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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

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- Mr Andrew Lawson, 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 commenting 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 checked="" type="checkbox"/>
	Other	<input type="checkbox"/>

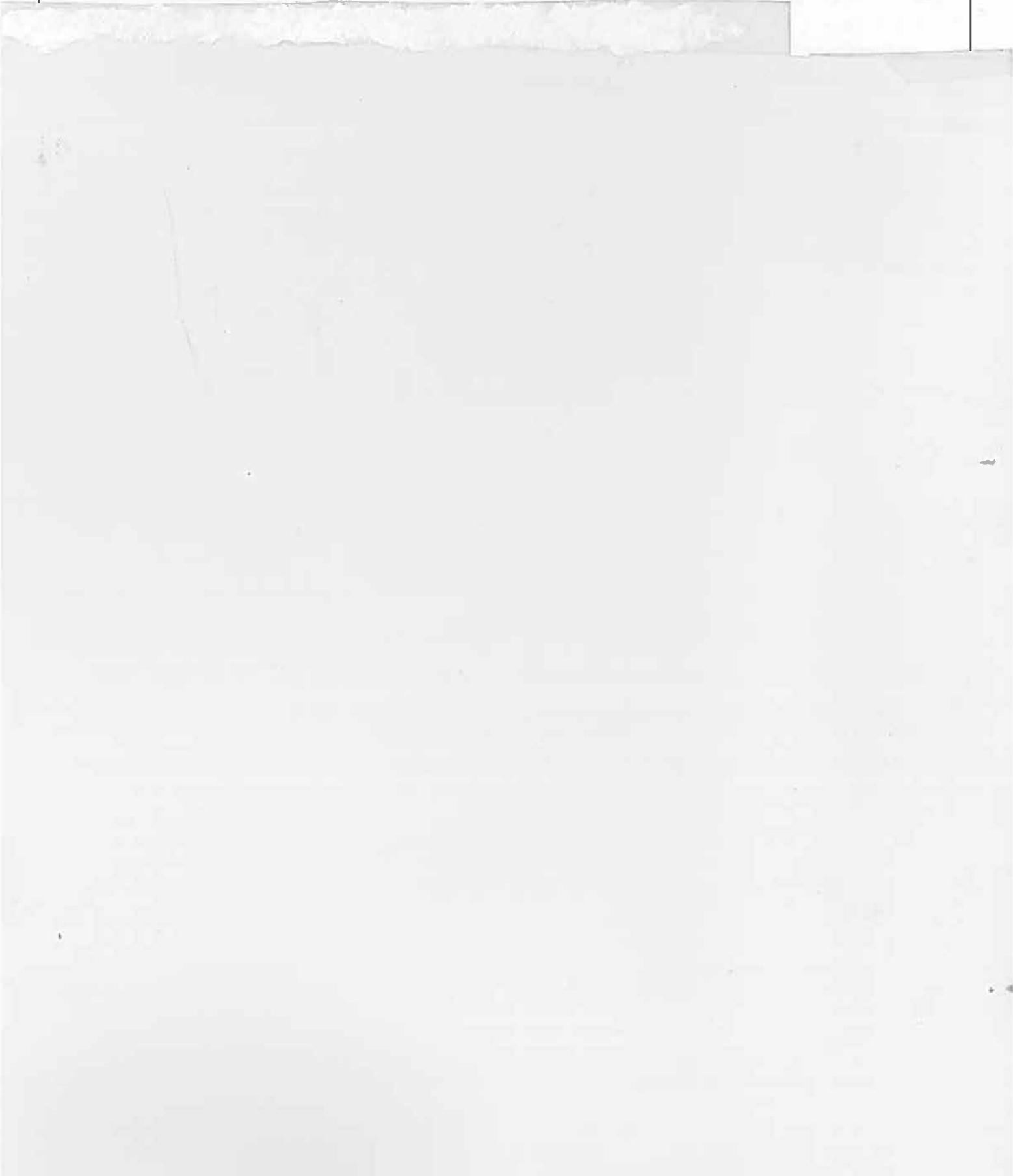
Your comments

[This area contains a large, faint watermark of the Aberdeenshire Council logo and is otherwise blank, intended for handwritten or typed comments.]



Your comments (continued)

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[REDACTED] and [REDACTED]

31st March 2019

Dear Sir or Madam

ABERDEENSHIRE LOCAL DEVELOPMENT PLAN – Main Issues Report

Kirkton of Rayne GR073

This proposed development is stated in the Main Issues Report as the 'Officers Preference'.

