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Please tick to confirm your agreement to the following statements:

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

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

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If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

Which document(s) are you committing on?	Main Issues Report	<input type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Site KN093 has been put forward as a potential site for food retail (1100m²) and drive through restaurant (450m²) or for a garden centre. The Council comments within the MIR document are that *“The proposed site falls within the existing protected golf course/green space network, which is identified as protected land (site P5) in the Local Development Plan 2017 and contains semi-natural habitat. However, this site does not form part of the golf course and indicative details show the small uptake of the site with enhanced 40m deep tree belt would minimise impacts. While there are concerns about splintering the town centre across the A92(T) (formerly the A90(T)), the development provides a well-located retail asset, and modest sized restaurant, on an accessible site at the edge of the defined town centre.”*

In the draft LDP, within the Settlement Profile for Portlethen, it states that *“The town has a good provision of services, but they are scattered across three different retail centres. The lack of a place for people to meet in the town centre is an issue for the local community, and extending the town centre west of the A92 for a mix of uses may help to address this issue.”*

It is Asda’s concern that this allocation is not founded on any basis of qualitative or quantitative deficiency. There has been no retail study undertaken that identifies such a deficiency. The Town Centre at present is elongated and to expand it further over the A92(T) would further exacerbate this.

The draft LDP and the MIR comments above identify a perception that there is no meeting place within the town centre, however it is unclear how a further retail unit on the opposite side of the A92(T) will address this. It will surely seek to further dissipate town centre users across a wider area. Should the additional retail unit go ahead, what is likely to happen is that shoppers would drive to this peripheral location and not undertake the linked trips with other services that take place at the moment. The site would be located away from residential areas and would not have a convenient walk in catchment which is offered by the rest of the town centre. The A92(T) acts a significant barrier to the free movement of pedestrians, something which is critical to a successful town centre.

At paragraph 62 of the Scottish Planning Policy it is states that development plans should identify centres which have a ‘high level of accessibility’ and which display ‘integration with residential areas’. The proposed allocation site and related town centre expansion exhibits neither of these qualities given it is isolated and on the opposite side of a trunk road.

It is therefore recommended that the proposed allocation here is unfounded and it is requested that the proposed allocation not be taken forward.



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Your comments (continued)

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