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<p>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).</p> <p>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).</p>	
<p>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.</p> <p>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</p>	
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<p>If you have difficulty understanding this document and require a translation, or you need help</p>	

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 commenting 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 type="checkbox"/>
	Other	<input type="checkbox"/>

**Your comments**

I am writing to you regarding KN040 as outlined in the local development plan, this a proposed development located at Polston Road Kirkton of Maryculter. I have several concerns around the proposed site - an overview of the site is provided on Appendix 1 for visibility.

**GENERAL SITE LAYOUT/GREEN BELT/VILLAGE SETTING**

Polston Road is spread out with housing built back off the road with plenty of open space. This proposal would seriously destroy the character of a village setting and would make Polston Road look like an Urban Street. This is the countryside and people move to country areas because they like open space and viewpoints. This is over development of a very small site that would even look out of place and character in a City Site Development. The site is being put forward for 5 houses, could parking requirements and turning be achieved within the proposed site?

Polston Road properties have large gardens and are spread out. This proposal of 5 properties will be squashed into a small area with small gardens and would not be in keeping with the surrounding Rural properties.

The current plan has moved from originally “2 to 4 homes” to 5 and is a complete overdevelopment of site. The site has already been put forward in previous development bids and each time it has been refused due to in being in the Green Belt.

As mentioned above this site is in Green Belt and provides a very pleasant open vista overlooking the Dee Valley (this should be respected and will be lost if the development is included in the emerging Local Plan), this was one of the primary reasons for people purchasing a property in the area and will be ruined by the proposed development.

**VEHICULAR ACCESS**

As demonstrated on the attached plan mark-up (Appendix 2) the access is extremely poor from a visibility viewpoint and very dangerous for Vehicular Access from the U63K Road to Polston Road. Included in this is a blind spot for oncoming vehicles hence the installation of a mirror which is useless during the winter months. The proposed vehicular access route falls a long way short to comply with current traffic regulations. The proposed vehicular access route to the development would increase traffic onto Polston Road significantly.

In addition to the vehicular access the Existing Polston Road Hammerhead within the proposed site would still be required for visitors turning ie ambulance and school/visitor drop off and turning point. It would also be required for delivery of Oil and the tankers required to do this (as there is no gas in Maryculter).

**PUBLIC TRANSPORT/TRAFFIC LEVELS**

There is no public transport and increased traffic would add to health and safety issue for the general public and children. I don't believe that Polston Road has ever been adopted and this would be a requirement from the developer should this housing development go ahead. As Polston Road is the the main entrance to a Community Trust Woodland, it can be quite busy and more traffic in a small rural development would be undesirable and dangerous.

#### **PARKING ISSUES**

There are already Parking issues for residents of Polston Road. This occurs when people park whilst using the Woodland. Entrance drives have been blocked and also the hammerhead has been used for parking by inconsiderate drivers. Signs are prominent in the area to try and prevent this from happening but it remains an issue.

#### **WASTE WATER TREATMENT PLANT**

Maryculter Waste Water Treatment Plant is also at full capacity.