Surely this cannot be so when the council have clear and continuous objections from those homes adjacent to the proposed site going back to the mid 90's. Therefore it is clearly not our preference; ie. The people's preference.

THE AGENDA OF THE LANDOWNER

My son who is now a [REDACTED] together with our next door neighbour [REDACTED] stood at our front door at [REDACTED] of Kirkton of Rayne and observed the then owner of the field directly across from us mow down USING LARGE EARTH MOVING EQUIPMENT a mature beech hedge filled with the nests of hedge sparrows, adjacent to a copse where red squirrels lived.

He then built a massive entrance opposite [REDACTED] which is big enough to park several cars with a wide road leading up right into the field in the hope to help him get permission to build houses in that field.

We three observed [REDACTED] a [REDACTED] congratulate the then field owner wholeheartedly by slapping him on the back like an old pal; both were proud and blatant of the destruction.

That past destruction has led now to the council in recent years allowing the field owner to sell 3 plots of land near that entrance and I now believe he has applied to sell many more; as detailed in the Main Issues Plan.

Retrospect is a fine thing. It expands our wisdom. Had the same [REDACTED] not sold his land (shortly after he resigned his post as political leader of the council) for the A96, perhaps that A96 would not have been directed under Inveramsay Bridge. Then perhaps millions of pounds of taxpayers money would not have had to have been spent in recent years building the new Inveramsay bypass. And also perhaps had it been done properly at that time, perhaps not running through his land, then perhaps we would not again be in the throes of negotiating where the new A96 bypass is going, and again not having to spend further millions of taxpayers money to get it finally right.

I am extremely concerned that landowners who are extremely keen and persistent to sell their land and capitalise on development are allowed to derail organic planning by pushing their own agenda.

DRAINAGE AND EFFLUENT/SOAKAWAYS

██████████ has a history of drainage problems ie. A blocked soakaway. Large rods are always at the handy to unblock pipes and prevent effluent coming back up into the toilet pans and sinks. Our next door neighbour ██████████ has had to ask us in the past to remove our greenhouse to allow construction of works through our garden, to better help her soakaway work as her effluent was also coming back up again through her toilet closets; preventing her being able to use a washing machine.

This I believe has been due to a high water table, evident from old maps of the area where there were 3 wells in Kirkton of Rayne, two in the field of the proposed development. (these maps are available to view in Aberdeen University geography section). This high water table may not be so evident today due to the lack of rain this past 12 months. I would therefore be very wary of any test bores done in that field at this point in time.

ROAD SAFETY/LACK OF PAVEMENTS

My ██████████ stand at the junction opposite the church at Kirkton of Rayne on school mornings while they wait for their school bus. I stand there and collect them from their bus some days. It is a dark narrow junction with little visibility either way. The school bus is literally seconds away before it can be observed.

There is no pavement; only a steep, rocky grass mound beside the road junction on which to stand. I know that my daughter and her friends, as parents of the children are actually afraid at times as increasing numbers of fast cars drive past those children on a very narrow road with passing places.

SCHOOL NUMBERS

I believe the school was capped last year at 72; but has with neither logic nor reason lost this. May I ask please when it was decided to make this change. And why? Why should be housing zoned in both Kirkton of Rayne and Wartle to feed a school where there is no firm if indeed not any idea of future school numbers?

