

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 17 July 2020.

We recommend that you keep a copy of your representation for your own records.



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.

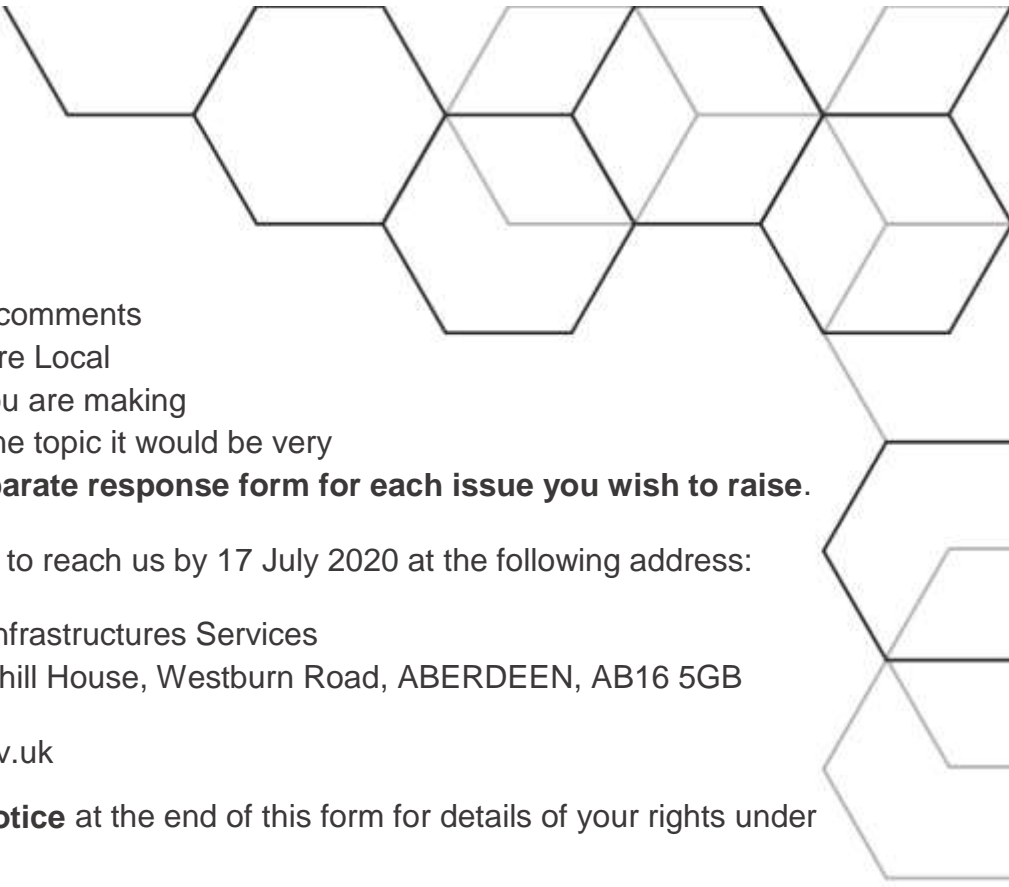
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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 17 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:	Michael
Surname:	Lorimer
Date:	23.6.20
Postal Address:	Ryden LLP, [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? Neil and Sarah Purdie

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):

No modifications sought.

Support is expressed for the inclusion of Opportunity Site 'OP2: West of Black Craigs' as an allocation for 8 homes within the settlement statement and associated settlement map for Methlick (Appendix 7c – pages 449 – 453). This allocation should therefore be carried forward as proposed into the next Local Development Plan (LDP) 2021.

Reason for change:

The inclusion of the land to the West of Black Craigs, Methlick as an Opportunity site for 8 homes within the Proposed Aberdeenshire Local Development Plan is duly noted and welcomed. The allocation aligns with the Development Bid submitted for the site (Ref: FR014), which sought a small increase of 3 homes to the 5 currently identified within the existing OP2 allocation, as contained within the adopted 2017 LDP. This aligns with the Officers' Preference for the site as set out at Main Issues Report (MIR) stage. For reference, copies of the Development Bid and response to the MIR are attached at Appendices 1 and 2 respectively. In line with the Development Bid, the site boundary has also been extended to encompass a small portion of land to the north, thereby reflecting the site boundary associated with the original H2 allocation as identified within the former 2012 LDP (Appendix 3). Our clients are therefore fully supportive of the identification of the OP2 site within the Proposed Plan.

The associated statement provided for OP2 within the Proposed LDP, acknowledges that the site has Planning Permission in Principle for 5 homes, granted under APP/2014/0219 and work has commenced on the access and road on site. As was highlighted within the response to the MIR, the above consent has since been renewed under APP/2018/0950. Additionally, further detailed applications have recently been pursued and granted for the erection of housing on a plot by plot basis and work has commenced by Annie Kenyon Developments Ltd to implement said consents, with the first properties expected to be completed and occupied by late 2021. This demonstrates a commitment to deliver the site, as well as evident demand for housing in this location.

The Proposed OP2 allocation provides additional flexibility for the developer to incorporate a more distinctive and welcoming housing layout through the inclusion of additional land to the north, as was previously identified through the H2 allocation contained within the 2012 LDP settlement Statement for Methlick (Appendix 3). This would allow for a more organic growth to the north, providing visual balance to the initial phases of housing currently being built out through extant consents, as part of the existing 2017 LDP allocation. It would also provide the opportunity for a greater degree of public open space and the inclusion of a landscape buffer to the west, both of which are specific requirements set out within the detailed text accompanying the allocation in the Proposed Plan. This would reinforce the existing woodland on that boundary, with the added benefits of softening any visual impacts, increasing opportunities for biodiversity and maintaining public access. Without this flexibility, adherence to the existing 2017 LDP site boundaries, would restrict the development to a more linear layout following the route of the main road to the immediate south. Officers' acknowledge this within their Schedule 4 'Issues and Actions' paper, highlighting that, ***“the site has an implemented consent for which the site extension would allow for a more rational development pattern”***. The additional allocation will also allow for a broader mix of family homes, across a range of house types, to meet local needs and evident demand over the next Plan period.

It is apparent that a number of issues were raised to the site through representations submitted at MIR Stage and these should be touched upon to hopefully ease any localised concerns. A perceived lack of drainage capacity and education provision were quoted by respondents to the MIR. With regard to drainage, the site will connect to the existing public network and surface water will be dealt with through appropriate SUDs. This will follow the drainage strategy already consented for the site through previous applications.

The 2019 School Roll Forecasts for Methlick Primary School indicate that it has a capacity of 120 pupils and is currently operating at 86% capacity based on 103 pupils. The forecasts demonstrate a fluctuating school roll over the course of 2020 through to 2027, but never going above capacity (Appendix 4). It should be noted that the site has been allocated for 5 units within the LDP since 2012, therefore these units and associated pupils generated have been programmed into the School Rolls over consecutive years since then. The 3 additional units created through the proposed OP2 allocation would have a very minor impact on the School Roll and current forecasting demonstrates there is sufficient capacity to absorb the development.

