

# 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 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.

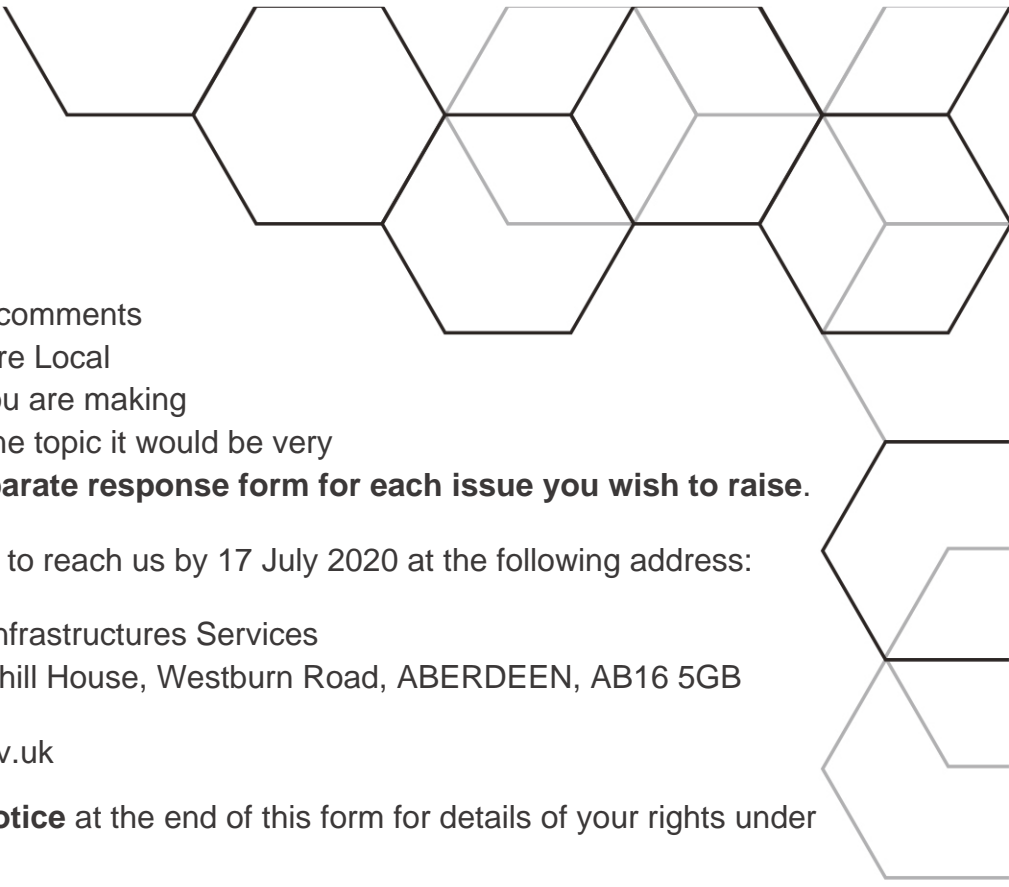
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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](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 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](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:	Chairperson Methlick Community Council
First Name:	Stuart
Surname:	Kennedy
Date:	18-July-20
Postal Address:	████████████████████
Postcode:	██████
Telephone Number:	██████████
Email:	██████████

Are you happy to receive future correspondence only by email? Yes x    No ☐

Are you responding on behalf of another person? Yes x☐    No ☐

If yes who are you representing? Methlick Community Council

☐ 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):

APPENDIX 7C SETTLEMENT STATEMENTS FORMARTINE - Methlick

## Reason for change:

As the Methlick Community Council (MCC) we are surprised, shocked and disappointed by what we have read with regards to Methlick in the Proposed Local Development Plan 2020 and we very much hope that the word 'proposed' means precisely this and that changes to the plans will be made.

We are surprised in the first instance because as a Community Council we met, back in October 2017, with representatives of the Aberdeenshire Council Development Team and reviewed each of the schemes being considered within Methlick. Based on the number of properties being proposed at that time, the MCC supported all four of the schemes, and I believe the Proposed Development Plan captures that within the second paragraph found on page 449 of the document...