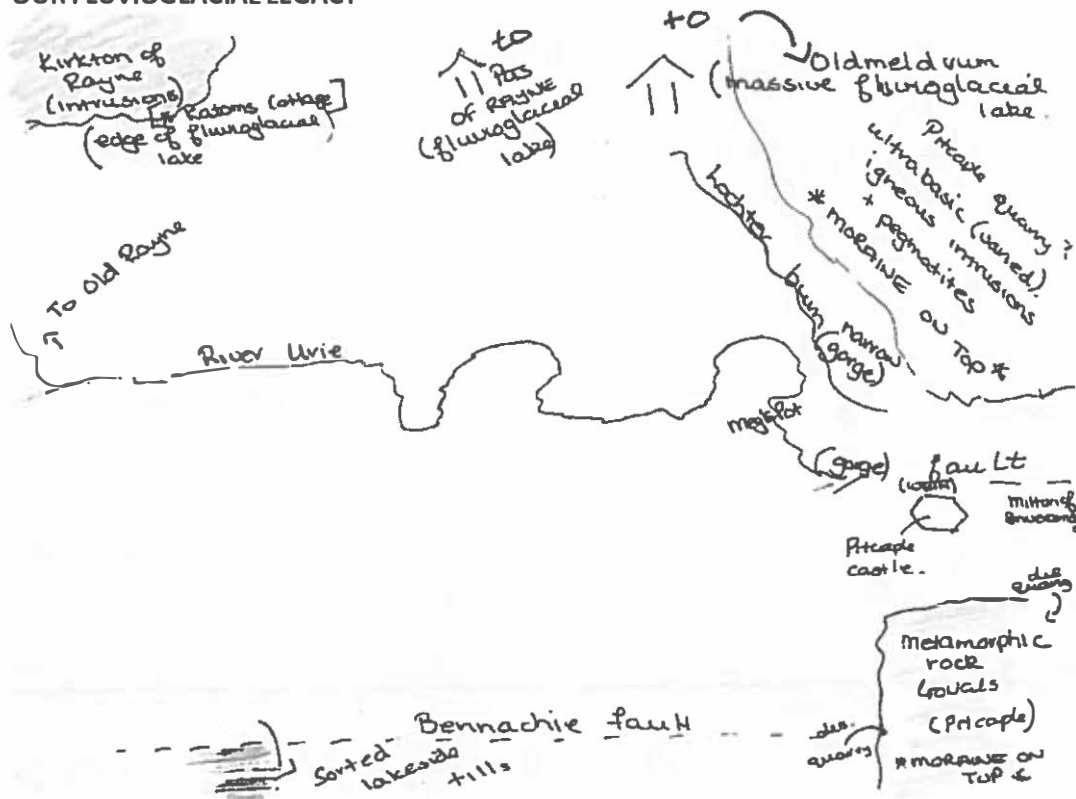
ST. MARY'S KIRK AND WELL

██████████ the original Christian site of Kirkton of Rayne borders that field, and is as are all early Christian churches built on a site of solid rock adjacent to a well. Kirkton of Rayne is the site of an early 'toun' which serviced the bishop's palace at the bottom of the hill at Old Rayne. ██████████ palace in Old Rayne, was one of 3; one at Fetternear which has been excavated, one at Tillyfourie and the other at Rayne. My parents while they lived in ██████████ dug up many an old shoe, partly made by the cobbler and many old glass medicine bottles, clay pipes, etc. Has the site of St. Mary's kirk in the corner of the said field been investigated by our archaeologists? I suggest it should.

HOUSING

The need for 'affordable housing is great. Should this not be our concern? There are plots already for sale just down the hill in Durno. Pop onto the aspc website and you will see hundreds of homes for sale throughout Aberdeenshire and many more hundreds being built in the new developments along the Oldmeldrum road and Conglass where there are amenities like new schools, pavements, parks, street lights, shops, transport links.

OUR FLUVIOGLACIAL LEGACY



Past flooding in the Garioch filled the Shevock river basin with flood waters, the Ury and Don basins too.

Homes in Old Rayne close to the Ury, homes in Inch close to the Shevock and the whole of the Ury valley filled up.

This flooding was the result of former fluvioglacial lake bottoms and river channels becoming overfilled. The Ury valley basin can be modelled by filling a basin with dry sand and pouring water into it from a tap. We don't see that the basin is filled until it comes up over the level of the sand.

10,000 years ago, in relatively recent times, rivers like the Deveron and Ury were massive. The river Deveron for example flowed a different path out into the Ythan estuary and was responsible for river till deposits under the massive sand deposits beneath Forvie sands.

