

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 31 July 2020*.

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

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



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.

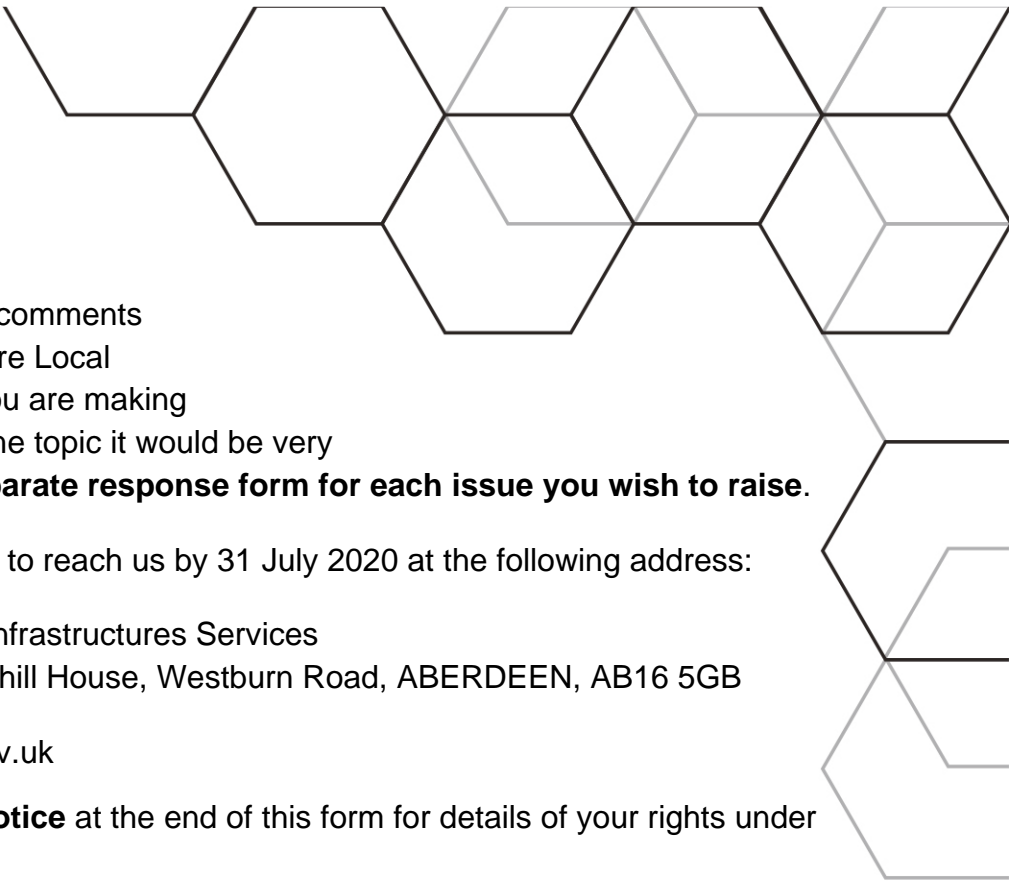
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

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 31 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:	James
Surname:	Young
Date:	13/07/20
Postal Address:	████████████████████
Postcode:	████████
Telephone Number:	██████████████
Email:	████████████████████

Are you happy to receive future correspondence only by email? Yes No (we would like BOTH postal and email correspondence)

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):

Aberdeenshire Proposed Local Development Plan April 2020
Appendix 7c – Formartine
p.449 – Methlick

Our comments refer to OP4 as adjacent property to this site. Some of our comments are also relevant to OP1, 2 and 3 as Methlick residents.

Reason for change:

Aberdeenshire Proposed Local Development Plan April 2020
Page 59
Policy E2.1 Landscape

'We will refuse development that causes unacceptable effects through its scale, location or design on key natural landscape elements, historic features or the composition or quality of the landscape character.'

We feel that Policy E2.1 (Landscape) is highly relevant to the comments we are making in relation to the Methlick development – OP4. We expand upon this point whilst referencing both the Planning Objectives from the Main Issues Report and the Environment Assessment.

Also to note, are our concerns around **E1.6 Protected Species**

'Development must seek to avoid any detrimental impact on protected species. Protected Species Surveys to assess impact, and submission of Species Protection Plans detailing appropriate avoidance and mitigation measures may be required. Development affecting European Protected Species or likely to have a detrimental impact on protected species will not be approved unless a thorough assessment of the site has demonstrated that the development is required for imperative reasons of overriding public interest, and that the population will be maintained at a favourable conservation status in its natural range, and there must be no other satisfactory solution. Lists of species protected by legislation are available from Scottish Natural Heritage.'

We have referenced the wildlife and habitats that would be directly affected by this development which includes some species listed as protected by Scottish Natural Heritage.