Furthermore, given the Council have identified a much higher density of development on the site to the south at Belmuir Lodge 'OP4' for some 63 homes, it demonstrates that there are no overriding concerns with regard to education or drainage capacity. As noted within the Proposed

Plan Settlement Statement, a growth project will be initiated at Methlick Waste Water Treatment Works once development meets Scottish Water's five growth criteria, which is typically how Scottish Water ensure there is sufficient capacity as demand comes on stream.

With regard to concerns relating to the topography/slope of the site being inappropriate and suggestion that there would be restricted access to the site, it should be reiterated that consents are currently in place for an approved access arrangement to serve the first 5 plots. Associated earthworks have already commenced sensitively to construct the access and initial housing plots. Any concerns over loss of privacy or overshadowing would be addressed through formal planning applications, as noted by Officers within the Issues and Actions paper. Notwithstanding, permissions exist for those dwellings that lie closest to neighbouring properties to the south west and the Planning Service have assessed and were satisfied that they posed no detrimental impact to neighbouring amenity. The modest extension to the allocation to incorporate land to the north is further away from existing residential properties to the south west, thereby further negating any potential impacts. The existing properties to the north east are situated back and elevated from the main road, at a similar level to the adjacent OP2 site, thereby mitigating any potential amenity concerns.

SNH note the presence of 'Ancient Woodland' adjacent to the site and specify that any development should protect and enhance this area. As noted at MIR stage, this area falls outwith the boundary of the allocation so would remain unaffected by the new housing development. Notwithstanding, there will be no adverse impacts posed to this woodland as part of the development. It provides an important landscape feature and context to the site. As noted above, the increased site area provides the opportunity to establish a landscape buffer to the west, as requested by SNH to ensure the wooded area continues to be protected, maintained and suitably enhanced. Tree surveys and appropriate landscaping plans would be a prerequisite of any future planning applications for the site.

As was identified by Officers within the MIR, the site is "*well connected to the settlement*". An established pedestrian footpath network leads from the site to a range of local facilities and amenities located within Methlick, the majority of which are less than 400m from the site. Existing bus routes are also available within walking distance, offering connectivity to and from the village with the surrounding towns and villages.

Our client therefore welcomes the continued allocation of the OP2 site within the Proposed Plan. The incorporation of a slight extension to the site boundary from that identified within the extant 2017 LDP, to incorporate land to the north with a small increase to the site capacity to allow for a total of 8 homes, provides both our clients and their appointed developer the ability to deliver a

more rational layout for the site. It also provides assurances for the surrounding community that the site will continue to be delivered for a modest and high quality development, providing a range of house types to meet local needs and demand.

It is therefore kindly requested that Opportunity Site OP2: West of Black Craig is carried forward as an allocation for 8 homes within the next LDP 2021.

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:

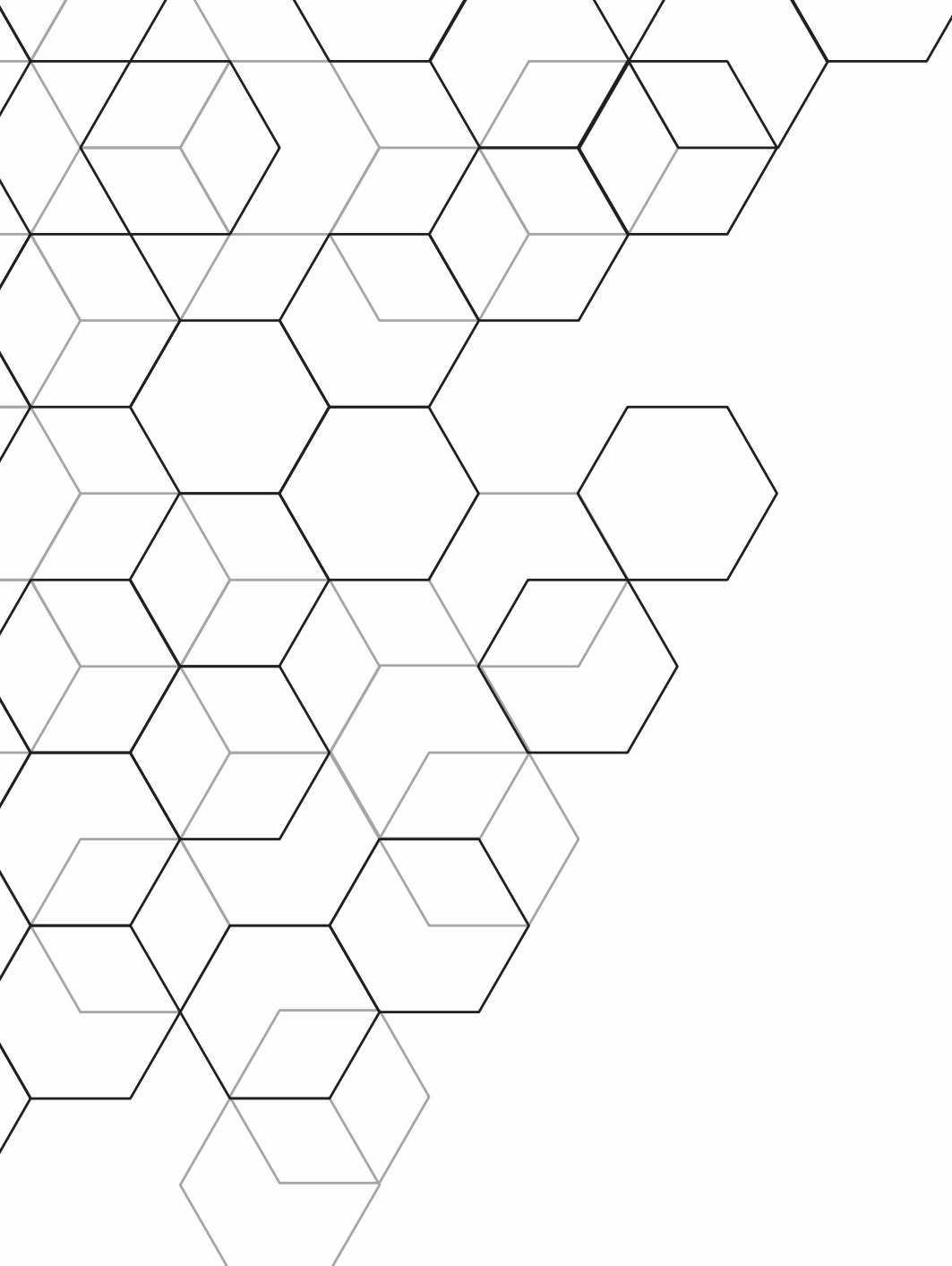
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue 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.



Local Development Plan 2021

Call for Sites Response Form

Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh 'call for sites', so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to: ldp@aberdeenshire.gov.uk

Alternatively, you can return the form and Ordnance Survey map by post to:
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

All forms must be submitted by 31 March 2018.

