

PP1317

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.

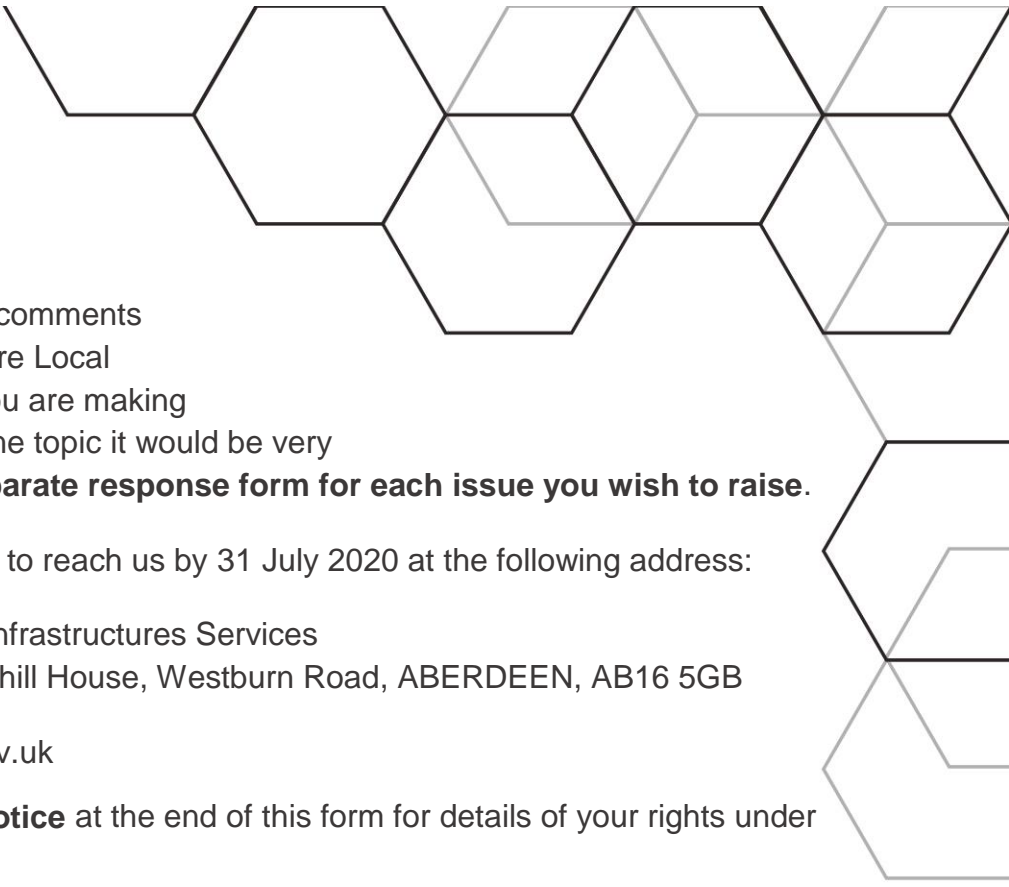
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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:	John
Surname:	Handley
Date:	01 July 2020
Postal Address:	John Handley Associates 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):

Proposals R1 & OP1, South of Inverurie Road, Keithhall and Development Bid Sites GR128 & GR129

Pages 575 - 577 of Appendix 7D Settlement Statements Garioch

On behalf of our client, The Church of Scotland General Trustees, we support the allocation of Housing Proposal OP1 and the related car park for the village hall (Proposal R1) on our client's site South of Inverurie Road, Keithhall.

However, and as requested in our submissions at the Call for Sites stage, we would also request the following modifications to the size and extent of Proposal OP1 on pages 576 and 577 of Appendix 7D Settlement Statements Garioch:

1. the allocated OP1 housing site at Keithhall should be extended to the east to take in the full extent of the site that was identified as site OP1 in the Draft version of the Proposed Plan (as promoted as Development Bid Site GR128).

We trust this amendment can be accommodated and the reasons for these changes are discussed below.

Reason for change:

Introduction & Background

This representation has been prepared by John Handley Associates Ltd, Chartered Town Planning Consultants. It is submitted on behalf of The Church of Scotland General Trustees, the owners of the development site which is currently allocated in the adopted LDP as *Proposals R1 and OP1, South of Inverurie Road, Keithhall*. The site is allocated in the adopted LDP for the development of 15 homes and a car park for the village hall.

