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Which document(s) are you commenting on?	Main Issues Report	X
	Draft Proposed Aberdeenshire Local Development Plan	
	Strategic Environmental Assessment Interim Environmental Assessment	
	Other	

Your comments

With reference to LDP 2021 Bids GR134 / GR 135 / GR 136

Having been involved in a small way with 'Kemnay Futures' I noted that many of the public responses were 'No more houses'. There were various reasons offered, provision of schooling and traffic being the most frequent. With housing spreading further from the village centre, traffic in the centre is now overwhelming. At busy times parking on High St and Station Road is nigh on impossible with many resorting to parking on double yellows, pavements, disabled and other reserved spaces. This can only get worse with further housing on the periphery of the village as people increasingly drive rather than walk.

With up to 111 No. houses proposed, existing schools could not cope with the potential number of new pupils.

The topography of the area slopes down on both sides towards Victoria Terrace. Reference is made in the Bids to SUDS drainage. Victoria Terrace has an unfortunate reputation with flooding in times of severe weather events. A nearby development, with SUDS, caused major problems during severe weather a couple of years back. Despite the assertion of the applicant that sufficient SUDS capacity will be provided, I fear that the output of up to 111 No. houses plus surface water from large areas of impermeable surface could overwhelm the system in severe weather.

I noted in one of the Bids, the number, mix and size of houses was listed. There were no Bungalows on the list. With an ageing population, most still fit and healthy, many will be looking to downsize from 4 or 5 bedroom houses. None of the 4 recent developments in Kemnay have, as far as I can see, included any bungalows. With the drive towards care in the home being preferred to other alternatives, having bungalows, as opposed to the small 'old folks houses' often offered by developers, would be welcomed by an increasing section of the population. I realise bungalows are not favoured by builders due to the larger footprint and lower house density on a site. Can it not be part of the planning process for an insistance that a percentage of the development be bungalows to meet the present and an increasing future demand.

Your comments (continued)

