

# 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.*



## 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

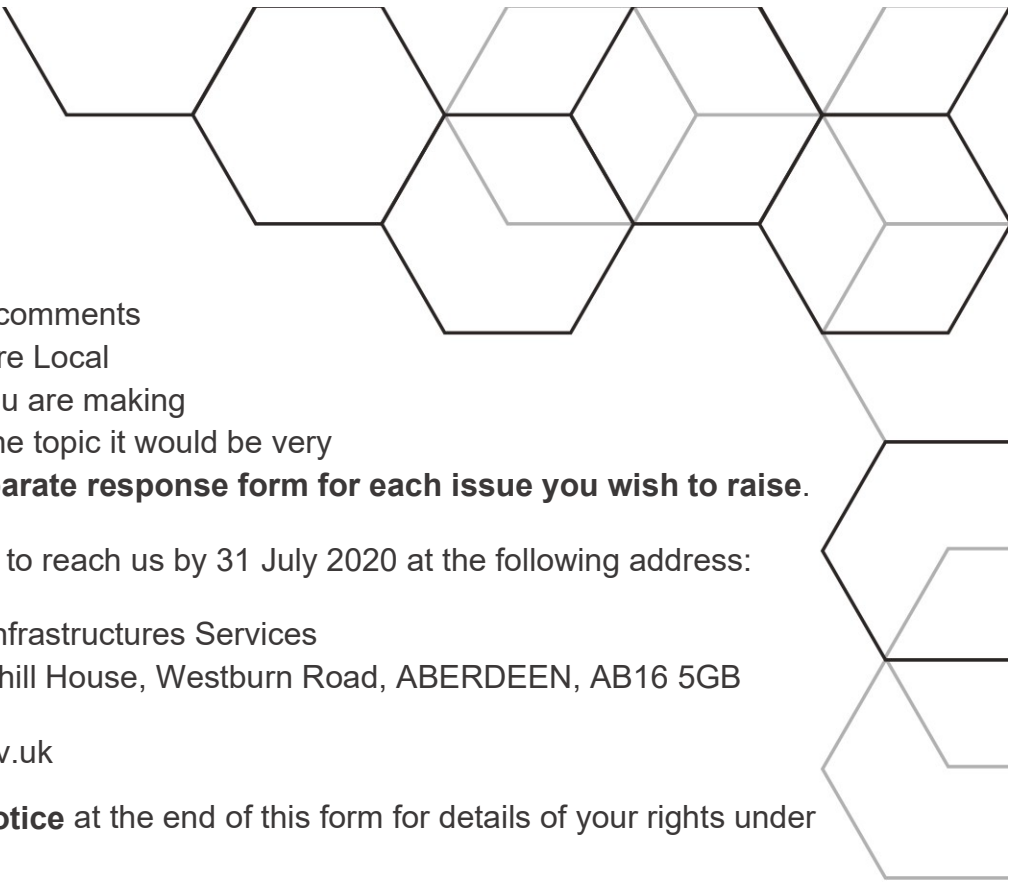
Tel: 01467 536230

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](https://twitter.com/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:	Miss
First Name:	Natasha
Surname:	Douglas
Date:	
Postal Address:	[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):

Dandara request that the description of their site at OP6 Crichtie remain as per the adopted Local Development Plan 2017

**Reason for change:**

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# 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:

