

PP1401

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.*

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

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:	Robert
Surname:	Pirie
Date:	31.07.20
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?

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):

Ref LPD 2021 NN

1. Remove Potterton from the Strategic Growth Area on page 19 paragraph 5.14.
2. Section 8 p44 map Remove Potterton Housing Land Allocation
3. Appendix 4 p115 Add more positive wording promoting benefits of Green belt
4. Appendix 4 p119 Map 3 Reinstate current Green Belt Boundaries around Potterton and consider widening Green Belt to the north.
5. Appendix 7C p476 Delete references to sites OP1 and OP2
6. Appendix 6 p169 remove Potterton sites OP1 and OP2
7. Appendix 7C pp478-479 Delete entirely
- 8.. Remove the Forsyth Hall Men's Shed and the words "The settlement is largely contemporary in nature" and the small business units from the Potterton Vision Statement.
9. In the Vision Statement replace "The use of protected land designations and the application of the green belt policy will contribute to preserving the amenity of the settlement." with "The planning objective for the settlement is to preserve the amenity of the village which shall be achieved through the use of protected designations and the use of the Green Belt policy."
- 10.Remove the ancient woodland as a provision for open space.

Reason for change:

Green Belt and Local Growth Area

In the Submission of the Report of the Examination 19th December 2016, planning reporters acknowledged that no modifications to the Green Belt were recommended in Potterton. "A Green Belt should support the spatial strategy by directing development to the most appropriate locations, protecting and enhancing character, landscape setting and identity of a settlement and provide access to open space. It is appropriate to maintain the Green Belt around Potterton to support the vision for the settlement. No evidence has been provided to substantiate the concern that the long-term viability of existing services may be threatened unless growth is permitted. Even if this were the case, this would not be adequate basis for permitting the large-scale growth being sought." Since then, nothing has changed to allow large scale growth to go ahead. OP1 and OP2 should be removed from the LDP.

Potterton is in a Local Growth Area. It sits outwith the Strategic Growth Area as shown on the Spatial Strategy Map and as stated in the Vision Statement for Potterton. The size of the development proposed is large scale, increasing the size of the village by 56%, and clearly unsuitable for a Local Growth Area and Greenbelt. The development is also in conflict with the Housing Land Audit 2019 which shows no housing completions for

Potterton from 2020 through to 2030. [REDACTED] Cottage is part of the Milton of Potterton community, the OP sites constitute urban sprawl and coalescence with the settlement of Milton of Potterton.

[REDACTED] Cottage is a vernacular building, which we are currently restoring to be more in keeping with its original form (dated back to 1560AD). Aberdeenshire Council through supplementary planning guidance have recognized vernacular buildings as an important part of Aberdeenshire's landscape character and history. [REDACTED] Cottage is typical of what is described in the Potterton Landscape Character assessment carried out in the 1990s in that it's situated in a shallow next to tree shelterbelts. The OP sites would come above the roof line of [REDACTED] Cottage and we would be overlooked. Through our planning applications to restore our vernacular building great care has been taken to ensure new extensions reflect the original house to preserve the character and historical thread it represents in the landscape. As set out in GLVIA and supplementary guidance notes the impact to the sense of place and the associated countryside amenity of where [REDACTED] Cottage sits in the landscape will be lost and this is an unacceptable scale of development and form which does not have good siting within the existing landscape or with the existing buildings which are predominately cottages/farm steadings in Milton of Potterton.

[REDACTED] Cottage formed part of Potterton House Estate (it was formally known as Keepers Cottage) and it's sat in situ with the adjacent Ancient woodland, which formed part of Potterton Houses designed landscape, looking up to the kirk in Potterton before any housing development existed in Potterton. There is ridge and farrow in the adjacent field and this reflects the agricultural history and the relationship our house had to that and the estate of Potterton house. This is a sensitive landscape that has sat in situ together since the 1500's and it should be protected.

There are protected species such as Red Squirrels, bats, badger setts as well as owl setts and Buzzard setts utilizing the OP sites as hunting habitat. [REDACTED] Cottage also has bats.

Benefits of Greenbelt

Benefits of Green Belts Green Belts are important nationally important resources which protect and enhance the landscape setting of towns and cities and prevent them from merging, direct growth to appropriate locations and provide access to open space. They often include other important designations to protect landscape, nature, informal outdoor recreation and cultural heritage. In addition to these planning roles, Green Belts provide many important benefits to people's quality of life and well-being. They contribute to tackling the climate emergency, through storing carbon in soils and woods. They contain significant areas of prime agricultural land, important for home-grown food production, and of semi-natural woodland, valuable for carbon storage. They can provide havens for wildlife, so can help to tackle the nature crisis. Green Belts have great potential to do even more to tackle the climate emergency and the nature crisis and to promote home-grown food, outdoor education and recreation.

