

# 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

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:	Dr
First Name:	Ian A
Surname:	Auchterlonie
Date:	
Postal Address:	████████████████████
Postcode:	████████
Telephone Number:	██████████
Email:	████████████████████

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?

**Yes** 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 (Formartine) : Potterton - pp 478-479  
OP1 and OP2

## Reason for change:

### **Overview of Process**

There needs to be recognition that the process of consultation with the existing community has been flawed. In part this has been through a failure to adequately advertise the consultation locally. Some, or possibly most of us, only become aware of the exercise at second or third hand. Others may still be unaware even as the deadline for comment approaches. A notification and brief explanation on a Community Noticeboard would have been acceptable as has been used in the past. However in addition this has been compounded by the effects of Covid19 and the consultation taking place during the lockdown with the restrictions which have followed as a consequence. This is particularly important with the above new allocations for housing being such a major expansion of the community. OP1 alone would almost double the number of houses east of the B999 and would be the single largest expansion by some margin with a major effect on the character of the community.

### 2. OP1 and OP2 allocation

The vision statement that the "application of the green belt policy will contribute to preserving the amenity of the settlement" would be welcome if the removal of the two large areas, particularly OP1, as above mentioned did not have a major effect on reducing it. Although the Plan mentions the shop and Village Hall as amenities, which indeed they are, but fails to highlight that the environment, including Green Belt, is the major amenity and attraction of the Community. I doubt anyone would choose to live here because of the Hall or indeed, with the exception of those who own/run it, the shop.

- The Plan comments that the Allocation for housing is a "logical" extension to the northeast of the settlement. It might be argued that it is equally "logical" for it to be the boundary for the Green Belt. Remove the word "logical" and replace with a more neutral word such as "possible".
- It is said the site (OP1) "should" provide connectivity to the existing settlement. "Should" surely needs to be strengthened to "will be connected". The word "settlement" is demeaning and derogatory to what exists therefor change to "the existing Community".

- There is mention that both OP1 and OP2 will require access to the unclassified Manse Road as well access to the feeder road to the APWR and A90. There is a need to consider this infrastructure as the expected allocation could have a significant effect upon some aspects of life in the Community. These are outlined in more detail in my Appendix 1 (attached). Specifically Manse Road should not be assumed to be without potential problems after expansion.
- Health Care facilities require further exploration including the possible consideration of satellite facilities to serve what would be a much expanded population. Consider discussion with existing providers and GHB. Pharmacological facilities could be included.
- Sports and recreational facilities should be at the least retained at the current level whilst also considering more informal activity viz walking, running/jogging and cycling which has recently undergone a renaissance locally. I would again refer to my Appendix 1.
- Water supply and related drainage. Suggest Impact Assessment will be required

Finally I would like to reiterate that the OP1 and OP2 developments would have a major effect on the existing Community. They will have major effects on the greatest amenity of the environment. There is a need for an undertaking that the existing Community be fully involved in such a large projected development including concerns and objections together with the Carbon footprint implications.

# 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
--	---

### 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.



## Appendix

### Concerning the Plan for Potterton (Formartine).

There are currently three routes connecting Potterton Village with the surrounding area (1):

- a. The B999 which runs through the village with most houses and facilities lying on the East side. It is a busy road which through the lack of any pedestrian pathways or adequate verges is hazardous and not suitable for walkers or runners. It is used by commuting cyclists but with problems of passing opportunities for motorised vehicles causes difficulties and is not suitable for recreational exercise.
- b. The single track undesignated road which passes westward through the Goodieburn part of the village. Although traffic is relatively light the current width of the road and verges makes it problematic for foot traffic. I have rarely encountered a cyclist. Also because access requires crossing the B999 it is not a natural route for the inhabitants living on the East side for recreational exercise.
- c. Manse Road which leads from the main St of the village viz Panmure Gardens out of the village to the Milltoun of Potterton and from there to an undesignated road passing either northward to Belhelvie or Eastward to join the A90 and Aberdeen Western Peripheral Route (AWPR). Although there is less traffic than the B999 recent observation (2) suggests during the day a median of ~70+ vehicles per hour with higher numbers likely during the “rush hour” periods. The road is the main route for walkers, runners and cyclists going out of the village. Anecdotally I have observed a significant increase in all three groups during and following the Covid-19 lockdown, many heading for the “cross country” undesignated road from the Milltoun of Potterton past Woodend Cottage towards the B999. There are difficulties with Manse road as it currently exists\*
  - a. Although it has two lanes it is narrow and whilst private cars can usually travel past each other in opposite directions it can be tight.
  - b. The road is currently used by the 291 bus linking Aberdeen and Methlick. It is impossible for the bus and a car to pass each other in opposite directions so that one or other has to find an unofficial passing place such as the opening to the field which lies half way to the west passing out of the village or the entrance to the car park at the Stead Inn. However the problem is most acute at the junction in Milltoun where a bus and lorry can find themselves blocking each other in what can amount to a “standoff”. Lorries and farm vehicles pose similar problems.
  - c. For walkers there are places where it is possible to easily “step aside” and allow traffic to pass but also some parts where one may be caught by two cars passing in opposite directions and nowhere to “shelter”. Accumulation of surface water can also add to the difficulties. Whilst these may annoy motorists the main problem for pedestrians is the blind hill. Walking this road daily I feel more vulnerable to this and speeding motorists unaware of my presence until they are uncomfortably close than I do to SARS CoV-2. The danger is compounded by a lack of any easy and quick way of safely moving out of danger.



- d. If there has been modelling of likely effects on local transport including on Manse Road I have been unable to find it in the accompanying documents. It is unclear to me what is planned with the proposed link into the road leading to the A90 and AWPR but it does not read as acting as a new main route in that direction. Although the link may reduce some traffic from OP1 it seems unlikely to make much differences to OP2 as well as existing traffic which is therefore likely to rise and increase the problems rehearsed above.

The reason why the above regarding Manse Road matters is that it is likely to act as a disincentive to local exercise at a time when the opposite should be the case. The need to encourage the population to exercise more has been recognised by both the Scottish and UK governments (3-4). Such activities include walking as well as running/jogging and cycling. It would be egregious if any developments such as OP1 and OP2 through increasing traffic both by and to them decreased the ability of all residents to undertake exercise and enjoy the benefits of living in a rural environment as well as possibly increasing the Carbon footprint through travel for that purpose.

#### References:

1. Ordnance Survey Landranger Map No 38
2. Personal observations (July 2020). Median currently estimated at 72/hr but data collection continuing.
3. A More Active Scotland. (Scottish Government 2018)
4. UK Chief Medical Officers' Physical Activity Guidelines (2020)