1. Your Details

Name	[REDACTED]
Organisation (if applicable)	Ryden LLP
Address	[REDACTED]
Telephone number	[REDACTED]
Email address	[REDACTED]
Do you wish to subscribe to our newsletter?	Yes

2. If you are acting as an agent on behalf of a third party, please give their details

Name	Neil and Sarah Purdie
Organisation (if applicable)	N/a
Address	[REDACTED] [REDACTED] [REDACTED]
Telephone number	C/O Agent
Email address	C/O Agent

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	N/a
Do these owners know this is being proposed for development?	N/a

For data protection purposes, please complete the rest of this form on a new page

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	LDP Site OP2 Methlick - West of Black Craigs
Site address	Land to west of Black Craigs, NW of B9170, Methlick, AB41 7BP
OS grid reference (if available)	NJ858378
Site area/size	1.69 ha
Current land use	Agricultural with LDP allocation for 5 units
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Mr & Mrs Purdie are sole owners of the site
Is the site under option to a developer?	Yes with [REDACTED]
Is the site being marketed?	No
	It is under option to a housebuilder

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
	N/a
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	All of the land which is the subject of the Development Bid is owned by Mr & Mrs Purdie. There are no 'ransoms' which would restrict access or other infrastructure provision

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	Yes – See Paper Apart for detailed account of Planning History
	Site was discussed with Planning Policy Team at LDP Community Council event in Methlick on 8/11/17 and prospect of bid for additional 5 units on land wholly encompassed within previous 2012 LDP 'H2' allocation boundary. Policy Team intimated 5 additional units may be too much but 3 in addition to existing allocation for 5 could be more desirable.
Previous planning applications	APP/2014/0219 – Planning permission in Principle for indicative layout of 5 houses on site APP/2016/1334 – Full Planning Permission for erection of single detached dwellinghouse and garage

Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	The site did not constitute a bid during review of previous 2012 LDP as it was designated as H2 allocation in that plan. However, during the previous review process, the boundary was effectively halved and redrawn around a much smaller area without the landowner's knowledge.
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? Yes Site is allocated within 2017 LDP as OP2 for 5 houses.

8. Proposed Use

Proposed use		Housing with associated access and open space
Housing	Approx. no of units	8
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> • Detached: * See attached details • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows):
		Number of: <ul style="list-style-type: none"> • 1 bedroom homes: * See attached details • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private & Affordable housing.
	Affordable housing proportion	25%, or in line with developer obligations requirements at the time of development.
Employment	Business and offices	N/A
	General industrial	N/A
	Storage and distribution	N/A
	Do you have a specific occupier for the site?	N/A
Other	Proposed use (please specify) and floor space	N/A
	Do you have a specific occupier for the site?	N/A
Is the area of each proposed use noted in the OS site plan?		N/A

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Yes, Developer has funding secured to deliver the site.	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	<i>RAMSAR Site</i>	
	<i>Special Area of Conservation</i>	
	<i>Special Protection Area</i>	
	<i>Priority habitat (Annex 1)</i>	
	<i>European Protected Species</i>	
	<i>Other protected species</i>	
	<i>Site of Special Scientific Interest</i>	
	<i>National Nature Reserve</i>	
	Ancient Woodland	
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	✓
	Priority habitat (UK or Local Biodiversity Action Plan)	
	Local Nature Conservation Site	
	Local Nature Reserve	
If yes, please give details of how you plan to mitigate the impact of the proposed development:		
See attached details - No impact from proposed development		

Biodiversity enhancement

<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	✓
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	✓
	Native tree planting	✓
	Drystone wall	
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	

Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/ .	Wildflowers in verges	
	Use of nectar rich plant species	
	Buffer strips along watercourses	
	Show home demonstration area	
	Other (please state):	
See attached details and indicative site layout for full details		

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	NA If yes, please give details:	
Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smr/pub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
If yes, please give details of how you plan to mitigate the impact of the proposed development; N/A		

12. Landscape Impact

Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)	No If yes , please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development: N/A	
SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance. <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment 	If your site is not within an SLA , please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character: See attached details and Indicative Layout for details	

http://www.snh.org.uk/pdfs/publications/review/075.pdf	
<ul style="list-style-type: none"> • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	

13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	No (see paper apart) If yes, please specify and explain how you intend to mitigate this risk: See attached details for full details
Could development on the site result in additional flood risk elsewhere?	No If yes, please specify and explain how you intend to mitigate or avoid this risk:
Could development of the site help alleviate any existing flooding problems in the area?	N/a

14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes
	Waste water	Minor capacity for >10 units
Has contact been made with Scottish Water?	Yes consulted under previous planning application process	
Will your SUDS scheme include rain gardens? http://www.centralscotlandgreennetwork.org/campaigns/greener-gardens	This will be considered at the appropriate design stage.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	See attached details	
Has contact been made with the Local Authority's Education Department?	No	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	N/a	

Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	N/a – site and allocation of this scale will require consultation with Roads Service
Public transport	See attached details
Active travel (i.e. internal connectivity and links externally)	See attached details
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No
	Electricity: No
	Heat: No
	Broadband: No
Have any feasibility studies been undertaken to understand and inform capacity issues?	No
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Utilities are available in the area and are not a constraint to development.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	The relevant technologies will be used to deliver reduced energy consumption and heat generation in accordance with Planning Policy and Building warrant requirements.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	Yes See attached details
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Yes See attached details
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	No significant shortfalls in open space in Methlick as existing provision is deemed appropriate for the size of the settlement. Development. Check whether any opportunity to improve connectivity within land ownership

f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	N/a
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	No

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	No
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	Yes – See attached details
Other	Not applicable
See attached details	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	350m
	Community facilities (e.g. school, public hall)	400m
	Sports facilities (e.g. playing fields)	150m
	Employment areas	400m
	Residential areas	Directly adjacent site boundary
	Bus stop or bus route	400m
	Train station	N/A
	Other, e.g. dentist, pub (please specify) Hotel, golf course	Church 450m Primary School – 550m Cricket Ground – 150m Garage – 500m Pub/Hotel – 400m See attached details

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	No – however public participation and consultation undertaken through previous 2012 & 2017 LDP and site allocated within both plans.
	If yes, please specify the way it was carried out and how it influenced your proposals:
	If not yet, please detail how you will do so in the future: Scale of site and proposed housing numbers would not warrant formal public consultation as per planning legislation. However contact with Community Council will be made at the appropriate time.