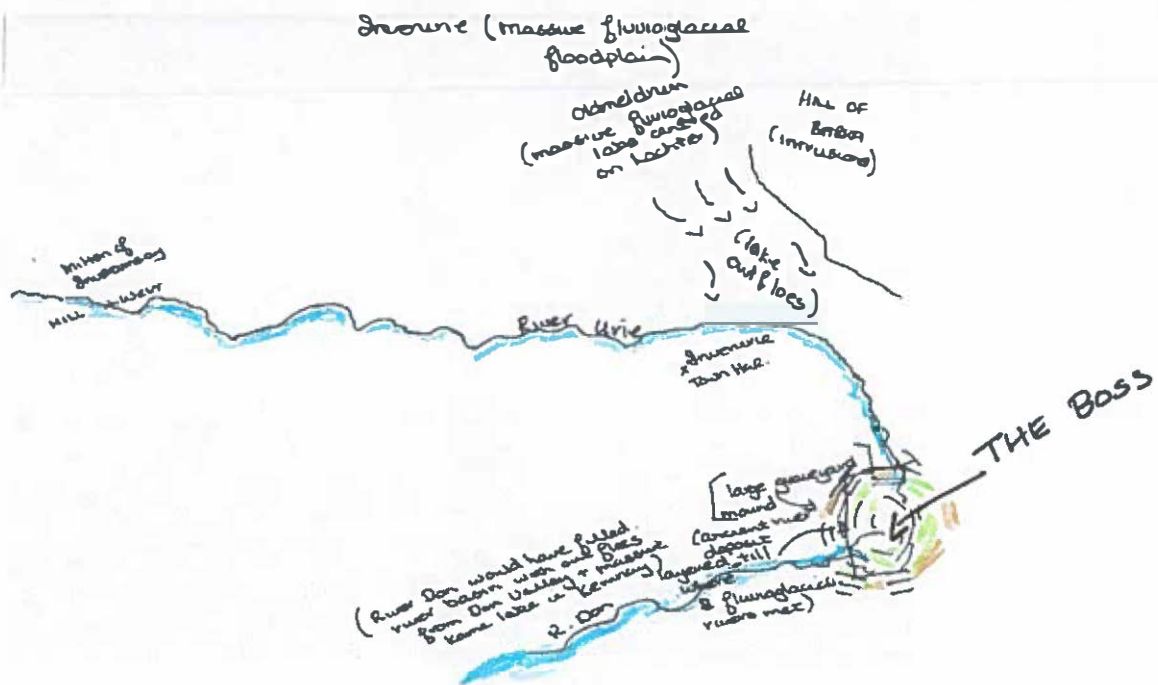
The river Ury flowed fast under the Inverurie Town Hall as it raced towards Port Elphinstone to meet with the River Don at which point it created the large mound of silted sand (THE BOSS) inside the graveyard beside Inverurie waterworks. The BOSS was created by layered river bed sands and gravels at a point of confluence when the river level was much higher than the top of THE BOSS.

(I believe the caretakers of Inverurie town hall had to scoop out gallons of water beneath the stage in Inverurie Town Hall the last time the Ury flooded (?? 1994) and that is why there is always floods of water in the car park beside Curry's)

STORM FRANK then again caused massive flooding at Port Elphinstone in January 2016.



I have drawn a simple sketch to explain this legacy. (Diagram 2)



RETURNING TO THE LOCAL PLAN

Therefore there are many sites on the local plan which have been proposed for housing which would be increasingly threatened by flooding due to this legacy and also the threat of in rising global temperatures. It only takes a one degree celcius increase to effect a change in global weather systems and ocean currents, causing an ability of the atmosphere to hold so much more water. This causes unpredictability in weather patterns and much more extremes eg. Major storm and flooding events. These storm events will happen more often as temperatures increase.

May I please therefore list my concerns to the local plan:-

Huntly – OP1(land to the east of the river and east of Pirriesmill) ** and OP3 – Land at Bogie Bridge

Auchleven – GR051, GR072 and the two OP sites on the map

CRICHIE DEVELOPMENTS – Inverurie South development Framework document (the old paper mill site) – narrowing and deepening of the Ury here has cause flooding incidents in Kintore (another fluvioglacial outfloe lake and plain....added to by Tam's forest tills and gravels from Kame lake outfloes from Kemnay)

TARLAND – Glendeskry - OP1

HATTON – OP2 – land adjacent to Park View

OLD RAYNE – land adjacent to the Shevock behind Leslie Park



FLOODING 2016 Old Rayne, previously worse around 1992-4(I can't remember the exact year)?

