

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:	David
Surname:	Foster
Date:	29/06/2020
Postal Address:	[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?

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: Formartine settlements. Local Development plan 2012, main issues development report 2019, specifically FR047.Belmuir 5 homes, FR046 Belmuir 8 homes, FR040 Sunnybrae Croft 14 homes, FR014 Admiral Court Sunnybrae 8 homes.
The infrastructure information is on is on Methlick. page 75 of plan.

Reason for change:

Comments.

General.

Only one of the above proposal makes reference to affordable housing, and this is only one house. Affordable housing is greatly lacking in Methlick. The housing planned by Manse Road do include affordable and retirement housing. This would be a more appropriate use of resources subject to the appropriate action being taken on the concerns raised below.

Future plans indicate a far greater number of houses planned at the above sites

We raise the following concerns.

1. There is insufficient capacity at Methlick Sewerage and treatment works. In the council report re infrastructure it states '**Insufficient capacity at Methlick WWTW. (SW will initiate a growth project once developments meets 5 criteria.)**' Existing residents of Sunnybrae, whose houses are served by septic tanks, have previously been advised that the underground pipe to the sewerage is of insufficient diameter to connect any more properties to mains sewerage. Further, the 5 large houses at Admiral Court on Sunnybrae are connected to the WWTW with no improvement to the system

2. **Schooling.** There is insufficient capacity to provide schooling. The information in the plans is incorrect. **The 2017 based school rolls forecast indicates that Methlick Primary School will be running at 119% capacity by 2022. The Meldrum Academy is forecast at being 108% capacity.** In addition there is no provision for children with special educational needs at Methlick primary school. Historically children have had to attend the support base at Meldrum Primary, thus taking them away from the local community. Further, with the introduction of distancing between pupils following Covid 19, there is insufficient space for expansion of accommodation to ensure safe schooling.

3. **Health Service** There is no doctors surgery in Methlick. It was closed down three years ago. The nearest is Haddo Medical Group at Pitmedden. The report into Infrastructure indicates '**development will require to contribute towards the extension or reconfiguration of Haddo Medical Group to allow additional capacity.**' There is no mention of that in the plans for development of Sunnybrae Cottages or Belmuir and Admiral Park. The Haddo Medical Group is already overstretched.

4. There is no chemist in Methlick . The pharmacy was closed down the same time as the surgery. thus one has to travel to Tarves, Ellon or New Deer.
5. There is no dentist. The nearest is in Ellon or Oldmeldrum.
6. **Transport** . We have concerns about the increased traffic on Sunnybrae. In addition the visibility is poor for traffic access/leaving the site due to the bend by the Kirk and the parked cars on Sunnybrae:-traffic coming down the hill is difficult to see and often driving at excess speeds. Cars pulling out onto Sunnybrae from the development will not have a clear view .Twelve new homes at Sunnybrae croft potentially indicate twenty four cars, add that to the cars generated by the developments planned at Belmuir and Admiral park all needing to travel over one bridge into the village ,leading to an increase in emissions, CO2 levels, road damage and also increase the risk of accidents.
- 7.The current bus service is limited and forecast to be further reduced. they cannot be used to access the Doctors Surgery due to the timing of them.
- 8.**Surface Water and Flooding**. Surface water from all homes on Sunnybrae feeds into a single pipe which is beyond capacity and regularly results in 'springs' through the road surface. There is an underground stream which flows through the fields to the North of Sunnybrae Croft , which flows under the footpath , however, during heavy rain water regularly floods from the proposed west development site . Any development on this site will expedite the already constrained management or require considerable investment to fully manage it.

The timing of the issue of this development plan-ie, in the middle of a lockdown due to the Covid 19 crisis is appalling. Not all people have access online to object and on enquiry very few have been made aware of it. The plan should be shelved until s public meeting can be held-publicised and attended by all residents who wish to see and comment of the revised plans. The community council have been contacted but appear to have no intention of ensuring residents are informed of the developments.