18. Residual value and deliverability

Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
---	--

If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

See attached details

19. Other information

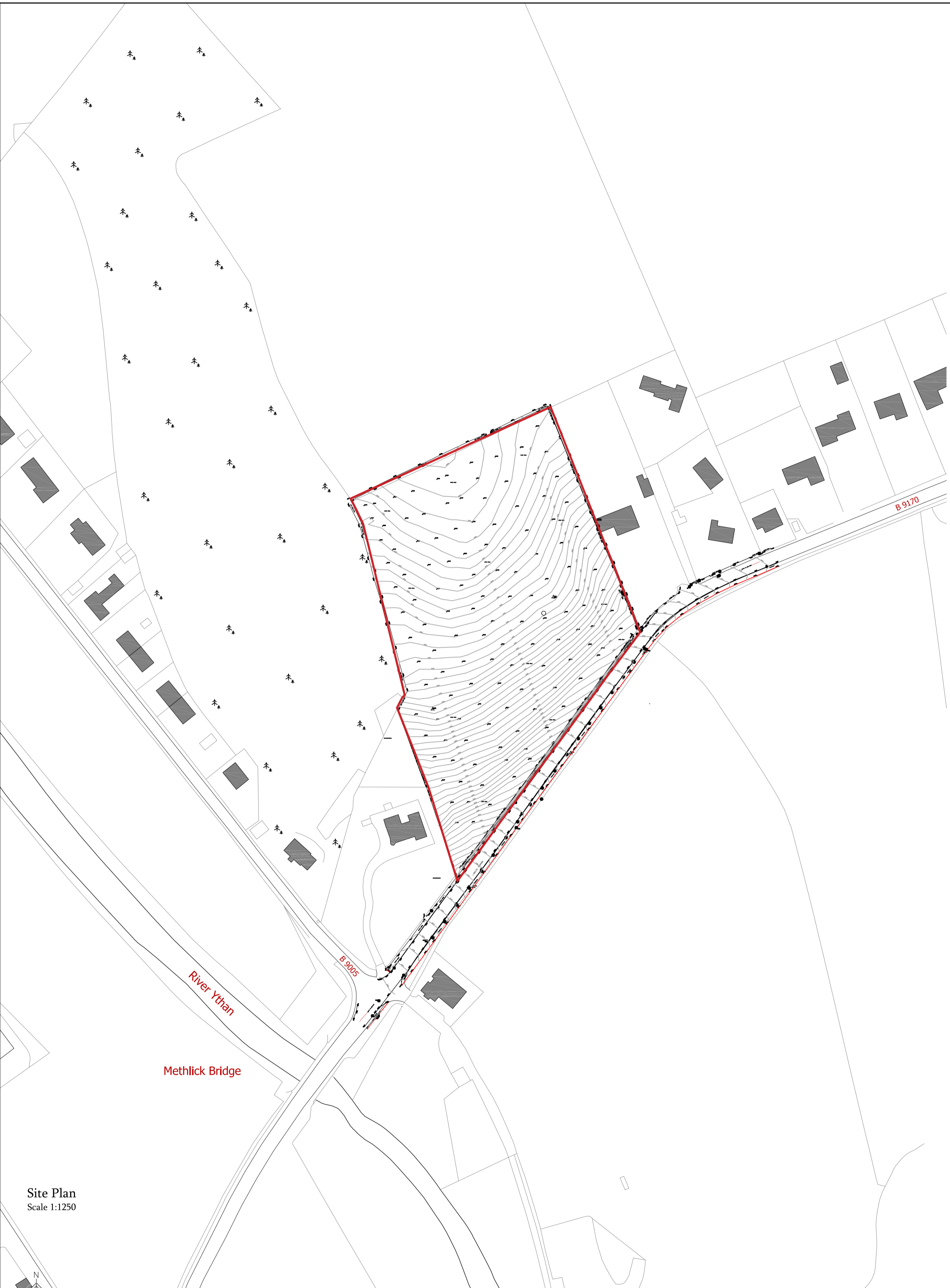
Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

Indicative layout attached

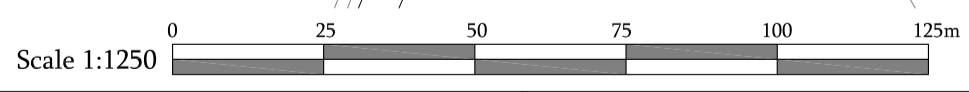
Please tick to confirm your agreement to the following statement:

By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.

This drawing is copyright of Annie Kenyon Architects Ltd. This drawing is to be read in conjunction with the project brief and any other drawings. It is not to be used for any other purpose without the written consent of Annie Kenyon Architects Ltd. The originator should be notified immediately of any discrepancy.



Site Plan
Scale 1:1250



INFORMATION

aka
Annie Kenyon Architects Ltd


Client	Mr and Mrs Purdie
Job Title	Admirals Park Methlick Aberdeenshire
Drawing Title	As Existing Site Plan
CAD Reference	

Scale at A2	Drawn	Chk	Date
1:1250			March 2018
Job No.	Drawing No.	Revision No.	
649	INF-01		

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INFORMATION

		
<div style="background-color: black; width: 100px; height: 40px; margin: 5px 0;"></div>		
Client Mr and Mrs Purdie		
Job Title Admirals Park Methlick Aberdeenshire		
Drawing Title As Proposed Site Plan		
CAD Reference		
Scale at A2	Drawn	Chk
		Date March 2018
Job No. 649	Drawing No. INF-02	Revision No.

Site Plan



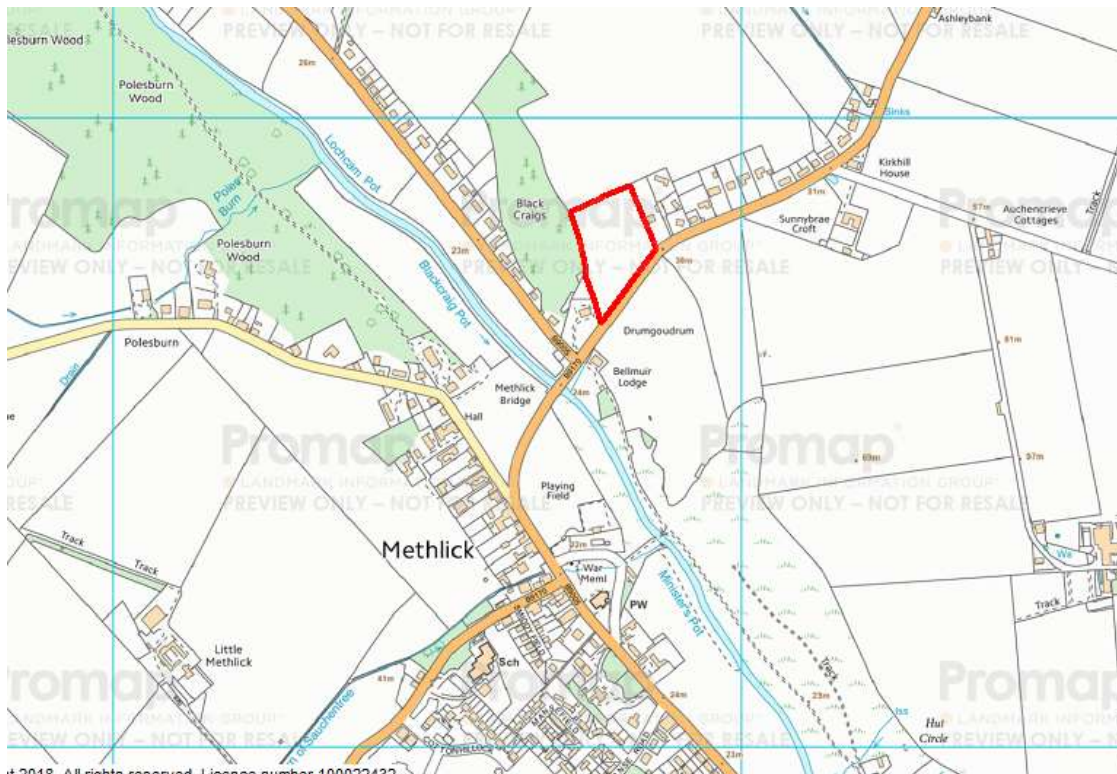
**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021
CALL FOR SITES**

PAPER APART – Land West of Black Craigs, Methlick

Ryden LLP have been instructed on behalf of our client Neil and Sarah Purdie to submit a Development Bid to Aberdeenshire Council's recent call for sites, for their land interests at Methlick.