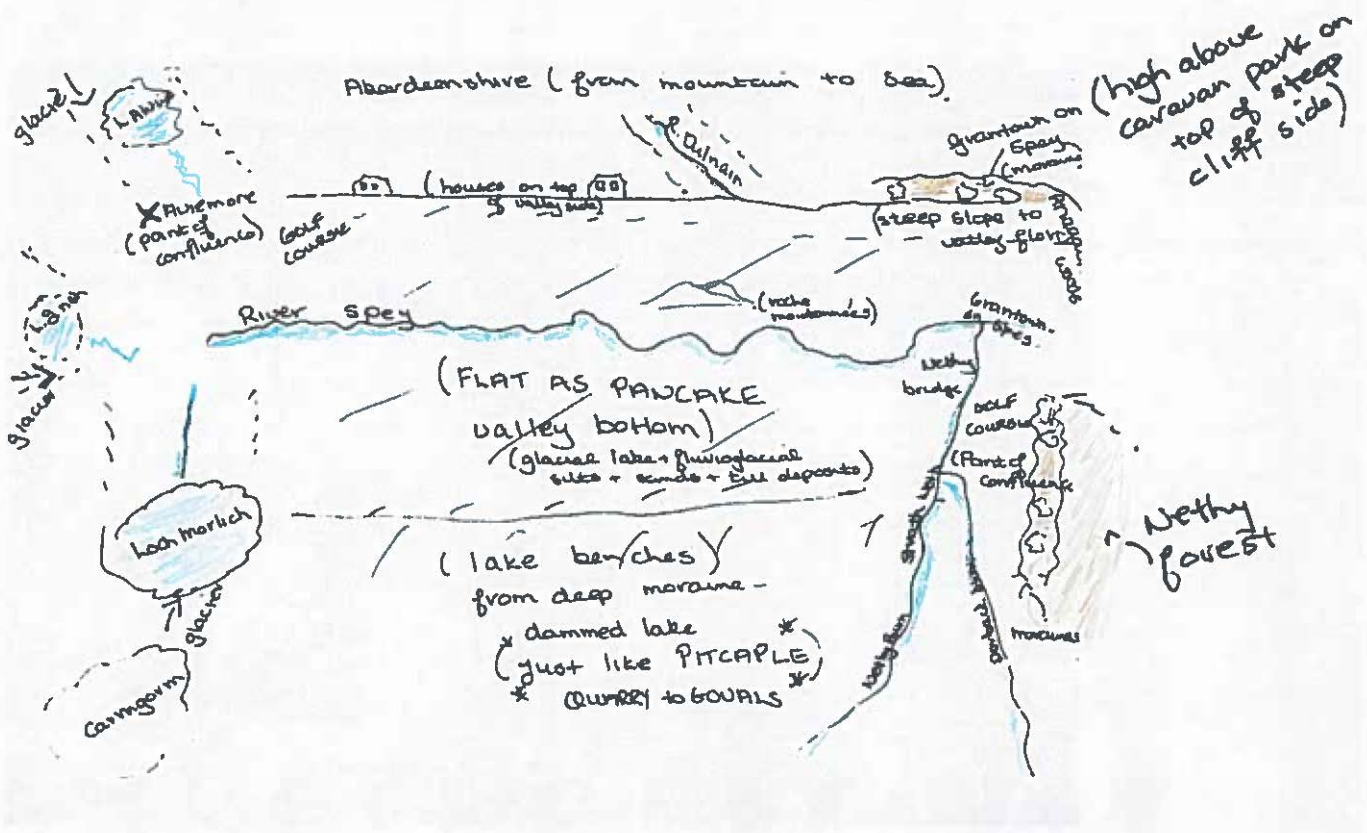


2016 Premnay (fluvioglacial lake bottom)

Therefore our fluvioglacial legacy and our geology should dictate our site and settlement plan.

I drove from Grantown on Spey to Aviemore last weekend. The whole of the valley was covered with puddles of water on the almost flat surface of the valley floor with the meandering Spey slow

flowing in the middle of sands and gravels, some roches moutonnees, and golf courses. This whole valley again was filled up too at the end of the last ice age right to the top of its sides and bounded by a terminal moraine across the valley from Granttown on Spey to Nethy Bridge.



It reminded me of the massive lake which existed in the Garioch basin ten thousand years ago or so; caused by an advancing ice sheets meeting a very hard ultrabasic rock which caused a bottle neck (Pitcaple quarry) and caused it to drop its moraine on top of the Govals and Pitcaple quarry(walk to the top and see the evidence)

Outflows expurgated down through a fault in the rock at Pitcaple Castle(Inveramsay weir) causing the massive Ury floodplain toward Inverurie then onto Kintore, then onto Dyce, etc.

See diagram 2

IN CONCLUSION Aberdeenshire truly is from mountain to sea, present and past. At the end of the last ice age it was truly one complete fluvio-glacial waterworld of unimaginable proportions, with valleys filled up with moraine dammed lakes; expurgating into fluvio-glacial gravel floodplains(e.g. Granttown on Spey to Craigellachie and all the way to the Don and Ythan estuary; our golf courses and rich sandy valley soils are testament to that.

And surely, it is we common people who really care about our land and landscape who should have a stakehold in its development.

<https://www.aberdeenshire.gov.uk/planning/plans-and-policies/delivering-development/>