#### **SURFACE WATER**

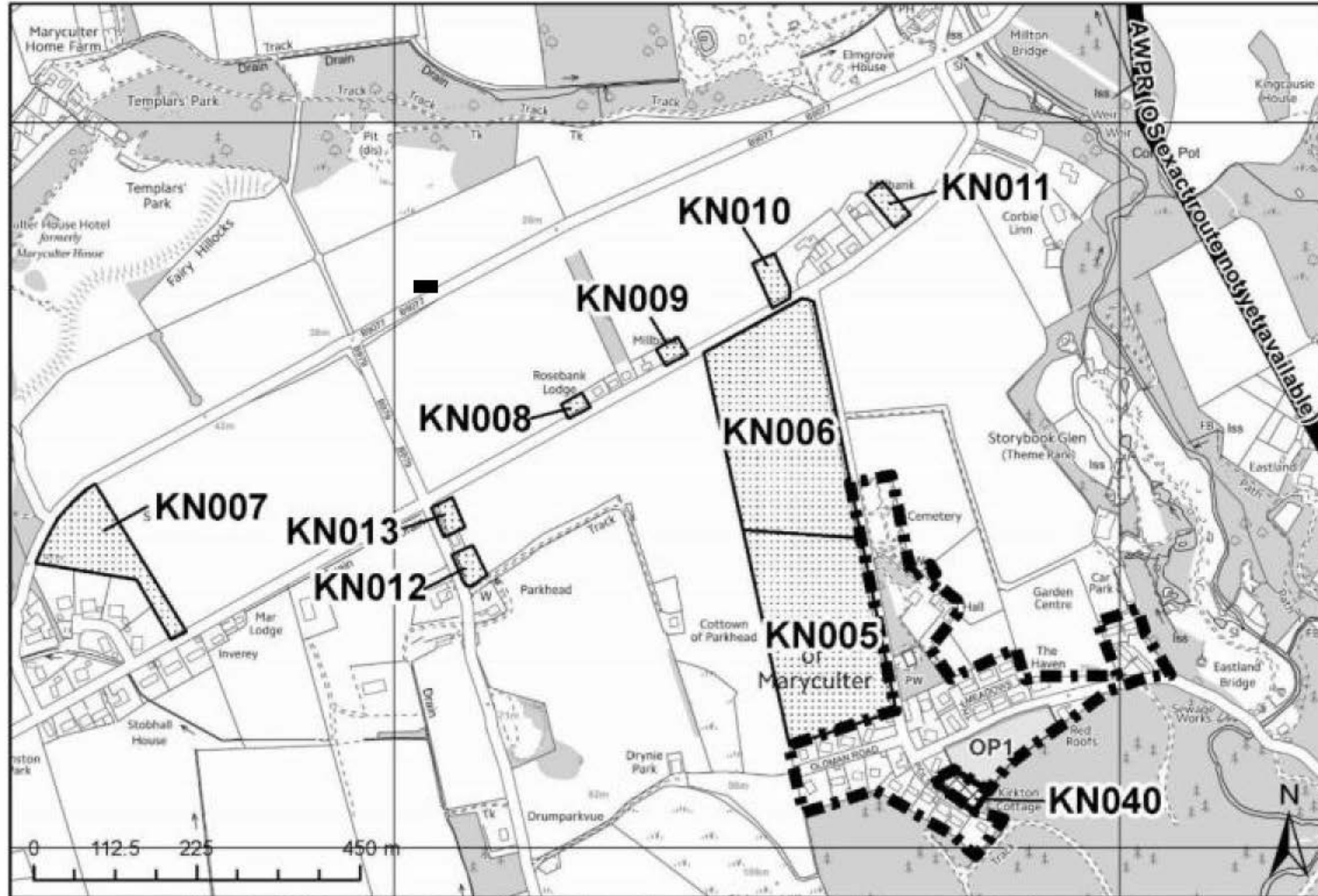
I also have a concern regarding surface water, a soil survey was carried out on the adjacent land and ground conditions can't support soakaways, so where will all the surface water from this proposed development go to?

#### **EXISTING PLANNING PERMISSION**

This development would also overlook the adjacent development (The South Meadows) which has already been granted planning approval.

The topography and overall size of the land would make this a very steep site to develop. The development would overpower Polston Road and the Adjacent Development (The South Meadows) which has Full Planning Permission in place to build 6 Houses. It would be hard for this proposal not to overlook The already approved South Meadows Development.

In summary this development is not in keeping with the village setting of Kirkton of Maryculter, from a village setting viewpoint but also in terms of the proposed housing to be built. It will ruin Polston Road and granularity around the points outlined above should be fully addressed as part of this consultation.



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SV

HILLTOP  
COTTAGE  
NEW 5m WIDE GATES.

FERNLEA

CL. OF REPLANTED HEDGE =  
600mm OFFSET FROM NEW WALL

5.5m WIDE  
ROAD

NEW 1000mm  
HIGH WALL

EXISTING MATURE  
TREE TO BE  
REMOVED.

EXISTING WALL

GARDEN WALL

GARDEN WALL

GPO

5m RAD

D.K.

4.5m WIDE  
ROAD

DITCH

D.K.

4m

TPOL

125x254 PC KERBS  
AROUND TELEGRAPH  
POLE.

POST & WIRE FENCE

5.5m WIDE  
ROAD

4m

2m

500mm WIDE  
SNOW VERGE

WALL

GARDEN WALL

GARDEN WALL

Route: Vehicular Access  
to Polston Road.

Mirror

This Circled Area Dangerous.  
Dogs Not Comply  
with Visibility Visibility Signs  
and Viewers Across Road  
to Polston Road.

CORBIE PINES  
Hedge

ONCOMING VEHICLE  
Blind spot.

CORBIE PINES

1:200.

PLAN OF SITE

SP

MH

KERB

GU

KERB

GARDEN WALL

Polston Road