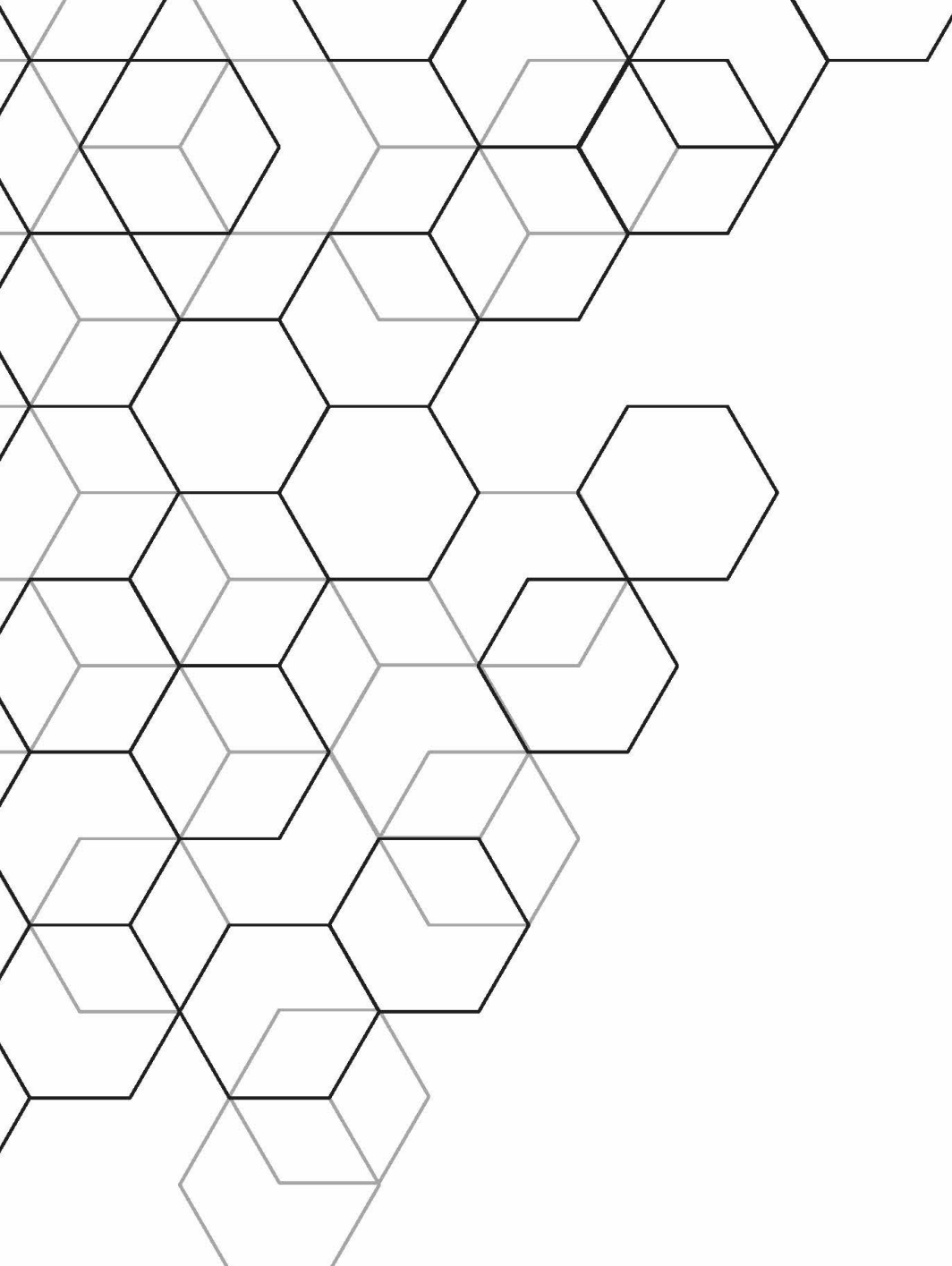
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue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



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### OBJECTION

#### APPENDIX 7D SETTLEMENT STATEMENTS GARIOCH

##### OP6 CRICHIE TEXT DESCRIPTION

###### Introduction

Dandara express their concern at the description of their site at OP6 Crichtie in Inverurie, which has changed from the description contained within the adopted Local Development Plan (LDP) 2017 and the previously adopted 2012 LDP. Specifically, the requirement for a formal footway/cycleway connections made across the A96 into Port Elphinstone and Inverurie should be removed. The Planning Permission in Principle (PPIP) reference G/APP/2013/0267 requires a foot and cycle connection to Port Elphinstone to be delivered at the outset of the development; which is in advance of the delivery of the employment land. The PPIP prevents the employment land from coming forward until such time as the Grade Separated Interchange (GSI) is delivered. Furthermore, there is no requirement in either previous Local Development Plans or the approved PPIP for this route to be formal. The wording in the proposed Plan should be amended to reflect this.