The Greenbelt around Potterton is very narrow and does not fully encompass Milton of Potterton. This should be strengthened by extending the Greenbelt to the North towards Balmedie. OP Sites will cause negative biodiversity and result in negative climate change

impacts as outlined in the SEA final Assessment. The greenbelt is enhancing biodiversity, climate change and supporting wildlife habitat and hunting and it should be reinstated.

Constraints

Sites OP1 and OP2 are constrained sites due to poor road infrastructure, high flood risk, sewage capacity problems, school capacity problem and proximity to a landfill site.

Since the opening of the AWPR, there has been a significant increase in the volume, size and speed of traffic using the C class road from Belhelvie to the APWR Blackdog roundabout and the unclassified road from Potterton to Milton of Potterton. The developments would result in hundreds of additional vehicles using these roads which are already at breaking point. Walkers, runners, cyclists and horse riders all use these roads extensively. Any further traffic would render them completely unsafe and totally unsuitable for active travel as espoused by the Council. Any further buses on these routes is not an option. The pinch point between Potterton and Milton of Potterton is too narrow to accommodate a car and bus passing safely. Additionally, the junction at Milton of Potterton is too tight to allow a bus to manoeuvre a right turn in one sweep. The road which connects Milton of Potterton to the AWPR is not suitable for buses as the traffic load and speed of traffic already poses a significant safety risk. It also has narrow stretches where cars and HGVs have difficulty passing each other. When the Western Hatton Tip was in operation, the Council imposed a restriction that all tip HGV traffic was banned from approaching the premises from Milton of Potterton and also from departing in its direction. An HGV restriction should be reinstated on this section of road. [REDACTED] Cottage is located on a blind bend with further blind bends restricting sight of oncoming traffic. I feel strongly that by increasing traffic you will make the access point for our home onto the road unacceptably unsafe. Due to the nature of the bend we have installed bollards, which two have been taken down by cars colliding into them. We have also encountered a large piece of farm machinery come off a tractor load and into our driveway. The road does not have the capacity to cope with this type of volume of traffic.

The sites are in conflict with the Council's policy on active travel, this development is also in conflict with its policy on emission reduction and climate change.

Sites OP1 and OP2 are both in flood risk areas. The Strategic Development Plan states that new developments should not be identified on sites which are at an unacceptable risk from flooding. Parts of sites OP1 and OP2 lie within SEPA's indicative 1 in 200 year flood risk area. The British Geological Survey map of the UK shows the geology of both fields are on bedrock of the Belhelvie troctolite basic intrusion which is impermeable to water, overlain by the glacial Hatton Till Formation which will also be considerably less permeable than the Kippet Hills Gravels found to the north of the sites. This makes the drainage poor and would be further exacerbated by hard tarmac and concrete surfaces which do not allow for any absorption of water during downpours. Throughout the immediate area, the water table is high and natural springs occur. Road junctions flood after only 15 minutes of heavy rain, drain outlets become full to capacity and the upgraded treatment plant cannot cope, resulting in contamination of the Millden Burn (Potterton Burn). [REDACTED] Cottage sits in a hollow at the lowest point of the OP sites. The OP sites are acting sufficiently as drainage to protect [REDACTED] Cottage from flooding. Any change to landform will cause an unacceptable risk to our home. The flood risk assessment completed for site FR141 omitted the information "can be mitigated through SUDS" this is a clear omission that flood risk to [REDACTED] Cottage is extremely

likely. A geologist who has formed the above statement admitted that [REDACTED] Cottage is in the firing line.

There is insufficient capacity at the Balmedie Waste Water Treatment Works for the proposed development. SEPA recommends all development should be restricted until implementation of the Scottish Water Growth Project. There is no firm date for this project.

The primary school at Balmedie is already predicted (without this proposed development) to reach 118% capacity within 5 years. This should be addressed before any new development is considered within the Balmedie Primary catchment area.

The developments lie within 500m of a landfill site which is producing methane.

Ancient Woodland

This is private land which does not belong to the developer and as such cannot be included as provision for open space.

Forsyth Hall

There is no Forsyth Hall Men's Shed. All reference to it should be removed as it does not exist. Furthermore, there has been no consultation with the residents of Potterton regarding the desire for a new community hall.

Business Units

There are no employment land allocations in Potterton. These should be removed.

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.

