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please phone us on 01467 536230.

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

## Your comments

Re Aberdeenshire LDP 2021 Site References MR020 & MR054:

I make the under-noted comments on behalf of the Kemsley Green Residents' Association (KGRA) representing 62 householders in the north-west side of Aboyne close to the above-mentioned development sites.

### Site MR020

The LDP notes that this site is not preferred for immediate development, but indicates that once there was a justification to release such a large number of homes (200) then it could be delivered in the future.

Site MR020 abuts Site OP1 to its north. In turn OP1 is adjacent to OP2 and the KGRA housing estate. The LDP outlines that Site MR020 is dependant on road access being made via Site OP1. During the planning process for OP1 local objections were raised concerning the unsuitability of road access for that site. Due to the development failing to gain a direct route onto the A93, it is planned that all access for the extensive development of OP1 will be through the existing and planned residential streets of Site OP2 and the KGRA residential area. Concerns were raised as the main thoroughfare through the KGRA estate is Balnagowan Drive which is a typical residential street of family homes, most of which are the base for more than one vehicle. Many of the houses have single driveways and therefore vehicles are frequently parked in the roadway, which is acceptable when traffic is light but which cause obstruction when traffic is heavy. The street has several uncontrolled junctions and a significant bend in it, reducing drivers' visibility. The houses in the street are family homes and as such children and young people as well as older residents frequent the area. For these reasons it was highlighted that Balnagowan Drive is patently unsuitable and unsafe to be used as a main area access route for large developments entailing a large amount of through traffic. These arguments have been bolstered by experience as the, as yet, relatively small Site OP2 development, has already noticeably increased traffic along the east end of Balnagowan Drive as drivers access the still developing AJC development. That a further 200 households from MR020 would add to this traffic through a poorly thought out traffic plan is unacceptable.

Aboyne is a low lying village that, as outlined in the LDP, is well screened by trees. The development of Site MR020 would be out of keeping with the village as it would entail developing up a steep hill, dominating the west end of the village in a manner no other part of the village does. Whilst the LDP outlines that it would be bordered by existing woodland, to the south this is not the case and even with the suggested planting of screening trees, the development is very likely to be prominent from the south and west, making a disproportionate urban impact on the Dee valley at Aboyne.

The KGRA has specific concerns regarding the management of water and drainage in relation to Site MR020. Currently, the KGRA estate as well as Site OP2 and the developing Site OP1 use an existing burn or field drain as part of the drainage system. In dry periods this poses little issue but experience and hard evidence demonstrates that periods of heavy rainfall, the existing developments already overload the drainage system (i.e. even before Site OP1 is developed). The system of retention basins has been

shown to be inadequate and unable to stop localised flooding in the area of Tarland Road. There is no confidence that the planning process for Site OP1 took into account known information and experience and it is feared that Site OP1 will also utilise the pre-existing small burn as part of its drainage system, thereby exacerbating the existing situation as well as adding to the known risks further downstream in the centre of Aboyne. Given that Site MR020 is uphill from Site OP1 and its proximity to an existing watercourse is noted, it is anticipated that all water from this Site will drain downhill into the existing estates. Therefore it is feared that unless a suitable, independent drainage system were to be used that took into account the consequential impact of MR020 drainage on the surrounding area, it is very likely to add to existing issues of drainage capacity in the west end and centre of Aboyne.

#### Site MR054

There are far fewer concerns about the potential development of Site MR054 as this could be developed to the west of the village with relatively little impact on the safety and quality of life of existing residents. Aboyne is a long, low village and Site MR054 could be developed without dominating the area. The two key concerns of traffic and water management remain and any support for this development would be contingent upon Site MR054 having direct access onto the A93, and no vehicular access to Site OP1, and the installation of a drainage system that did not add further load to the existing inadequate capacity currently in place.

#### Infrastructure

KGRA believes that Aboyne is a wonderful place in which to live. However, as noted in the LDP, the lack of accessible facilities and amenities, particularly for the young cause local concern and improvements to the paths network and parking capacity are already required. The LDP notes that both Sites MR020 and MR054 would require contributions to educational capacity to be made. The KGRA is categorically not against the appropriate and well thought out continued development of Aboyne. However, it is strongly suggested that before any further large-scale development in Aboyne is sanctioned, a well-researched and evidenced impact assessment of proposed developments on the rest of the village is completed, thus ensuring development is not allowed that negatively affects the area by overloading roads, drainage and local infrastructure.

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**Your comments (continued)**

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