Q4. Site Details

The land to the west of Black Craigs, Methlick is identified in the map below and sits to the north of village off the B9170 just after crossing Methlick Bridge over the River Ythan. Black Craigs wooded area bounds the site to the west, with existing residential properties forming the eastern boundary. Agricultural field extend beyond the northern boundary and the southern edge of the site is bound by the B9170, which facilitates direct access into the site.



Q.5 Ownership

The site is owned by Mr & Mrs Purdie [REDACTED]. They have a continued relationship with Annie Kenyon Developments. They are fully supportive of the submission of this Development Bid and Annie Kenyon Developments have an option on the land.

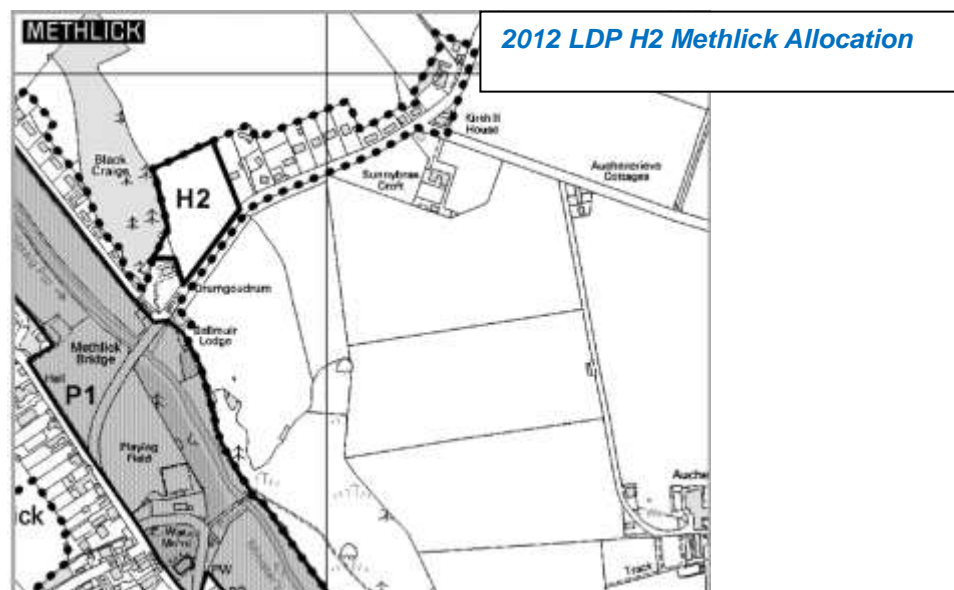
Q7. Planning History

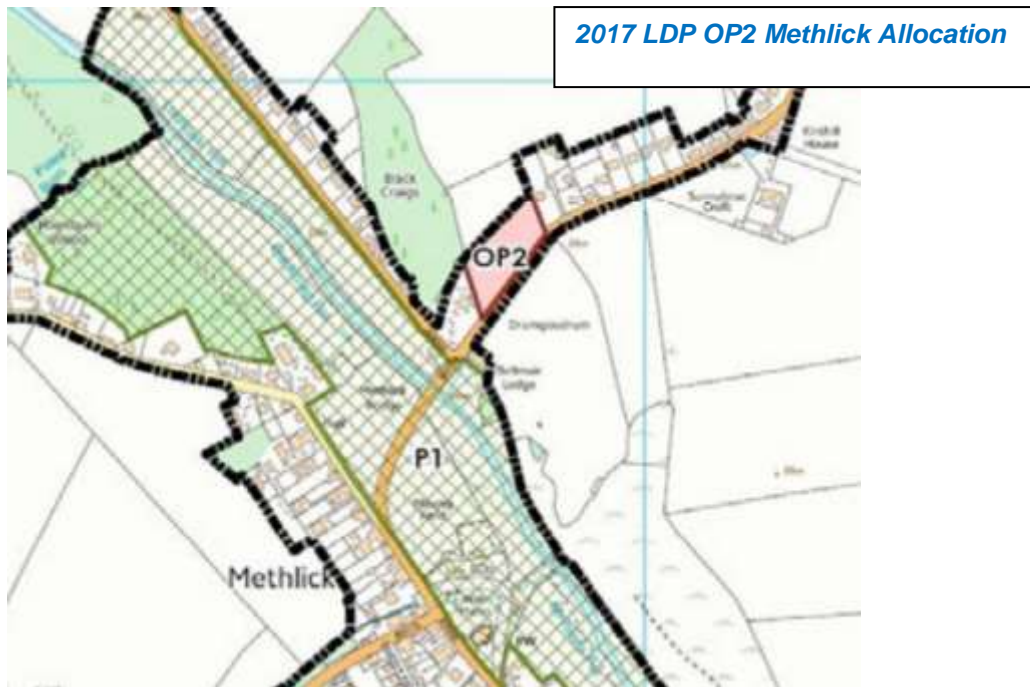
The site benefits from an associated planning history, both through previous and existing LDP allocations, as well as two related planning consents. The site was originally pursued through the preparation of the 2012 Aberdeenshire LDP and was allocated as H2 for 5 houses. Further to this allocation, Planning Permission in Principle was granted under APP/2014/0219 for indicative layout of 5 houses on site, with a further application for Full Planning Permission granted under APP/2016 for the erection of single detached dwellinghouse and garage. Unfortunately, it appears that under the review of the 2012 LDP, the previously defined site boundary was substantially reduced to reflect the indicative site boundary contained within APP/2014/0219 through the related OP2 allocation in the extant 2017 LDP.

Our client was not notified of this intended change from the 2012 LDP to the 2017 LDP and is concerned that it reflected a Planning Permission in Principle, which was based on indicative layouts and limited information on layout siting and design.

Additionally, given the change in market conditions since the original allocation within the 2012 LDP, large executive style detached houses are no longer envisaged for the site. Instead, a wider mix of 3-4 bed family homes are deemed to be more suitable for the site.

Accordingly, our client respectfully requests that the site boundary be redrawn to reflect the previous H2 allocation within the 2012 LDP and the allocation be increased slightly from 5 to 8 units.





Q.8 Proposed Use / Mix

A residential development is proposed with associated access, infrastructure, green space, and landscaping. It is considered that a small extension to the existing OP2 allocation is capable of accommodating around 8 homes. The attached Masterplan provides an indicative illustration of plot layouts, access, open space etc. The development will comprise a mix of detached homes, typically 3-4 bed units.

Q.9 Delivery Timescales

It is anticipated that the site will be marketed and plots sold on an individual basis for self-build opportunities. Our client is committed to the delivery of this site and would submit a planning application immediately after allocation. Market conditions have restricted the previous aspirations for larger 5 bedroom detached properties, therefore smaller 3-4 bedroom family homes would now be delivered and increasing the boundaries to reflect the original 2012 LDP allocation boundary would allow a sympathetic mix of 8 new properties, appropriate landscaping, open space and designing streets rather than restricting the development to a linear row of housing with direct accesses onto the main road.

This site is free from infrastructure constraints and would be delivered with the first 5 years of the LDP (2021-2026).

