

Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

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

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

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.

Which document(s) are you commenting on?	Main Issues Report	<input type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	X <input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

I am writing to lodge an objection to the proposed development at Kirkton of Rayne GR073.

On Monday 18th March 2019, a meeting was held within Inch Town Hall which included discussion on the above proposed development. I would like to raise several concerns pertaining to the meeting in addition to various objections to the above proposal.

The planning department alluded to supporting a new landowner development for 8 new houses in Kirkton of Rayne which will be accessed from the main road through the village beside "The Fern" house. The council further intimated being **highly supportive** of this site; despite the fact the locus is on prime agricultural land. The justification of this seems to be to support an existing service; the school in North Rayne. The reasoning for this is severely flawed for various reasons:

The School Role in 2018 was 64 out of the cap for 74 pupils.

No census has been undertaken and unless there is some sort of foresight by the planners or indeed the developer that confirms that the new tenants of the 8 new houses proposed will have children meeting the criteria to attend the school; the reason given to build houses on prime agricultural land cannot be justified as supporting existing services for myriad reasons.

The following areas of concerns and my objection of the proposed plan provided are as follows:

Climactic Factors – There will absolutely be a negative impact due to the imminent increase in travel requirements. There is also of the potential of the village through road being used as a "rat run" depending on where the new road to the A 96 will be situated. Currently, there are 2 routes within a mile of Kirkton of Rayne being considered. There are currently no speed restrictions within the village and cars regularly speed through. Children waiting for school transport gather on a daily basis beside the main through road (which there is one) and there are grave concerns that due to no current speed restrictions or measures to curb the speed of traffic; the potential risk of serious harm or a fatality will increase. Therefore, I am of the view that it is irresponsible and reckless to approve development on an existing track road that will inevitable see an increase in traffic flow as a result of where the A96 road will be built.

The proposed site will only add to further risk of accident due to cars exiting from the junction onto a minor road where cars travelling in opposite directions must slow down to pass safely.

Population – the information indicates that the local community have expressed a need for smaller homes; I am not aware of anyone in the local community of Kirkton of Rayne intimating such an interest. In addition, the plans state a "mix of house types" and of more concern the "density of the site could be increased". Kirkton of Rayne does not have the infrastructure to cope with a large scale development of housing being built.

Human Health – Indicates that "provision of new housing in conformity with new building standards can enhance good health and social justice for people with no previous access to housing". However, there is no clarification that the developer's remit is to build 8 houses that are affordable; low cost housing for families. Given the profit likely to accrue from such a development over a 10 year period; this appears unlikely unless there are plans for further development within this small hamlet?

On a personal level, my partner and I researched the area and property prior to purchasing in 2016. The main reason for purchasing was due to the unspoiled view and the fact that there is prime agricultural land directly in front of the property. We have already invested a large amount of money on the internal property to maximise the view we have and we intend to commence the exterior this year to sympathetically fit in with the surrounding area. The fact that there is a proposal for 8 new houses over a staged 10 year development period that will directly impact on our quality of living here is a major objection.

In addition, there are no man made drainage ditches around the area for the proposed development. When there is moderate and heavy rainfall; the excess water runs off the field towards the north side of the proposed development. When we moved to the area in 2016; we were aware that one of the properties flooded as a result of a storm and the damage was fairly extensive. A further concern is that the foundations of 8 houses which are likely to compose of concrete could cause the water to be displaced into the direction of our houses to the North of the proposed development. Furthermore, should surface water and foul water soakaways be approved for these properties; how will an existing water dense field cope with the increased waste of 8 additional houses?

The houses (being built on prime agricultural land) if approved gives grave cause for concern to open the floodgates for further development within the local area. The infrastructure is wholly unsuitable to cope with this despite the above concerns previously narrated in relation to no speed limits, poor drainage, flooding etc. In addition, it is mindful to consider that new builds; i.e. our adjacent neighbour required an archaeologist on site when commencing groundwork on their property given the known historic interests of this area.

The fact that there will be building ongoing over a period of 10 years is completely unacceptable within such a small village. To be expected to tolerate the major disruption and noise of such a long term development suggests that there has been little to no thought given to the existing resident's wellbeing within the small hamlet where we live.

Your comments (continued)