

PP1199

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.

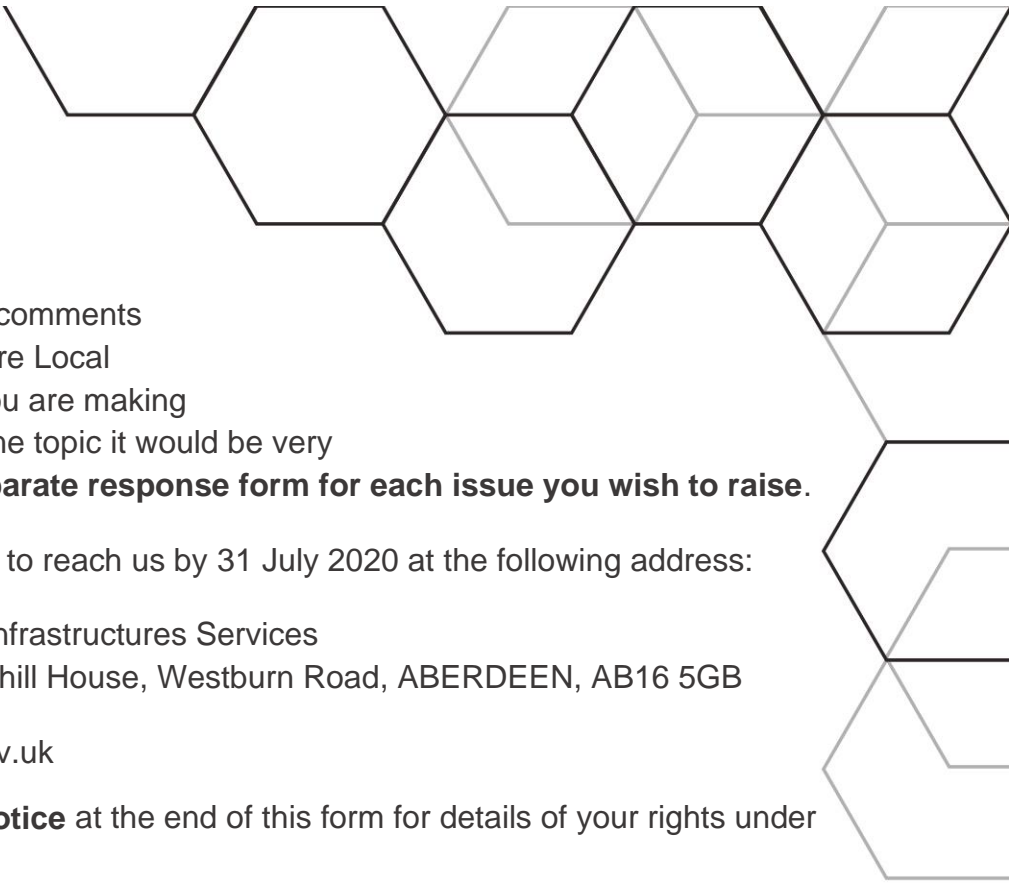
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	Paul
Surname:	Fretwell
Date:	26/ 07/2020
Postal Address:	@rchitects Scotland Ltd. [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):

Further to the comments previously provided on the main issues report and after studying the proposals contained in the proposed Aberdeenshire Local Plan 2020. We would like to comment further with regard to the proposed allocations for Laurencekirk and specifically the proposed allocation OP7 and proposed allocation KN114.

Appendix 6 & 7e

Reason for change:

Proposal within Proposed Plan:

We will comment later on why we consider the current proposals within the plan are inadequate to serve the needs of the community and why we consider a larger allocation to be appropriate. The following comments relate specifically to the wording of the current proposals within the proposed plan.

OP7: Land West of Fordoun Road

Allocation: 15 homes

This is a newly allocated site. This site provides an opportunity for self-build homes, subject to planning permission being granted for the development site as a whole, not as separate individual plots. Planning permission for 7 homes has already been granted on the southern half of the site. For self-build plots, the landowner would be responsible for ensuring that all infrastructure to service the plots is in place prior to any homes being constructed. This is to include wastewater treatment, road access through the site to an adoptable standard and open space provision. In addition, all necessary site surveys and assessments deemed to be required through the planning process must also be carried out on the development site as a whole. A Flood Risk Assessment may also be required. The development will require footway works to Fordoun Road, which may require widening of the existing railway bridge. Access to the site must work in conjunction with site OP1. A buffer strip will be required adjacent to the watercourse, which should be integrated positively into the development. It is expected that the site will contribute towards affordable housing in line with Policy H2 Affordable Housing. This should be delivered as part of the early phases of development and be integrated into the design of the development to provide a mix of house types and sizes to meet local need.