On behalf of The Church of Scotland General Trustees, we welcome this opportunity for further engagement in the replacement LDP process and wish to provide the following comments on the published version of the Proposed Plan. This submission follows on from our submissions on this site which were made on behalf of the General Trustees at the earlier Call for Sites consultation stage in March 2018.

Please note that this particular submission is restricted to matters relating to our client's current land interests in Keithhall, and separate submissions have been made in respect of our client's other land interests throughout the Aberdeenshire area.

Support for Proposed Allocation of OP1 and R1 Sites in Keithhall

The General Trustees welcome and support the proposed retention of their site in Keithhall as an allocated development site, and commends the Council for adopting this position in the replacement LDP.

In this respect we support the proposed retention of this site as an allocated development proposal as set out on pages 575 - 577 of Appendix 7D Settlement Statements Garioch

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We also welcome the increased capacity of this site as set out on page 577 of the Settlement Statement and the recognition that “the layout of the site should not prejudice possible longer term expansion of the settlement to the east of the allocation in a future Plan period”.

We can also confirm that our client supports the safeguarding of part of their site for the provision of car parking for the village hall (Proposal R1).

We would therefore request that the Council maintains the allocation of the General Trustees’ site throughout the LDP Examination process which would see the site allocated for housing (OP1) and as a car park for the village hall (R1) in the Adopted LDP.

Suggested Change to the Size of the Allocated OP1 Site

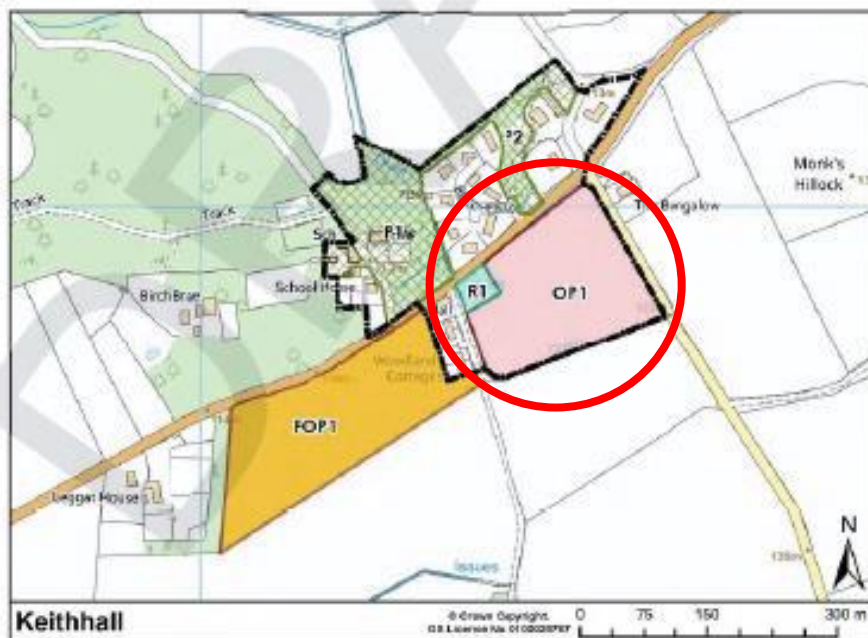
However, and as we requested in our submissions at the Call for Sites stage, we would also request that the size and extent of the allocated OP1 housing site at Keithhall is extended to the east to take in the full extent of the site that was put forward by the General Trustees as Development Bid Site GR128 at the Call for Sites Stage.

This proposed extension to the allocated site was supported by the Council as a preferred option in the Main Issues Report as Site GR128.

