

**Aberdeenshire Local Development Plan – Proposed Development Plan 2020****Fintray Community Council****15<sup>h</sup> July 2020**

I am writing on behalf of the Fintray Community Council, representing residents in Hatton of Fintray and the surrounding area. The following comments are in response to the Proposed Local Development Plan 2020.

The Community Council is supportive of the Proposed Plan for the Fintray Community Council area. The land use designation for the Fintray area and allocation of 16 houses in area OP1 (formerly GR044) in Hatton of Fintray supports the submission made by the Community Council (20190403 MIR Response) submitted to Aberdeenshire Council as part of the Main Issues Report consultation.

We would like to make the following additional comments in support of the Proposed Development Plan.

- The 16 housing units allocated to OP1 should be a binding upper limit for developers for this area, as this still represents a significant increase to the number of housing units in the village. Any planning applications that exceed the approved number of units, even if they meet all other planning requirements and regulations, should be rejected on this basis. As stated previously, we believe that this would be a positive policy for all housing developments.
- A proportion of OP1 should be designated as open space / amenity land. Given the distinct character of the village any development should reflect that character and accommodate appropriate landscaping.
- Safe pedestrian / cycle access to the school and remainder of the village should be provided.
- The development should make a contribution toward the community, recreation and learning facilities in the area.
- We are strongly supportive of Aberdeenshire Council's policy of maintaining currently designated Greenbelt as it continues to preserve the environmental and historic landscape across the Shire.

 Fintray Community Council

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