

# 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:	Mrs
First Name:	Wendi
Surname:	Rogers
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):

## Vision for Potterton (Strategic Growth Area)

### APPENDIX 7C SETTLEMENT STATEMENTS (FORMARTINE)

#### Page 476 (Potterton)

Remove the first two sentences of the Vision:

- *Potterton is a small settlement located within the Aberdeen green belt. It is outwith the Aberdeen to Peterhead Strategic Growth Area.*

Replace with an amended sentence:

- *Potterton is a small settlement **inset** within the Aberdeen green belt **and** the Aberdeen to Peterhead Strategic Growth Area, **as well as the Energetica Corridor.***

## 2) OP1 – Woodside Cottage

### APPENDIX 7C SETTLEMENT STATEMENTS (FORMARTINE)

#### Page 478 (Potterton)

#### Allocated sites - OP1: Land north of Denview Road

Remove the first three sentences:

- *This is a new allocation. The site is a logical extension to the northeast of the settlement. A Masterplan will be required for the delivery of the site.*

Replace with amended text:

- *This is a new allocation. The site is a logical extension to the northeast of the settlement **and is located close to local businesses, public transport and existing footpaths.** A Masterplan will be required for the delivery of the site **which should leave a landscaped buffer around Woodside Cottage.***

## 3) OP2 – Footpath

### APPENDIX 7C SETTLEMENT STATEMENTS (FORMARTINE)

#### Page 479 (Potterton)

#### Allocated sites - OP2: Land north West of Denview Road

Add text to the end of the third sentence:

*A Masterplan will be required for the delivery of the site, **which should incorporate and enhance the existing footpath between Kirkhill Gardens and The Stead Inn.***

**Reason for change:** No change – Expression of Support for Proposed Plan

We support the allocation of land north and north-west of Denview Road for 172 units and community facilities and 61 houses respectively. Scottish Ministers expect the Proposed Plan to represent the ‘settled will’ of the Council as to what the final content of the Plan should be. Any changes to the Plan prior to an Examination require the Council to prepare a Modified version that should be subject to a further round of consultation.

The allocation of land at Potterton is fully compliant with the soon to be approved Strategic Development Plan which identifies the Blackdog to Ellon corridor as a Strategic Growth Area. Settlements in this corridor should therefore be the first port of call to accommodate new housing development. We are unaware of any local objections to the inclusion of Potterton within this growth corridor. Furthermore, the SDP Examination Report recommended an increase in the strategic housing allowances for Aberdeenshire further supporting the need for additional housing in this corridor, particularly settlements such as Potterton which has seen only limited recent development.

No allocations have been made at Potterton for over a decade, well designed new housing will bring increased choice and availability, attracting new families to the village, which has an ageing population.

Identification of the site as a housing allocation resulted from a rigorous examination of all development options in the settlement through a Strategic Environmental Assessment. This site scored significantly better than alternative sites being promoted. We would agree that the site is a logical extension to the settlement. In terms of existing infrastructure, we understand that the developer will be required to mitigate any impact in accordance with national guidance. For example. A Flood Risk Assessment will be required as part of any planning application with contributions to education and community facilities is deemed necessary.

One of the reasons the OP1 and OP2 sites were chosen was due to the fact that additional traffic is less likely to go through the village and use the B999, and also has the potential to provide a direct access from the road leading to the AWPR for the benefit of existing residents, who would not have to use the sharp corner further up the road. Development in other locations promoted would have required all traffic to go through the village or onto the B999, increasing congestion at the Shielhill junction at Bridge of Don.

We understand the Community Council expressed support for the development of the site at the Main Issues Report stage and no doubt this support will continue in any response to the Proposed Plan.

Development at OP1 and OP2 will leave a strong ring of greenbelt around Potterton, even with these two fields removed. Development to the west of the B999 would be severed from the settlement by the busy B999.

Attracting families to Potterton will provide an increase in customers for the village shop.

# 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.

