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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.

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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 committing on?	Main Issues Report	<input type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Why the planning proposals for Findon, KN084 and KN085, should be dropped from the local development plan 2021

1. We've noted that the defining framework itself is under discussion in the **Main Issues Report**. Nonetheless, as the Main Issues document itself says (page 4) *"consistency and continuity with previous development plans remains a key element so as to support the implementation of a long term strategy and decision making."*
2. **General**
 - a. The description of Findon as a small village of character within the development plan is accurate. Findon is entirely within the *coastal zone*, a concept that gives clarity to the planning of the whole area. Concepts of clarity are sorely needed at a time of increased planning complexity and should be respected and not considered guidelines that can be breached at the wish of a developer.
 - b. The alleged objective *"To meet housing need in the wider strategic growth area as defined by the Aberdeen City and Shire Strategic Development Plan"* is not at all a reason for adding houses in Findon. Growth in housing is an overall aim but as the document says (Main issues, page 12), a key policy principle is that *"planning should direct the right development to the right place"*, (echoing the Scottish Planning Policy, parag. 15).
 - c. There really is no case for turning the productive agricultural land around Findon over to housing when there is plenty of low-grade land adjacent to Portlethen.
 - d. The proposed developments will not be far short of doubling the size of Findon village. This is inconsistent with previous development of the village and would destroy the character of the village. Although not adjacent to the Findon Moss SSSI, the developments are clearly a step towards the undesirable *urbanisation of the countryside* (Main issues, page12).
 - e. New housing expects services these days and there are many areas in the Shire where new housing is being and can be developed with full services. Portlethen and Marykirk are nearby, Chapleton is not far away. Findon is not one of these places. Findon has single-track road connections with no pavements into or out of the village; it has no gas; it has electricity delivered by overhead lines; it has few pavements and no street-lights; it has no shops or amenities or public transport. In a way, this is part of the character of the village. It is a sustainable scenario for a small village. The addition of some 40 houses would create intense pressure for full services to be provided, at a burden to public expense.
 - f. As the Strategic Environmental Assessment says (page 23) *"The development could have a long-term negative impact due to the potential for increased travel requirements (the need to travel long distances to services) and increased emissions."* Basically, it is a step in the wrong direction as far as a good resource management policy is concerned.
3. **KN084**
 - a. This development will be 'front of house' for the village. One could hardly pick a more conspicuous spot for changing the character of the village. The now modified fishing cottages in the village will be obscured behind a little estate. The statement (Settlement proposals, page 32) that *"Development on site KN084 would not detract from the character of the settlement"* is untrue. A few decades ago a change in character may not have been given much weight but even in Portlethen and Downies Villages, and in Muchals, I think there has been no development in front of all the traditional houses.
 - b. As the proposal admits (Settlement proposals, page 31), access to the site on either side is by single track road with no pavements. After the building traffic has departed, 11 family houses implies some 20 cars and perhaps 11 families with children. Their access in and out will be on a single track road

that can't be widened, with no pavement. It is also the only road for commercial traffic to the sizeable Survitec facility. Access for the proposed development is quite inadequate. This alone should be reason enough not to progress the proposal.

4. KN085

- a. The summary of the proposal in the planning document (Settlement proposals, page 32) is already quite damning: *"it would intensify development in an area already under pressure from development, and would result in coalescence between Findon and the industrial estate, and overdevelopment"*.
- b. The proposed development is out of proportion to change that is reasonable in the village (note the very first point above about consistency and continuity). 30 houses alone represent an increase in village size of just over 50%. This size of development is most appropriate where, as mentioned above, there is a full range of facilities.

In short, these two proposals are the wrong development in the wrong place.

Your comments (continued)