to make a new road through the OP1 from Manse Road to the unlisted road towards the Blackdog roundabout, which, however, would create problems for the new development in terms of heavy traffic.

Unfortunately public transport is hardly a viable alternative to private cars, as Potterton is quite poorly served by the bus 290/91 with roughly one bus per hour. It has even been seen, that the bus that goes through Manse Road has been unable to do so because of snow.

### **Education**

Allegedly it seems that the primary school in Balmedie will run out of space in the next few years, so it has to be asked, where the children from the planned developments are supposed to go to school, as a new school does not seem to be a part of the plan.

### **Community-, sport- and recreation facilities**

More people means bigger demand for such facilities, but in the plan there is no guarantee for new extra facilities in Potterton. The vague formulation "facilities in Potterton or towards facilities in the wider catchment area at Ellon" is simply not good enough, as it can easily end up with both these and future developments, that are not followed up by the necessary facilities nearby. This will be a losing situation for the current residents as well for the residents in the new developments.

## **3. Benefits for Potterton**

As stated in the LDP 2020, Potterton is dominated by 2 large 20<sup>th</sup> century developments,

which are very different in character. One with wooden houses, placed in a quite charming and well planned neighbourhood with a rare system of paths suitable for walking and cycling. The other one with more traditional individual built houses most of them with pebbledash cladding laid out on generous plots, which is a rare thing in 21<sup>st</sup> century developments. In that sense Potterton is quite distinctive as a village, and if there should be any new developments, it would be desirable to see demands to the aesthetics of the new housing. A third big development should be meeting requirements of contemporary architecture, aesthetically and functionally. With all due respect, I am not convinced that this vision is at all in the mind of developers nor planners, and the obvious end product will be a grouping of stereotype houses that are totally undistinguishable from so many other contemporary housing estates in Scotland. Taking in green belt areas for development should at least be followed up with demands for design that suits environmentally to such a precious area. Accordingly the houses should be low energy or zero-houses in order to justify the exploitation of green belt areas, but unfortunately I don't see any visions of this kind in the LDP 2020.

All in all, the sum of aesthetics, or rather lack of, increased traffic, increased population not followed up by facilities and most importantly the sad loss of the designated green belt areas ( which is certainly a key to the settlement's sense of place, in order to use the terminology from LDP 2020) makes it quite difficult to see, in what way Potterton as a village would benefit from such a new development. On the contrary.

Obviously this plan is not community driven, but rather developer driven.

# 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.