*"They have identified that a small development of up to 30 homes in the settlement over the period from 2021 to 2030, on a range of small sites would be an appropriate housing solution".*

At the time of this meeting the general feeling from the MCC members was that 30 houses over the four sites was probably too high, however as MCC we didn't want to blackball any single development over another, for fear of a perceived bias. We had a tricky situation as two of the landowners of the proposed developments are also current members of the Community Council. It was felt on the night, from the direction given by the council representative present, that, even if we did support all four sites, given the total number of homes, the similarity of the plans (each of the four sites were all looking to build 4-5 bedroom homes), and the impact this would have on a village the size of Methlick, it was very unlikely that all four would gain approval in the final plan. At the time of the discussion in October 2017, in addition to these concerns, there were and still remain today, a number of unsold homes within phase 1 of the Cottonhillock development and this was yet another factor which led the representatives to suggest that it would be unlikely that all 4 developments would proceed.

At the time of the initial meeting back in 2017, [REDACTED] also gave notice of a proposal, from [REDACTED], to develop land by the Primary School for a sheltered housing

scheme. MCC felt at that time, especially as this was focussing on a different age dynamic, located in the heart of village on waste land, that we were happy to support that proposal. This fact is also captured within the proposal plan...

*"An area of land adjacent to Methlick School was identified as having potential for sheltered style housing or mixed clusters of small bungalows for over-55s and young people as start-up homes".*

So as a Community Council, both then and now, we are not adverse to new developments within the village, however we are now shocked to see that not only does the proposal document have all four development sites, the report provides details on the four development sites now with a grand total of 103 homes.

Back in 2017 as MCC, we felt that 30 new homes would probably be too many for the village, a total of 103 is most certainly too many. The issue MCC has with the current proposal is not the development of the village, but the total number of homes within the plan - 103.

The impact 103 new homes would have in the village will be considerable. This number of homes, even if they are introduced over a 10 year period, will dramatically impact the village in a number of ways.

As well as the overall total number of houses now proposed increasing to 103 one key area of concern is the area located to the North of the Ythan River and along Sunnybrae, the B9170.

Three of the four proposed development sites will exit at various points onto Sunnybrae (B9170). These three sites being in close proximity to each other will significantly impact both the total traffic volume and the traffic flow into and through the village. With the additional volume of traffic from the new housing all exiting onto Sunnybrae comes the increase risk of accidents on Sunnybrae. There is already an issue with speeding across the village and one such area where speeding traffic is a concern to the residents of Methlick is on Sunnybrae.

The increase in traffic volume through the village will also impact the Category B listed bridge which crosses the Ythan river, at the bottom of Sunnybrae, beside Belmuir Lodge.

The impact of 103 new homes in the village will not only increase the volume of traffic in the village, but this number of homes will also have a detrimental effect on the village in other areas. As well as the traffic these extra houses will put significant demand on the local services such as the Haddo Medical Practice, which is already and has been for some time, under considerable strain.

The extreme number of homes will also have a detrimental effect on both the pupil role and the classroom capacity at Methlick Primary School. The report highlights that with regards to Secondary education all developments will be required to contribute to the provision of additional capacity at Meldrum Academy, however there is no mention of any provision for the Primary School in Methlick. As a Community Council we fail to understand how that can be. For a Primary School where the total pupil number is circa 90-100 the impact will be more significant than for a Secondary School where the pupil role is >1,000. The Methlick Primary School is a key part of the Methlick village community, it is to a large degree, together with the families whose children attend, the heart of the village.

In addition to the impact on the traffic, Primary School and GP services your report also mentions the obvious impact on the water supply and waste drainage services.

So as a MCC we are surprised and shocked by these proposals, however we are also doubly disappointed, as in our 2017 meeting, and captured within the very first paragraph on page 449 of the proposal, we requested additional parking.

*“There is a desire for additional parking provision in the settlement, especially at the time of key community events”.*

Yet within the development proposal document there is no mention of any new parking within Methlick. Which, together with the increase in homes from ~30 to 103, makes you wonder what the purpose of the meeting in 2017 actually was?

So given that this is a consultation period and this is a ‘proposed local development plan’ MCC very much hope that our concerns, and those of the wider Methlick community, will at this time not only be listened to, but also acted upon and the number of homes dramatically reduced from the proposed 103 to <30 as was discussed back in 2017.

# 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.