Q.12 Landscape Impact

The local landscape has been analysed as part of the Masterplan document. The site is in agricultural use and as such has little to offer in terms of established landscaping or features and is not located within any area of landscape significance. The development of this site will therefore have little landscape impact but provides an opportunity to create an attractive gateway and entrance approach to the village from the north via the B9170.

The site slopes down from the north east to the south west, however the development offers the opportunity for some regrading works and landscaping to create a welcoming aesthetic, particularly on approach from the B9170. The site enjoys long vistas towards the River Ythan, giving it a distinctive character and provides opportunities to create a unique sense of place.

Q.13 Flood Risk

SEPA's Indicative Flood Map provides predictive guidance on the possible extent of functional floodplain (1 in 200 year flood event). It demonstrates the site is entirely out with the floodplain which lies to the south and is not at risk of any surface water flooding.



SEPA Flood Map Extract

Q.14 Infrastructure

Water/Drainage - New gravity foul and surface water sewers will be provided to service the development and these will be located within the new roads and areas of open space where necessary. It is understood that there is substantial capacity in the Turriff Water Treatment Works and also within the local network to accommodate the proposed development. It is also understood through a capacity search that there is sufficient capacity within the Methlick Waste Water Treatment Works to

accommodate a development of this scale. The bid represents a minor increase of three units to the five which are currently allocated and will be programmed into the SW's capacity.

Education – the 2017 based School Roll Forecasts indicate that Methick Primary School has a capacity range of 97-120 pupils. It is currently at 92% of capacity, but has a rising school roll, expected to be over capacity by 2022. The existing allocation of 5 units are already programmed development within the School Roll forecasts, therefore a small addition of three units may require developer contributions to be made toward education.

Transport – Good access to the site exists via the B9170 immediately to the south of the site. Roads development had previously assessed a proposal for 5 units under APP/2014/0219 and had no objections. Visibility onto the B9170 is good and the site will be designed in accordance with Designing Streets principles and to an adoptable standard.

Public Transport – The site is located close to existing bus routes, offering a range of services and connectivity north and south. Stagecoach Service 290/291 serves the settlement to and from Aberdeen with a bus stop located within the centre of the village at the War Memorial, less than 400m from the site. The 292 service operates between Methlick and Ellon, the 293 between Methlick and Fyvie and the 452 service runs to and from Fraserburgh.

Active Travel – The village is served by an established network of pedestrian footways which provide direct and safe access from the site to the village and associated amenities/services. All areas of the village are generally within 10 -15 minutes walking distance from the site. An existing Core Path is located close to the site along the bank of the River Ythan.

Public Open Space – the proposal will provide the opportunity to enhance the green space network, both for the site and the wider area. The proposals create a landscaped SUDs area providing feature open space at the village and site entrance, which will be landscaped with native planting. Screen planting along the southern boundary of the site will provide a green corridor and landscaping which will improve this approach to the village. An extensive area of parkland to the north will provide significant areas of open space which will be linked by footpaths and tree lined streets throughout the development and wider area.

The site will meet the open space standards as set out in Appendix 2 of the Aberdeenshire Parks and Open Space Strategy. Significantly more than 40% of the site is retained as open space and there are opportunities for a range of uses within that open space. The open space audit makes reference to open space for food growing and there may be opportunities to provide this on site due to the large amount of open space proposed.

Topography – The site has a sloping gradient rising from the south east to the north west. This will require some slight regrading works.

Q.17 Community Engagement

No formal public consultation has taken place in relation to the development of this site. Given it is of a small scale (less than 50 units and 2ha net developable area) there would be no requirement under current planning legislation for pre-application consultation. Our client would however be content to discuss any proposals with the Community Council.

Q.18 Residual Value and Deliverability

Our client is committed to the delivery of the site. Annie Kenyon Developments has an option on the land and is eager to deliver the site.

The previous planning permission in principle (APP/2014/0219) had established indicative plot boundaries for 5 large detached houses aimed more towards the higher end of the market, however market testing has indicated that smaller 3 and 4 bed family homes may be more appropriate and marketable in this area. Accordingly, the requested increase to the existing OP2 site boundary in the 2017 LDP to reflect the previous H2 allocation boundary within the 2012 LDP, will allow for a sympathetic mix of family homes.

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019

Main Issues Report Response Form

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	██████████
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	Neil and Sarah Purdie
Address	C/O Ryden LLP ██████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████



Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

Fair processing notice

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

Your Data, Your Rights

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

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:

- [REDACTED], 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 checked="" 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

Representation to the Aberdeenshire Local Development Plan 2021: Main Issues Report 2019 on behalf of Neil and Sarah Purdie

Site Reference: FR014 / OP2 Methlick

The inclusion of site FR014 as an Officers' preference within the Main Issues Report (MIR) is duly noted and welcomed. It would allow for a development of 8 homes within the next Local Development Plan at West of Black Craigs, Methlick. It is therefore respectfully requested that this allocation be carried forward to the Proposed Aberdeenshire Local Development Plan (LDP) as the settled view of the Council for allocation in the next LDP.

It should however be noted that whilst the site continues to be identified as allocated site 'OP2' within the Council's Draft Proposed LDP document, it incorrectly identifies the allocation is for 5 units, thus contradicting the Officer's Preference as an 8 unit allocation set out within the MIR. It is assumed that this is merely a drafting error. However, as the Draft Proposed LDP has been prepared to illustrate how the content and specific site allocations may look within the next LDP, it is crucial that this aligns with the MIR. My client would therefore respectfully request that the Draft Proposed LDP is appropriately amended to include the full 8 unit allocation, as requested through the submission of Development Bid FR014. This allocation should be carried forward and published within the associated Settlement Statement for Methlick as part of the Proposed Plan, to accurately align with the recommendations made by Officers within the Main Issues Report.

As acknowledged by Officers, the existing LDP allocation benefits from Planning Permission in Principle, which has recently been extended through Planning Ref: APP/2018/0950. Detailed planning permissions have also been secured and work has commenced on site to deliver the housing in accordance with the 'OP2' allocation for 5 units within the extant 2017 LDP. The Officers' Preference stipulated within the MIR would allow for a slight increase to the current allocation to provide an additional 3 units, giving an overall allocation of 8 new homes to be delivered over the course of the existing and next LDP period. The boundary has also be extended to encompass a slightly larger area to the north, thus reflecting the site boundary associated with the original H2 allocation on the land West of Black Craigs, as contained within the 2012 LDP. This is much welcomed by my client.

Annie Kenyon Developments is the secured developer who will be delivering the properties on this site, with first completions anticipated in late 2019. The continued allocation of the site and increase in capacity to deliver 8 units provides both the landowner and developer comfort as well as continuity for the surrounding community that the site will be delivered for a small housing development.

The MIR suggests that development of the site may have stalled due to perceived constraints regarding the waste water treatment works and education provision. This however is not entirely accurate, as the site is free from infrastructure constraints. The 2018 School Roll Forecasts for Methlick Primary School indicate that it has a capacity of 120 pupils and is currently at 95% capacity based on 114 pupils. The forecasts demonstrate a fluctuating school roll over the course of 2019 through to 2023, but never going above capacity. The capacity at 2023 is also stipulated as 95% therefore demonstrating no net change. It is also worth highlighting that the site has been allocated for 5 units within the LDP since 2012, therefore these units have been programmed into the School Rolls over consecutive years since then. The 3 additional units created through the proposed allocation within the MIR would have a minor impact on the School Roll. In any case, should there be any capacity issues that arise, directly linked to the 3 additional units, these would be subject to Developer Obligations sought as part of a future planning application, thereby mitigating any associated impacts in accordance with the related Developer Obligations Policy provision contained within the next LDP.