LOCAL DEVELOPMENT PLAN 2021
MAIN ISSUES REPORT
JANUARY 2019 – Methlick page 58

Planning Objectives:

- *To help contribute to the overall sense of place in the community.*
- We feel that a housing development of the size proposed for OP4 will have a detrimental effect on the 'sense of place' for the community of Methlick as it will greatly detract from

the unique historical centre of Methlick and tranquil riverside location. The centre of the village does not have many new build homes, so to add a site of new homes that will directly overlook the river and village will change the whole aesthetic of this traditional Scottish village.

- *Meet local housing need in the settlement.*
- We are aware of houses on the most recent Cottonhillock development that are still vacant and unsold as well as other homes in the village which have not sold. We do not believe that there is a shortage of houses to meet demand particularly with the recent fluctuations in the oil and gas industry which has caused unemployment and significant numbers of workers to leave the area. This is likely to reoccur post Covid-19 when we will inevitably see another downturn.
- *Support local services and facilities, including the primary school.*
- Our understanding is that the local school is already nearing maximum capacity as well as the secondary school in Oldmeldrum.
- *Preserve the amenity of the settlement.*
- Methlick already sustains itself as a highly satisfactory village within Aberdeenshire and does not require this extra development in order to preserve the amenity further.
- *To support community facilities and services.*
- Methlick is a thriving village with many community clubs, services and sports groups that are well supported not just from the village itself but by other communities further afield. We do not feel that any of these facilities or services are suffering or need a boost from increased housing stock.

Strategic Environmental Assessment of New Allocated Sites and Alternative Bids – Formartine

p.73 – Methlick

Site Ref: OP4 (FR046 & FR047) Site Adj to Belmuir Lodge Methlick

Water:

Any changes to the site at OP4 would directly affect our water supply - we are currently on a private well that runs through OP4.

We would also be impacted by increased localised flooding as our property is situated further down the water course receiving water runoff.

We have two burns that run alongside the boundaries of our property which would be affected by pollution as referenced in this Environment Assessment.

The present development at OP2 has already resulted in significant sediment deposit in the burn on our west side boundary. As this burn runs through our property, we are legally obliged to take responsibility for it and any pollution.

Climatic Factors:

With reference to 'Part of the site is found to be at risk of surface water' – as mentioned above, we are adjacent to the site and any surface water run off would travel onto our property directly effecting our house and grounds.

Biodiversity

We would be interested to know if a wildlife/habitat survey has been done?

We are fortunate to have an extensive variety of wildlife both on our grounds and on OP4. We frequently see Badgers, Deer, Owls, Bats, Pine Martens, Otters and other more creatures on our property. We witness them using OP4 to feed, graze and to access nests and the like on our grounds. We have registered our sightings with Scottish Natural Heritage and The Mammal Society,

Landscape

We strongly agree with all 3 points made in reference to landscape.

- The nature of land use in the area will be changed and displaced due to the topography at the north of the site. The relationship between landforms and land use; field pattern and boundaries as well as buildings and structure will change.
- The landscape experience is likely to change - openness, scale, colour, texture, visual diversity, line, pattern, movement, sound, solitude, naturalness, historical and cultural associations will change.
- The site would be relatively visually prominent in the landscape. It is proposed that access would be made by cutting through a hill which will alter the landscape character. It is unlikely that strategic planting will sufficiently mitigate this effect.
- Methlick is located at the bottom of a river valley surrounded by natural landscape found along riversides. The development of OP4 would irrevocably change this unique landscape and have a detrimental effect on the character of the village.
- The topography of a valley landscape also causes sound to travel and bounce within the village, increased housing and population could increase this issue.

Cultural Heritage

We strongly agree with all 3 points made in reference to cultural heritage

- The development will have long-term and permanent negative effect on the setting of listed buildings and gardens. The development risks weakening the sense of place and identity of the existing settlement.
- New developments that deviate from existing designs, layouts and materials could adversely affect the setting of historic settlements in the long-term.
- It would not be possible to mitigate against erosion of sense of place/place identity through new developments.
- As previously mentioned, Methlick has a unique sense of place and the development at OP4 would have an irreversible, negative impact on this.

As the neighbouring property to OP4, the impact of landscape and cultural heritage is of particular concern to us for the following reasons:

Privacy – we are very concerned that the privacy we currently have will be greatly affected. Our property is built into the hillside and therefore any neighbouring houses would have an elevated view directly into our property and grounds. We currently do not have any direct neighbours and are therefore extremely troubled by the prospect of any new neighbouring development regardless of size.

Our own sense of place – our property has been part of Methlick since the 1800s and plays an important part in the cultural heritage of the village. The impact of OP4 will be a troubling juxtaposition of old vs new and will affect the character of our home within the village.

Wildlife and habitat destruction – as mentioned, we are fortunate to have a unique and diverse range of wildlife and habitats within our grounds. As we are both river fronting and have woodland, our grounds are a great habitat for the species mentioned. We would be extremely concerned on the negative impact any disruption to the neighbouring area would have on wildlife and habitat.

Noise and water pollution – whilst we accept that disruption to noise and water pollution is inevitable but short term during construction, we are also concerned about potentially having new neighbours surrounding our property and the noise impact this would inevitably have on our peaceful location.

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.

