

Aberdeenshire Council Transcription

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 17 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mrs
First Name:	Glenda
Surname:	Simpson
Date:	22 June 2020
Postal Address:	
Postcode:	
Telephone Number:	
Email:	

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

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

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Re-routing of the Ellon east/west road link from B9005 at junction with the A90 trunk road to the A930 at Wineburn (to start before Wineburn as you drive east towards Ellon)

Maps 4 & 5 of the Development Proposals.

Reason for change:

I attach my previous representation and now having seen the "indicative route" would add the following -

- Instead of starting the bypass after Wineburn as you head east towards Ellon, could it not be started before Wineburn as you head east towards Ellon? This would cut out the horrendously sharp, and sometimes dangerous, corner as you come up the incline into Ellon and join Riverside Road. This would be particularly useful for larger vans, big lorries and large semi-trailers.
- The route would still have to cross the old railway line and the track to Ulaw, at some point, so could follow much the same route but avoids the bypass running through the field and closely adjacent to Fortree Farm track and the burn which runs adjacent to our property. It could still join the indicative route as it rounds the corner at the back of OP3 before it crosses Hillhead Road to the south of Hillhead of Fechil Cottages on the way to join South Road.
- The plan shows no detail yet of the traffic management system at each end of the bypass, which if not managed sensibly will just become pinch points at either end of the link road and simply move the traffic queues from one location to another and not solve the problem. I believe from your Planning Department these measures haven't been decided yet and would be detailed in the application process.
- Those wishing to use the bypass eastward coming into Ellon will have to cross oncoming traffic from Riverside Road and cross traffic on South Road if wanting to turn right to head south towards Aberdeen. The most sensible way to manage the South Road pinch point would have been for the road to join at the existing roundabout.
- Again this proposal is a missed opportunity to make the bypass a meaningful one.
- In view of the current bleak outlook for the economy in the wake of Covid-19 I wonder if there's any need for this plan to be put forward at the present time as with more people being made redundant will there be anyone to buy property in the new housing developments in the proposal.
- As you'll have gathered, I really don't want a bypass routed through the field near our house but if there has to be a bypass could you please re-think and re-route to come over the hill starting from before Wineburn as you drive down the hill east towards Ellon and at least cut out that sharp, dangerous corner.

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

Your comments

My representations are made in respect of the access road/bypass on the Ellon plan which proposes to run from Riverside Road through farm land and finishing at South Road on the south side of the FR090 development.

- This proposed bypass is sited just meters from the side of our house, which currently faces open farm land and is the main reason we moved to Ellon from Aberdeen in 2013. We wanted to get away from built up areas and heavy traffic, the latter now being proposed as a bypass in the Ellon development plan running adjacent to Fortree Farm track along the edge of the Brodero housing estate and around the back of Fortree Farmhouse.
- We viewed the plan at a drop in event at the New Inn in Ellon on 27 March 2019 where an Aberdeenshire Council representative described the proposed strip initially as an access road for the FR090 development submitted by Scotia Homes, but on further discussions with another Shire employee by phone yesterday I was advised this was in fact a proposed bypass. There's a significant difference in the volume of traffic between residents using the road to access their housing development and commuters using it to bypass areas of Ellon.
- Whether an access road or bypass, this road will infringe on our privacy and have an extremely detrimental effect on our quality of life due to added vehicle noise at all hours of the day and night.
- We make very good use of our garden and spend a lot of time enjoying the tranquillity of having fields next door, which will all be ruined if the proposal goes ahead. It's lovely to live where we do when the only noise in the field next door are tractors and harvesters, and we can walk with our dog and grandsons up Fortree Farm track to the woods. A substantial piece of the forest on the edge of Hillhead Road looks to also be in the destruction path.
- The road will also have a detrimental effect on wildlife in the area. We are regularly visited by pheasants who come in to our garden from the field, and deer walk along the edge of the field from wooded areas nearby. I see enough road kill on other busy carriageways and would hate to think this proposed road would put more animals at risk. Again, regularly seeing wildlife so close to our house brings an element of calm which we won't get if we have cars and trucks meters from our house at all times of day and night.
- In its current proposed form the access road/bypass will be nothing more than a short cut with pinch points at both ends. Those coming along the A920 from Pitmedden wishing to bypass this area of Ellon by turning right into the proposed road will have to cross traffic on Riverside Road, and when they get to the other end will be held up attempting to turn right into South Road.
- Appreciating that those in the new FR090 development will need road access, they would have access via Hillhead Road and I urge you to please consider re-routing the proposed access road so it goes from South Road to the new development.
- My main objection is that you are proposing to ruin fields and farmland to the west of Ellon when the development is not near there (for which I am grateful). Access to the FR090

development could be quicker and with less impact on fields, wildlife and quality of life for existing residents if it came from South Road and stopped at the southern most tip of FR090.

- FR090 residents could also have access from Chapelhill Road as the present OP3 houses presumably access from Chapelhill Road.
- If a bypass is needed, why not make it more meaningful by working with the relevant roads agencies and developers to direct the road from the A920 near Esslemont, before you come up the the hill coming into Ellon, and thereby also bypass the very sharp dangerous bend. Also, instead of the proposed road only going as far as to join South Road, it could be extended to join the roundabout and therefore be a proper bypass [REDACTED] by Scotia to get their housing development passed by Shire planners.
- Another concern I have is that the road as it's proposed is a stealthy way of having ready made access if developers want to build more houses up the side of the hill or filling in the gap near the existing OP3 houses and FR011 space.
- If Planners insist on sacrificing more fields and farm land, why not make it a worthwhile exercise and take the road round the back of the hill coming in to Ellon and going all the way to join the roundabout at South Road/A90.
- I personally don't want another Ellon bypass, we need more people coming into Ellon to reinvigorate the local economy and use local shops, not drive past and head straight in to Aberdeen.
- As I mentioned, we moved to Ellon from Aberdeen in the hope of, and so far have achieved, an idyllic countryside based life. If I already lived in the middle of an area of Ellon with a substantial housing development I would have no grounds for objecting but I very much hope you will take our views into consideration.
- We are the envy of our friends who live in Aberdeen who now fully appreciate why we moved and love living where we do, on the edge of a friendly community with access to fields and forest walks. I would heartily urge the decision makers to reject this road proposal and remove it from the field completely.

Please don't put this access road/bypass where it's proposed at the moment. The noise from the road and the effect on our enjoyment of our house and garden, and on the existing wildlife, really will impact on me.

Thank you for taking the time to read my representation.

Kind regards

Glenda Simpson