In relation to capacity at Turriff Waste Water Treatment Works, a capacity search has been undertaken which demonstrates that there is capacity to accommodate this site. Permissions are in place for the existing LDP allocation which should be programmed into Scottish Water's capacity. The three additional units represent a minor increase from the 5 currently allocated, to be developed in the short term and should not present any issues with achieving capacity.

New gravity foul and surface water sewers will be provided within the development, to be located within the new access and areas of open space. SUDs will also be incorporated within this development site to ensure appropriate attenuation of surface water, thereby negating any associated surface water run off issue onto the B9170 to the east of the site.

The wooded area at Black Craigs to the immediate west of the site, which is designated as 'Ancient Woodland' falls outwith the boundary of the allocation so would remain unaffected by the new housing development. My client would also query the categorisation of the wood as 'Ancient' having knowledge of it being planted as a commercial woodland on an area of scrub land by a close relative in the 1930's. Notwithstanding, there will be no adverse impacts posed to this woodland as part of the development. It provides an important landscape feature and context to the site, as well as opportunities for public access, which my client and their appointed developer will ensure continue to be protected, maintained and suitably enhanced.

As identified by Officers within the MIR, the site is "*well connected to the settlement*". It is readily accessible via the established pedestrian footpath network to a range of local facilities and amenities located within Methlick, the majority of which are within a short walk from the site (>400m). Existing bus routes are also a short walk from the site, offering connectivity to and from the village with the surrounding towns and villages.

Accordingly, delivery of this site has not been delayed due to any infrastructure constraints. The reality is, the rate of delivery has been a reflection of the housing market following a period of turbulence experienced as a consequence of the sharp drop in oil price at the end of 2014. This coincided with approval of Planning Permission in Principle for the site, whereby demand for large executive 5 bedroom properties slowed. Reviewing the allocation to allow for 8 units to come forward, will facilitate the ability to create a better mix of smaller family homes to meet market demand. The market is now in a period of recovery and the developer is programmed to deliver the first units on site later this year. The site is identified as effective and under construction within the approved 2018 Housing Land Audit.

My client would therefore kindly request that the Officers' preference for site FR014/OP2 Land West of Black Craigs Methlick, as contained within the MIR, is carried forward as an allocation within the next LDP. This incorporates a slight extension to the existing OP2 allocation for 5 homes within the extant LDP, allowing for an additional 3 homes to be delivered following adoption of the next LDP. This will secure the delivery of this site and much needed homes for the local community, as well as making a modest contribution to the 6,668 new homes identified for the period 2020-2032 within the Proposed Aberdeen City and Shire Strategic Development Plan (August 2018).

As highlighted above, my client would also wish to see the Draft Proposed LDP corrected to identify the site for 8 homes rather than 5. This will ensure it is fully aligned with the Officers' Preference as contained within the MIR. This amendment should be picked up and incorporated prior to publishing the Proposed Local Development Plan, which will form the settled view of Aberdeenshire Council on the content of the next LDP.

METHLICK

Key Planning Objectives for the Settlement

- Provide local housing opportunities.

Protected Land

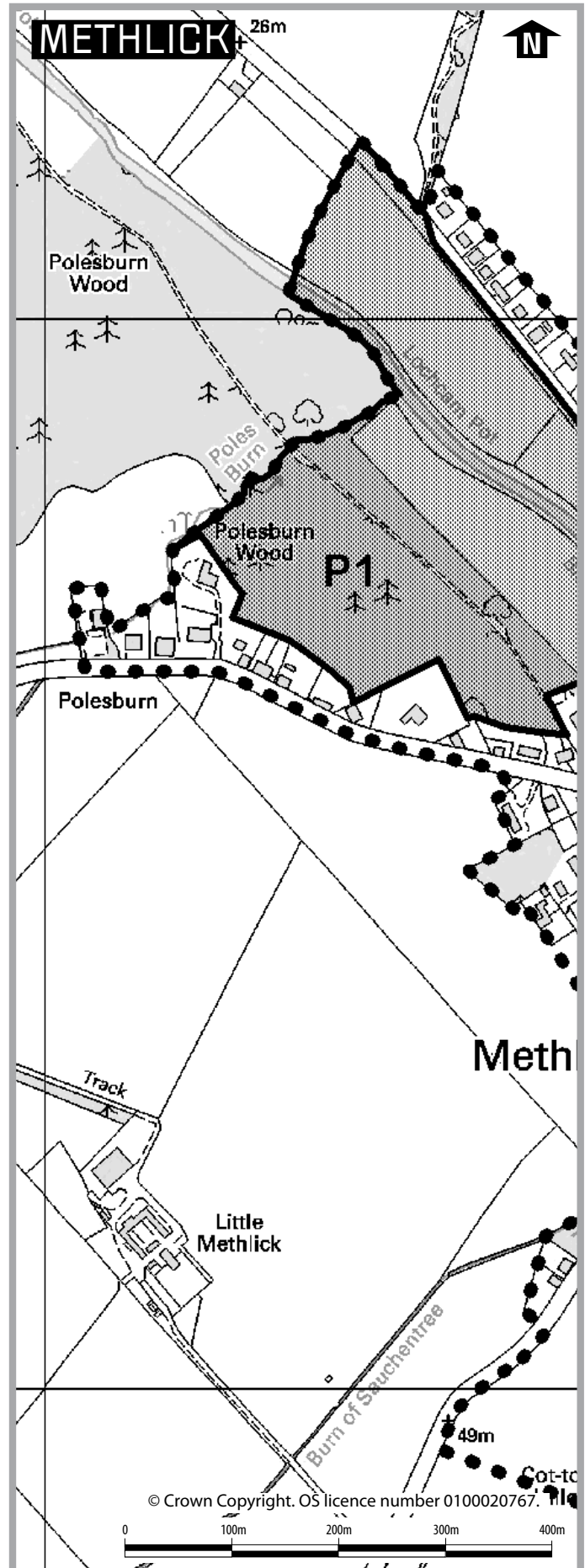
- Site P1 is protected to conserve the area around the River Ythan.

