

Mr Anderson



2 July 2020

Planning Policy Team
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

To Whom it May Concern

LOCAL DEVELOPMENT PLAN 2021 – PROPOSAL FOR DEVELOPMENT AT SITE OP3 BELHELVIE

I am resident of Cairntack Road, Belhelvie, and object to the above proposed development. My main issues with the proposals are traffic, parking, pavements and highway safety.

Cairntack Farm

The designs of the entrance to Cairntack Farm from Cairntack Road, makes the junction NOT fit for purpose. The heavy goods vehicles that use the farm road on a regular basis to deliver livestock to the farm from all over the UK night and day and on any day of the week. I have spoken with the drivers of the livestock transporters on several occasions and they inform me it is impossible to enter or leave the farm road without mounting the pavement. The adjacent wall has been knocked down on several occasions. It is a very dangerous manoeuvre with children and residents having to use the **only** pavement for access to the school bus and public transport.

The residents of Cairntack Farm are well established livestock dealers within the farming community and this may warrant a redesign to this junction which would allow safe entry and egress from the farm road, car park and recycle centre.

Cairntack Road

Cairntack Road is narrow with blind corners, which is made even narrower with cars parked on the road. This makes it hazardous for children playing, residents walking and residents reversing out of their driveways. With increased traffic on this road, this would make it even more dangerous, especially with those who may not have such a regard for others' safety. This road is not designed for the additional household traffic that this development would undoubtedly bring.

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During winter, Cairntack Road and pavements are not gritted by the Aberdeenshire Council and it is impossible for the residents to do so with one grit bin available and many of residents are elderly. The road and pavements are extremely treacherous for motorists and pedestrians. With only one pavement which continues to the bus stop at the end of Cairntack Road, pedestrians, the majority of which are elderly and school children, must walk on the road in order to reach the bus stop. At the moment this is extremely dangerous, however, with the increased traffic, this would make it even more so, and more likely for accidents to happen.

Wildlife

I would also like to make you aware that the site is prolific with wildlife. There are bats which roost on the edge of the woods, birds of prey and badgers, all of which are protected species in Scotland. There are also a number of foxes and deer. I believe this development would have an adverse impact on their habitat.

Amenities

There are no amenities within Belhelvie, with the nearest shop at least 2 miles away in Potterton or Balmedie. There is no community centre, no nursery, no playgroup, etc for young families or older children. The site is not within walking distance to any amenities or community facilities, therefore this proposed development would encourage/promote car based travel, leading to increased traffic on the narrow, already dangerous roads, which were not even designed for the current traffic flow.

The zoned schools for Belhelvie are Balmedie Primary and Bridge of Don Academy. The current roll at Balmedie Primary is 484, which is over its capacity. Bridge of Don Academy is also close too or already over-subscribed. With further developments being proposed in Bridge of Don, Blackdog, Balmedie and Potterton, this would put extra strain on the education system and facilities at these schools. There is no other schooling provision available for Belhelvie school pupils.

The issue with Primary School education has already been highlighted within Aberdeenshire Council documents, citing it as 'primary school provision at Balmedie is a constraint'.

The school bus currently collects pupils from the bottom of Cairntack Road. During the morning pick-up and afternoon drop-off, with the bus stopped, it causes a build-up of traffic into the village which is dangerous to children crossing the road and impatient drivers wanting to overtake the bus. If there are more busses required for the additional children, this would cause an additional hazard.

The zoned Doctor Surgery at Bridge of Don is already overwhelmed with registered patients and it is extremely difficult to get an appointment, waiting time can be weeks. The additional patients this development would bring, would be a huge detriment to the service they already try to provide.

Public Transport

The public transport is very limited and only runs into Aberdeen. The current bus service is subsidised by Aberdeenshire Council and runs 2 hourly, but less frequent during the evening and at weekends. The service is extremely unreliable, whereby more often than not, the busses are late or indeed don't turn up due to weather or regular breakdowns. During the winter months, the bus service can be non-existent if there is snow or ice, which leaves residents who cannot or do not drive without transport to get to work, school, appointments or shopping. On occasion some residents have had to walk from Potterton during the winter as the service from Aberdeen has missed Belhelvie out on its return journey due to dangerous road conditions.

Highways

The road from Belhelvie to the A90 and A92, is an unclassified road, narrow in parts and is poorly maintained. The proposed developments would significantly increase traffic, making it more dangerous and even more so with the other proposed developments in Potterton. The B999 is also notorious for accidents and again is not designed for increase in traffic.

Crime

Belhelvie and indeed Cairntack Road, is a crime free area, which the community are proud of and fear that an increase in the population may impact on this. This would affect current residents' quality of life and the Local Policing Team.

I believe the proposed development would have an adverse impact on the amenity of the existing neighbourhood and refusal on adverse impact could be justified.

It will invade my privacy and spoil the enjoyment of my home which I have lived in for 45 years. The proposed access to the houses will cause regular disruption for Cairntack Road residents.

Your careful reflection and consideration of the above points I have made would be appreciated.

Yours faithfully

Mr Anderson