- With regard to the statement ‘subject to planning permission been granted as a whole’; as 7no of the properties have some time ago already been approved and most of which are progressing in terms of construction this statement is inappropriate. Equally planning applications were lodged some significant time ago for a further 6no house and are still awaiting determination. Once approved this will basically use up the proposed allocation for this site. It is completely inappropriate to try and place requirements on the site as a whole and Planning permission cannot be required for the development site as a whole.
- The reference made to a flood risk assessment is inappropriate unless the whole area originally proposed (KN114) is incorporated into the allocation. As the allocation is at an extensive distance from the water course, this would appear to be erroneous and a carryover from a previous assessment of the whole area proposed.
- Regarding the statement about access working in conjunction OP1.a, again this would only be relevant for an allocation of the whole area originally proposed (KN114) and for the current allocation this is completely irrelevant.
- The buffer strip to the water course; again, as covered previously, this only related to a whole area allocation (KN114) as the current proposals are at an extensive distance away from the water course.
- Regarding affordable housing contributions, for the 7no houses already approved any requirement with this regard is now past and no retrospective requirements can be applied. Equally the relevant determination of the current and long-awaited applications for the remaining 6No houses will determine any relevant contributions based on the proposals submitted. As these are individual applications for individual self builders, we understand that in accordance with policy contributions are not required.

The relevant wording of the proposals within the proposed plan needs to be worded appropriately to the final allocation. However, due to the advanced stage of development proposals and previous approvals it may be more suitable to propose an extension to the settlement boundary to cover these rather than an allocation for development.

Appropriateness of proposed allocation:

While we welcome an allocation relating to the proposals for self-build plots, we consider the current proposals contained within the plan to be inadequate:

- As referred to previously 7no of the plots are already been approved and are sold with the majority in the process of construction. The remaining 6No plot applications are awaiting determination with most of these presold to individual self builders. As such and in terms of the allocation provided for in the proposed plan. This will not provide relevant provision for self-build plots within the area for the duration of the plan. The current allocation is therefore arbitrary and is certainly not forward thinking.
- The current allocation will not meet the demand already identified and not provide the diversity of offering required.
- It is identified within the vision statement in the proposed plan for Laurencekirk that there is a desire for self-build plots. This in itself does not deliver. The limited proposals contained within the local plan do not support this statement as discussed above. For the

plan to adequately meet the vision statement an allocation needs to be made of an appropriate size to meet demand and desire for at least the duration of the plan to sustain a diverse offering. If this is not addressed appropriately within the current proposed plan the next opportunity to deliver further self build plots to meet this desire will be the next plan (2031) with no availability to meet demand for the many years.

Larger site allocation as per KN114 :

- With reference to the relevant supporting documents associated with the proposed plan the larger original allocation has been confirmed to be well located in relation to the existing settlement and have good access to public transportation links.
- The only concerns raised relate to the proposed density of the development and also the future potential western link road.
- With regard to development density. The plan provided previously was indicative and does not constitute a detailed proposal or application and as discussed previously as such the density of the development and house numbers provided will be subject to detailed applications incorporating any relevant constraints on the site and if necessary at this stage could be adjusted within the plan proposals as has been done for other sites. This is therefore not an issue that should exclude the proposal from the proposed local plan.
- With regard to the proposed Western link road. The adjacent allocated site OP1 with its relevant previous planning approval APP/2014/4094 confirms a route and provision within the proposals of this future link. All as required by the 2012 LDP, previous master plan and framework plan. This terminates in a large distributor roundabout to the north west of the site. We understand that as part of the previous approval for the 7no self build plots already under construction the proposals were requested to incorporate appropriate space for the future possible further extension of this western link road. As such the additional allocation of the field to the North covered by KN114 will not affect any plans for the Western Link Road, as the planned route does not run through this area of ground. This is therefore not an issue that should exclude the proposal from the proposed local plan. This said there are no fixed detailed proposals relating tot the site and any relevant aspects could easily be incorporated.
- The proposal KN114 does not extend any further than that of the previous approval of the adjacent OP3 site and this is no further an issue that for any site along this route.
- Statements made in the current proposed local plan would then become relevant (as already assessed) see comments above.

The landowner / developer has delivered 7no self build plots with a further 7No well on the way. All within the last 4 Years. With demand outstripping available supply. The limiting factor to delivering these and to further meet demand and the desires indicated within the plan itself is the lack of an appropriate allocation. The previously proposed KN114 would address this appropriately and as an appropriately sized allocation would not only meet the requirements of the plan process but allow for appropriate master planning, integrated design and incorporation of all the relevant aspects relating to a development of this size as discussed previously; providing a sustainable supply of diverse offering in Laurencekirk to meet demand for the duration of the plan and possibly beyond.

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.

