

From: 
To: [LDP](#)
Subject: PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020
Date: 04 July 2020 18:22:38

Ref: proposed development Ythanbank- Michaelmuir Croft OP1 5 House

Sir/Madam

I would like to comment on the above proposed development within Ythanbank as follows.

The proposed development of 5 houses would require houses to be built in a non linear fashion to the road which contradicts the ribbon type status of the Ythanbank village.

The development is on a blind bend of the road which would greatly increase risk of accidents. Speed of vehicles through Ythanbank is a continuing issue that has not been resolved by the council. Extending the 30 MPH limit to include this area would make little difference to actual speed of vehicles due to the current non adherence of the existing limit.

This area is where road drains and general area culvert drain through and development on this area is likely to interfere with drainage of the road and the general area via culvert. This culvert was recently renewed at great expense to the council. The road has a low point further up the village and floods if road drains and the culvert are not maintained.

I consider that if a development is to be considered in this area then it should be for a maximum of 2 houses on the road side to compliment the existing linear ribbon type development. There should be specific plans to maintain drainage of the road and culvert in this area.

Regards

Bruce Campbell