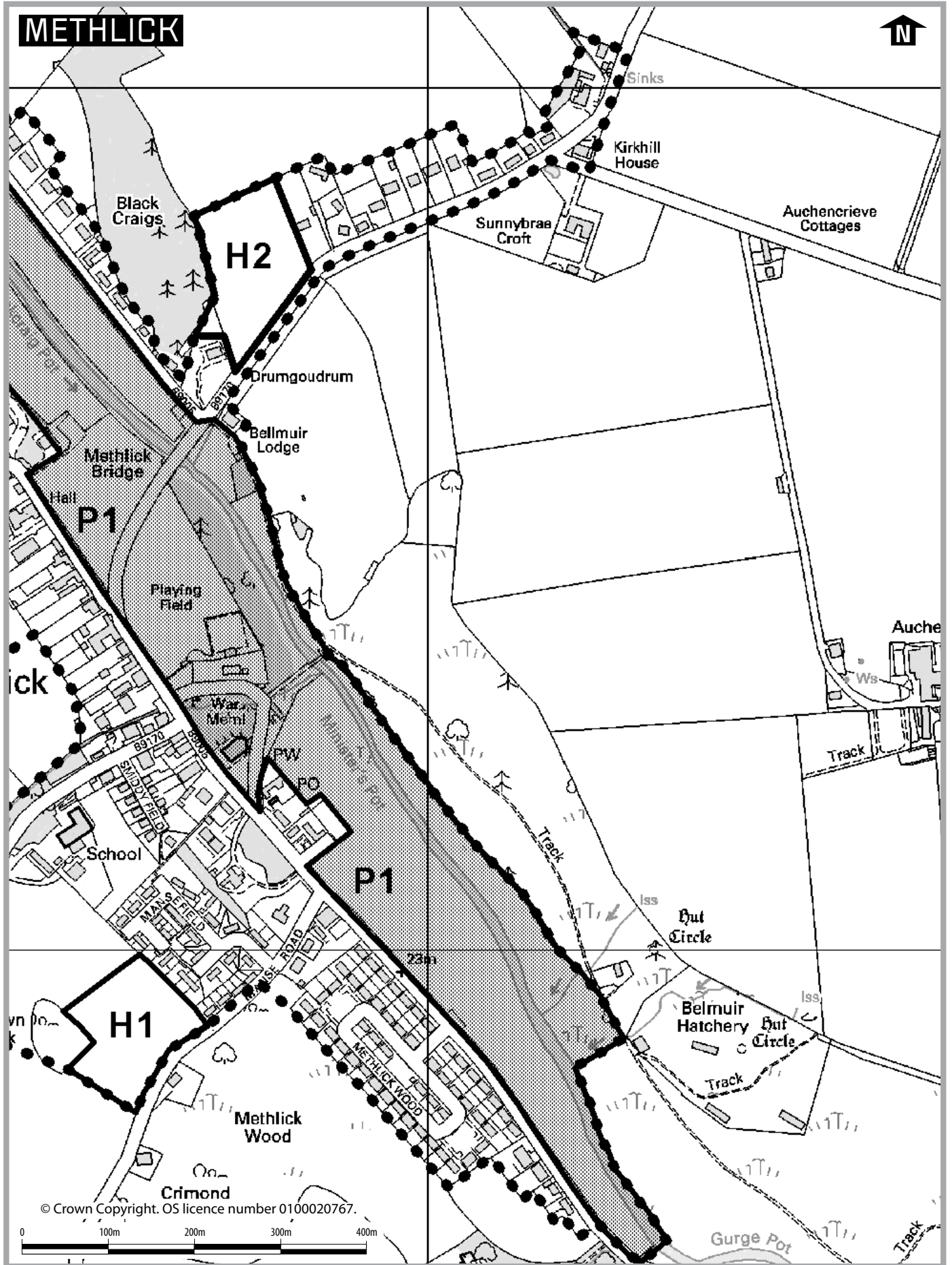
Settlement Infrastructure

- An upgrade will be required to Methlick Waste Water Treatment Works.

Proposed Sites

- Site H1 is allocated for up to 20 houses in the second phase.
- Site H2 is allocated for up to 5 houses in the first phase. Additional landscaping will need to be provided to ensure development will fit into the landscape.





Appendix 1 - 2019 Based School Roll Forecast

School	Area	Capacity	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Current % Capacity	% Capacity 2024
Meldrum Academy	Formartine	980	990	989	993	1052	1062	1084	1071	1042	1021	956	101%	109%
Barthol Chapel	Formartine	50	33	35	27	24	21	20	20	19	15	16	70%	39%
Cultercullen	Formartine	75	52	52	56	64	67	73	76	73	73	69	69%	101%
Daviot	Formartine	120	104	111	104	97	97	96	93	93	91	86	93%	77%
Logie Durno	Garioch	45	26	30	31	30	34	35	36	37	38	37	67%	79%
Meldrum PS	Formartine	459	368	393	405	393	405	404	404	382	354	332	86%	88%
Methlick	Formartine	120	114	103	110	105	112	113	108	110	105	98	86%	90%
Old Rayne	Garioch	75	58	59	51	50	53	51	50	49	46	48	79%	67%
Pitmedden	Formartine	242	156	146	165	155	169	179	181	179	173	162	60%	75%
Rayne North	Garioch	74	66	62	60	58	58	51	53	54	50	49	84%	72%
Rothienorman	Formartine	150	137	140	148	132	138	140	133	136	130	122	93%	89%
Tarves	Formartine	217	129	132	143	153	149	169	168	160	150	138	61%	77%
Udny Green	Formartine	75	47	55	51	46	50	43	42	44	38	37	73%	56%
Mintlaw Academy	Buchan	900	796	786	807	837	868	867	846	833	795	759	87%	94%
Auchnagatt	Buchan	75	49	53	55	59	64	70	66	71	67	64	71%	88%
Fetterangus	Buchan	75	36	41	38	45	42	39	43	42	40	41	55%	58%
Kininmonth	Buchan	50	32	31	31	25	23	20	16	14	15	12	62%	31%
Longside	Buchan	217	155	154	155	143	148	155	158	158	155	147	71%	73%
Maud	Buchan	125	100	96	102	100	104	111	115	118	122	114	77%	92%
Mintlaw PS	Buchan	217	168	170	171	169	175	181	183	185	190	189	78%	84%
New Deer	Buchan	180	99	104	103	97	98	99	98	95	88	85	58%	54%
New Pitsligo & St John's	Buchan	155	120	123	110	102	98	99	94	87	80	76	79%	61%
Pitfour	Buchan	180	133	124	116	115	118	123	129	136	141	148	69%	71%
Strichen	Buchan	150	109	116	116	120	124	126	130	131	132	128	77%	87%
Stuartfield	Buchan	150	122	123	127	132	134	138	148	143	137	130	82%	99%
Peterhead Academy	Buchan	1700	1113	1142	1168	1230	1260	1298	1307	1292	1250	1186	67%	77%
Boddam	Buchan	217	135	126	123	126	120	124	116	109	106	105	58%	54%
Buchanhaven	Buchan	523	493	468	442	427	413	414	409	395	392	393	89%	78%
Burnhaven	Buchan	100	71	58	60	58	45	46	43	39	36	30	58%	43%
Clerkhill	Buchan	484	459	468	480	460	445	428	421	413	396	378	97%	87%
Dales Park	Buchan	317	205	228	265	304	359	382	404	407	406	392	72%	127%
Longhaven	Buchan	50	0	0	2	3	5	6	8	9	10	10	0%	16%
Meethill	Buchan	279	188	190	209	205	222	225	219	228	219	207	68%	78%
Peterhead Central	Buchan	300	182	168	176	181	183	184	188	193	193	185	56%	63%
Port Erroll	Buchan	242	120	119	122	124	141	149	151	147	147	148	49%	62%
St Fergus	Buchan	120	107	113	110	111	104	95	98	96	87	82	94%	82%