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## Fair processing notice

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

### Your Data, Your Rights

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If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- 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.

<b>Which document(s) are you committing on?</b>	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

I am not in support of the development of 8 houses on one poorly drained site in Kirkton of Rayne. I understand that it is not in the policy planners agenda to approve developments of 2-3 houses at a time, but this would be far more suitable to the existing settlement which does not have the infrastructure nor safety measures implemented for the existing dwellings. Please see my comments, questions and concerns on the following pages.

- Flood Risk - There is no man made drainage ditches around the field of the proposed development. In times of moderate and heavy rainfall, the excess water runs off the field towards the properties to the north of the development. In 2016, one of the properties flooded as a result of a storm. The concern is that the concrete foundations of 8 houses in this development could cause water displacement in the direction of the houses to the North. Further to that, if surface water and foul water soakaways are approved for these properties, we are expecting an already water dense field, to cope with the increased waste of 8 additional houses. I think it's extremely important that detailed geotechnical reports are performed not only in Summer months but over the Winter months to assess ground conditions beneath and around the area of the proposed buildings. This should include an assessment of the porosity and permeability characteristics of the sub-soils including infiltration rates.
- 8 houses over 10 years. Whilst this is less than previous growth seen in Kirkton of Rayne, never have this quantity of dwellings been built on one site, in the hamlet. Therefore, the concern is that to approve this quantity of dwellings, with particular regard to poor drainage and water levels, could absolutely lead to damage to existing properties if not carefully evaluated for suitability prior to approval of this site in the plan.
- Sewage / Water Works - As part of the approval, would the developer be asked to put in a water/sewage works and appropriate field drainage in line with what other field owners have implemented in the area?
- A96: The plan for Kirkton of Rayne is premature. There has been no public announcement on the decided route for the new A96 section. At the moment two of the possible routes run within a mile of Kirkton of Rayne. It seems irresponsible to approve houses on an already fast and in places one track road; where, depending on traffic flow towards or from the new A96 and Kirkton of Rayne, we could see a large increase in vehicle numbers.
- Infrastructure. Kirkton of Rayne has no speed restriction, no street lamps, no grit box, no road signs to warn of the blind dip in the road, no school bus stop sign to alert drivers, very little pavement, and poor visibility at its junctions. There is no fibre broadband, we suffer electricity and water disruptions several times a year. Currently, in periods of rainfall, one of the BT junction boxes sits in a pool of water in the verge at the side of the road.
- School transport - With no safe walking route to the school and a bus that costs over £100 per year per child, it is highly likely that parents of school age children, will opt to drive their children to Rayne North School. This will increase the risk to children who cycle to the school and it will increase the traffic related safety concerns already present at the school, where there is no safe parking arrangements for dropping off and picking up children. This again seems irresponsible and will undoubtedly pose further risk to the children at Rayne North School. Further to that, the increased traffic traveling on a road with a 60 mph speed restriction, poses a continued and greater risk to the primary and secondary school pupils who stand there for transport. Stones being sprayed up from fast vehicles and vehicles skidding to avoid other cars on the blind rise on the road is already a huge problem.



- The existing junction off the main road leading to the proposed site is very confusing for drivers. Lack of road markings, cars parked at the side of the road, and cars entering and exiting their driveways onto the main road is a danger. With no street lamps in the area, it is unclear to unfamiliar drivers the direction the road is taking them, and they are unaware of the vehicles that are turning on the road as this hazard is not presented by way of road signs nor restrictions.
  - The junction in Kirkton of Rayne, between "Raon" and "Barrenjoey" is where the school children wait for paid transport. This is blind junction immediately after a blind part of the road coming from the North. There have been many small accidents and near misses here with pets and drivers. What measures would be put in place to alleviate the danger of the speed of the cars traveling through the hamlet? Currently the part of the road from the proposed new development to the school bus stop is not easily passable by two cars, and has the added danger of vehicles exiting the lane and the driveway of the manse, with little or no visibility. How is it proposed new inhabitants of the proposed development will safely get to the school bus stop with no pavement and very fast moving traffic.
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- **The School:**
    1. What evidence is there that the school will have declining numbers? A door to door survey would be appropriate as there are many infants in the Rayne North School Catchment area, four in Kirkton of Rayne alone that will be attending the school in the next 5 years, for 7 years. In 2019 alone, the school role is going to increase again as there are 11 children registered to start in August, with less leavers.
    2. There are several houses and plots for sale in the Meikle Wartle and Rayne North area. Further to that, there is one house for sale in Kirkton of Rayne and another two under development adjacent to the church. Any/all of these houses have the potential to bring increased numbers to the school over the next 20 years and we are at risk of the school becoming unable to cope with numbers.
    3. 20 years ago, planners predicted the school role would be minuscule by 2020. In that time, the school role has doubled in size.
    4. The distance from Kirkton of Rayne to the school is under 1 mile, yet there is no safe walking route. This should be addressed to aid environmental progression in line with local and national environmental commitment.

**Your comments (continued)**