Dandara also take issue with the requirement for *'An updated Transport Assessment should be provided as development comes forward'*. A Transport Assessment was submitted and approved as part of the approved PPIP for the wider Crichtie development and there is no requirement to update this unless upper floor limits are breached. The proposed Plan should be amended to reflect this.

###### Modification Required

Dandara request that the description of their site at OP6 Crichtie remain as per the adopted Local Development Plan 2017 namely it should state:

###### *'OP6 Crichtie*

*This site was previously allocated as site E1 in the 2012 LDP and OP11 in the 2017 LDP, although the site boundaries have since been amended. It is located on the western side of the A96 to the immediate south of site OP5. A Development Framework and Masterplan including the site was approved in 2013, and the development must accord with these documents, which identify key principles for the urban form and design of the development. The development must make provision for 5 ha of high quality business use.*

*The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDs implementation and adequate buffer zone provision will be required to take account of the small watercourse which runs through the site.'*

## Justification

The supporting text for site OP6 states that '*Formal footway/cycleway connections made across the A96 into Port Elphinstone and Inverurie*'. Condition 1C(ii) of the approved PPIP addresses foot and cycle connections and requires a foot and cycle connection to Port Elphinstone be delivered at the outset of the development; which is in advance of the delivery of the employment land. Condition 7 of the PPIP states that no more than 300 residential units, and no other buildings on the site, shall be completed until a new GSI... have been constructed and are available for public use. It is clear that the employment land cannot come forward until such time as the GSI has been delivered for use; at which point the foot and cycle connection to Port Elphinstone will have been delivered. It is also noted that there is no requirement in either the previous LDP's or the approved PPIP for this route to be formal. The wording in the proposed Plan should be amended to reflect this.

The supporting text for OP6 requests that '*An updated Transport Assessment should be provided as development comes forward*'. Dandara take issue with this and would confirm that a Transport Assessment was submitted and approved as part of the approved PPIP for the wider Crichton development. Condition 4 of the PPIP states:

*'The overall development on the site (whether the subject of approval of matters specified in conditions or full planning permission) shall not exceed the following upper limits, unless otherwise agreed in writing by the Planning Authority unless a revised Transport Assessment is submitted to and approved by the Planning Authority which demonstrates that the proposed revised upper limits would not generate a greater number of trips on the road network outwith the site:*

- (a) Class 1 (retail) development on the site shall not exceed 1,500 square metres gross floor area;*
- (b) Class 4 (business) development on the site shall not exceed 24,200 square metres gross floor area;*
- (c) Class 5 (general industrial) development on the site shall not exceed 11,800 square metres gross floor area;*
- (d) Class 6 (storage or distribution) development on the site shall not exceed 11,600 square metres gross floor area;*
- (e) Class 9 (houses) development on the site shall not exceed 737 units.*

*There is no limit on the floor space for education and ancillary uses not specified above. The above Classes are as defined in the Town and Country Planning (Use Classes) (Scotland) Order 1997 as amended.*

*Reason: To restrict the scale of development to that identified in the Transport Assessment; minimise interference with the safe and free flow of traffic on the trunk road and wider road network, and to be consistent with the requirements of Scottish Planning Policy.'*

As such there is no requirement for additional Transport Assessments to be undertaken unless the upper limits cited in Condition 4 are breached. The proposed Plan should be amended to reflect that.

To conclude the supporting text for sites OP6 fails to take into consideration the approved PPIP and currently pending MSC application for the site and should be amended to reflect that.