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

Your comments

Main Issues Report MR017/8/9 - 84 Houses Pitmurchie Rd/ Environmental Report

I strongly oppose the 'Reserved' status on MR019 in addition to my objections outlined below, the proposal was for 10+ years (2031 onwards) which makes it out with the timeframe covered by the 2021-2031 LDP. To have it included as a reserved site with the option to review mid term (2026) is unacceptable.

There is absolutely no justification or basis in policy for reserving an additional 8.4 ha site for potential housing development in KO'N in the 2021 - 31 plan when the still to be completed Snowdrop development will have increased the size of the village by 38%.

The Draft LDP 'Special Guidance Policy HE 1.2: Protecting Historic Buildings, Sites and Monuments' stipulates **'We will not allow development that would have a negative effect on the character, integrity or setting of listed buildings, or scheduled monuments, or other archaeological sites'**.

The **Environmental Report for site MR019 outlines several negative effects development on this site would bring.** However, the report's final column 'Effect – post mitigation' certainly doesn't reflect the **negative effects outlined within the report.**

The Environmental Report for site MR019 states under 'Cultural Heritage' that:

The development **will have long-term and permanent negative effect on the archaeological site** contained within the development area and conservation area. The development may weaken the sense of place and the identity of existing settlements.

The **Special Guidance Policy HE 2.1: Protecting Historic and Cultural Areas'** the Draft LDP stipulates 'We will not allow development, including change of use or demolition that **would not preserve or enhance the character or appearance of the conservation area'**.

Under 'Landscape' the report, omits to say the site is within the Kincardine O'Neil Conservation Area:

'The site is located within the Dee Valley Special Landscape Area **however the landscape experience is not likely to change significantly as the site is a logical extension to the settlement. Given that over the long term, what gets developed becomes part of the landscape, the effects are only likely to have medium-**

term effects.'

I strongly feel the statement 'The landscape experience is not likely to change significantly' is totally misrepresentative, as any development would have a very real effect on views of the Village, Conservation Area and Archaeological Site.

The Environmental Report declares under both headings that the 'Effect – post mitigation' will be 'neutral effect' based on the statement 'over the long term, what gets developed becomes part of the landscape', i.e. 'people will get used to it'.

This statement is totally unacceptable and cannot be construed as preserving or enhancing.

The statement 'the effects are only likely to have medium-term effects', confirms the conservation area, archaeological site and surrounding area will be negatively impacted by the MR019 development.

A 'long-term and permanent negative effect' even with some mitigation cannot warrant being classed as a 'Neutral effect'.

The statements, from the Environmental Report clearly indicate that development on this site will have lasting detrimental impact on the Kincardine O'Neil Conservation Area and the Archaeological Site.

The 'Effect – Post Migration' rating of 'Neutral effect' for both cultural Heritage and Landscape are evidently incorrect and must surely be 'negative effect' or 'significant negative effect'.

Scottish Government Policy on Conservation Areas, upon which the Aberdeenshire policy has to meet the terms of, is clear in that 'proposed development that fails to preserve or enhance the character or appearance of the area should normally be refused planning permission', yet MR019 is now 'reserved'.

The mitigation required for MR019 is substantial and there is no evidence in the Environmental Report analysis that it can be achieved. **It is unacceptable to keep the site in the LDP 2021-31 as "Reserved" with this level of untested mitigation required.**

MR019 must have the 'Reserved' status removed from the LDP 2021-2031.

MR023 Business Park up Pitmurchie Rd

I agree with the planners' decision that this is not a suitable site for a Business Park. The single track Pitmurchie Rd is not suitable for commercial traffic. There would be a loss of wildlife and natural habitat. Outbuildings beside Haugh Farm have still to be developed for commercial use.

MR021 - Farm Shop/ Cook School/ Café

I am in favour of more amenities in Kincardine O'Neil, however I do not believe this is a suitable site as there is poor connectivity to the village and is too far from the village centre. I have road safety and access concerns. The former filling station site would be a better location or the Smiddy in the centre of the village.