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Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan. FOZY

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1 Name of proposer: MR AND MRS FLEMING Date: 14.10.08
Postal Address: SOUTH ARDO, METHLICK, ELLON,
ABERDEENSHIRE, AB41 7HP

N2 Name of landowner (if known) _____
Postal address of landowner _____

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

Under what name would you like the site to be identified? *site/s.at SOUTH ARDO*

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 Have you provided a map showing the exact boundaries of the site you would like considered?
S3 Yes No

Please provide the National Grid reference of the site
NJ 846392

54 What is the current use of the site? **SEERAD Rural Stewardship Scheme.**
Rough grazing

Has the land been built upon before (Brownfield Land)? Yes No

Is there any suspicion that the land is contaminated? Yes No

If yes Please provide a statement of the nature and extent of the contamination suspected
 Statement attached

55 What use(s) do you propose for your site? *Holiday accommodation*
Mixed use:- residential (enabling plot)

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

56 Are you proposing to phase your development? Yes No - possibly depending on financing

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

The phasing of the development will depend entirely on financing of the project. We plan to apply for SORP funding from SEERAD and would hope to raise capital for the project through enabling development.

57 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

Detached homes situated in a way to blend into the landscape, taking into account sympathetic design landscaping and heating favouring the use of eco-friendly building & heating techniques.

If you have a design statement or other details about what you would like to see on the site, please include it.

58 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Tourism Development

Please make sure the area of land proposed for business use shown on the site plan.

S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please continue on additional sheets as required.

The wider area

A1 Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

please see (attached) our comments on the recent Structural Plan.

Methlick is a thriving community which we feel should be allowed to develop in a controlled & sustainable way, allowing the village to

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement?

Yes

No

Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

have ^{at} enough people, homes & jobs to support
the level of services & facilities the
Community wants." (Aberdeen City & Shire
Draft Vision Statement.)

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More
25% or Less
na.

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

Additional housing + increased income generated from tourism activity.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

F024

Q8 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

There are two access roads.

Other information

Q9 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service, Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

South Ardo
Methlick
Ellon
Aberdeenshire
AB41 7HP

21st March 2007

Dear Sir

Structure Plan: Issues Report

We are responding to your invitation to comment on the Issues Report, and would like to raise some points with reference to our home area near Methlick.

The Aberdeen Western Peripheral Route will have a huge effect on the travelling and commuting residents of Aberdeenshire. More specifically, the Tarves/Methlick area will become much more attractive areas to live in, as the commuting times to Bridge of Don, Dyce and Aberdeen will be significantly reduced.

At a time when there will be more demand for housing in the Methlick area, the present presumption against 'new builds' in this part of the county is stifling its social and economic development.

I am particularly thinking of our 5.9 hectares at South Ardo near Kingscliff Visitor Centre, which we believe could support a small development of new homes situated in a way to minimise damage to the environment taking into account sympathetic design, landscaping and favouring the use of eco-friendly building and heating techniques. Our understanding is that under current Planning Policy such a development would be prohibited. Clarification of this would be appreciated. Assuming this is the case we would like to state the case for a small planned development at South Ardo.

1. The land is currently rough grazing and is of little agricultural significance.
2. Methlick has enough amenities to support a slightly larger population.
3. The surrounding area is particularly attractive for outdoor leisure and recreation. Indeed Kingscliff Visitor Centre provides a range of outdoor activities and increased housing would provide economic benefit to it and the other small businesses in the area.
4. The Scottish Wildlife Trust and Forestry Commission own some of the nearby land beside the river Ythan, thus protecting the areas of particular interest to wildlife and providing healthy, sustainable recreational activities.
5. The area is well serviced by a frequent bus service into Aberdeen and nearby towns and villages.
6. Mains water is available
7. Methlick is a thriving community with a Cricket Club, Football Club, Scout and Guide movement and a well used village hall hosting a range of activities and local events. The Beaton Hall itself is one hundred years old next year and its future use and modernisation is subject to community discussion at the moment. We believe it is important to ensure that Methlick develops in a controlled and sustainable way without losing any of its village charm whilst still supporting the local services and amenities and 'allowing the

area to have enough people, homes and jobs to support the level of services and facilities the community wants..' (Aberdeen City and Shire, Draft Vision Statement.)

We look forward to your response to the points we have raised and to seeing the results of the Draft Consultation exercise in due course.

Yours sincerely,

David and Hilary Fleming

FO24

South Ardo
Methlick
Ellon
AB41 7HP

12th April 08

Dear Ms White

Revision of the Scottish Planning Policy (SPP) 3 "Planning for Housing" and proposed development at South Ardo, Methlick.

My Husband and I had an initial meeting with Colin Hopkins in January of this year who suggested we submit a location plan for further discussion and consultation with Planning Officials before we submit a formal planning application. We have now met with our architect who has helped us to identify two possible locations within our property (see enclosed site map) which, with sympathetic screening and design, we feel would provide ideal sites for new housing in the countryside.

We notice from recent press coverage and recent communication with Stewart Stevenson MSP (copy letter attached) that Planning Policy is likely to change in respect of planning in the countryside and I refer to the attached letter from Minister for Transport and Infrastructure and also two articles which appeared in the **(P & J Thursday 8th Jan 08)** and the **(Deeside Piper Jan 08)**, copies of which are attached.

We are keen to know of any issues which in your view we should consider before submitting our application in light of the above mentioned.

Secondly, we would welcome your comments on our proposed development, both under current Planning Policy and in light of the proposed changes to Planning Policy.

We look forward to hearing from you at your earliest convenience.

Yours Sincerely

Hilary L Fleming
David J Fleming

c.c Stewart Stevenson MSP
c.c Cllr. Paul Johnston