Furthermore, the larger OP1 site was also identified and allocated in the Draft version of the Proposed Plan. We have copied below the extract from the Draft Proposed Plan which confirms that the full extent of our client’s site was considered suitable for development by the Council:

OP1 (Bid GR128 and GR0129): South of Inverurie Road Allocation: 46-68 homes

Part of this site was previously allocated as site 44 in the 2013 LDP OP1 in the LDP 2017. A Masterplan will be required. A small watercourse runs adjacent to the site and a Flood Risk Assessment may therefore be required depending on the site layout. Morphological improvements to the watercourse, such as re-meandering, will be encouraged. The site is visible when approaching the settlement from the south and is viewed against the backdrop of mature woodland associated with the Keithhall Historic Garden and Designed Landscape. Strategic landscaping is therefore likely to be needed along the southern and eastern boundaries both to minimise potential adverse impacts on the village setting and to provide defensible boundaries to the site. Access may be possible either via the B993 or the Woodlands Cottages road. The development should respect the character of adjoining housing, which is primarily of single and 1½ storey design, and include a range of house types and sizes. The development should also incorporate 3 affordable homes and safeguard land for the provision of car parking for the village hall (see R1). A Flood Risk Assessment may be required. 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.



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Given the position set out in the Main Issues Report and the Draft Proposed Plan, we are surprised that the Council has decided to revert back to the site boundary set out in the 2017 LDP. No justification for this change has been provided and we consider this to be a missed opportunity to confirm and establish the long term future development of Keithhall. Indeed, the Proposed Plan acknowledges that the expansion of the allocated site is appropriate and should be safeguarded for the *“longer term expansion of the settlement ... in a future Plan period”*.

On behalf of The Church of Scotland General Trustees we would therefore request that the approach set out in the Draft Proposed Plan is adopted and the entire site at Keithhall is allocated for housing development and the provision of a car park for the village hall in the replacement LDP, rather than being safeguarded for a future LDP review.

As set out in our Call for Sites submission, we can confirm that this proposed extension to the allocated OP1 site at Keithhall is an available, effective, viable and deliverable housing site, capable of development within the plan period. The site does not present any particular challenges in terms of topography or gradient, and the development of the site would follow and reflect the pattern of development in the surrounding area.

The location of the site in relation to the existing and proposed residential development represents a natural and logical extension to the settlement, and would more appropriately round off the development of the village, whilst also helping to better sustain and support local facilities and services, including the provision of car parking for the village hall.

The allocation of this larger site would also allow a more comprehensive and integrated development to be planned and provided, with greater opportunities for more integrated landscaping, biodiversity enhancements, play areas and open space to be provided, and potentially more land for the village hall car park. This would also allow a “whole site” approach to be adopted within existing, natural boundaries rather than following an arbitrary boundary which is not currently present on site.

The proposed development of the enlarged site would still be and in keeping with the surrounding environment and would be designed having regard to the scale, form and density of existing residential developments in the surrounding area.

It would be our client's intention to engage with a development partner with an excellent track record, expertise and experience in building high quality modern housing developments. The proposed development would incorporate design features which will help create a sense of place and identity whilst meeting sustainability and energy efficiency demands. Our client would ensure that a high quality residential development in keeping with the surrounding area is created and will be met through the design layout of the housing, access roads and associated open space.

We would therefore suggest that the expansion of the existing allocation at Keithhall would result in the creation of a more sustainable and higher quality of development. This would complement the established and proposed housing development in this area and meet the objectives of the settlement by further meeting local housing needs in an accessible and sustainable location; sustaining local services; and enhancing the role and attractiveness of this settlement.

Summary & Requested Modification

In summary, the allocation of our client' site at Keithhall for housing and a new car park for the village hall in the published version of the Proposed Plan is welcomed and supported.

We are pleased that the Council has continued to acknowledge the development potential of our client's site at Keithhall, and we support the Council's continued allocation of this site as Proposals OP1 and R1 in the replacement LDP for the development of housing and a car park for the village hall.

However, and for the reasons noted above, we would also request the following modification to the size and extent of Proposal OP1:

1. the allocated OP1 housing site at Keithhall should be extended to the east to take in the full extent of the site identified as site OP1 in the Draft version of the Proposed Plan, as set out above and promoted as Development Bid Site GR128.

CONTINUED...

We trust these comments and suggested change will be of interest and assistance, and can be accommodated.

We would be grateful if you could confirm safe receipt of this submission and keep us informed of progress on the replacement LDP.

JOHN HANDLEY ASSOCIATES LTD
Chartered Town Planning Consultants

[Redacted signature block]

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.

