



Planning and Environment

17th July 2020

Infrastructure Services

Woodhill House

Westburn Road

Aberdeen AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Subject: Proposal for Development for Site OP1, Findon

Dear Sir/Madam,

I am writing with regard to the proposed 11 house development in land south of Earnsheugh Terrace, Findon. This is of major concern due to a number of reasons as mentioned below:-

Traffic: the current volume of traffic, not only with the present householders but also commercial heavy good vehicles plus employees to [REDACTED], of which some vehicles use Old Inn Road (east) is already at high capacity. This road also accommodates dog walkers, climbers, fisherman, joggers, cyclists, children playing and has no pavement for at least 85% of the total length of Old Inn Road. Over a weekend, additional cars can be seen parked both at the top and bottom of Old Inn Road, mainly keen sports-people to enjoy the natural amenities. The proposed 11 new homes could generate an extra 130 to 150 vehicle movements per day.

Road Width: all roads leading into the village are narrow with passing places in some areas. Over the years, walls have been damaged often without notification.

Road Danger: the corner at Coastguard Houses is extremely dangerous, not only is it a blind corner but traffic comes from both directions on Findon Road. It is a junction to Earnsheugh Place and also [REDACTED], and a farm entrance. Several near-miss traffic accidents have occurred on this corner, I personally in the last two years have had to make an emergency stop at this junction whilst driving on Findon Road westwards involving vehicles heading towards [REDACTED] or Earnsheugh Place. Another incident involved an articulated truck coming from [REDACTED] towards Findon Road, they did not stop at the junction, almost causing serious injury. Earnsheugh Road also has a blind junction onto Old Inn Road (east). Previously a small boy was knocked off his bicycle at this very narrow part of Old Inn Road. Another blind spot corner, causing road danger, is located driving past "Sandor" on Findon Road. This is a blind and narrow corner with provision for usually one vehicle .

Pavement: there is insufficient pavement on Findon Road and Old Inn Road which makes it very dangerous for all pedestrians, especially at the blind corners.

Speed: Delivery vans and trucks already tend to drive at excessive speed. There is no official speed limit!

Village expansion: Prior to 2005, there were 53 homes. In 2015, 5 homes were given planning permission at Coel-na-Mara which have never been started. In 2005, 4 bungalows at Earnsheugh Place, behind Findon Farm were built, initially to be low-cost housing. 2015, another home was approved on garden ground at the bottom of Old Inn Road. With the proposed 11 homes, this would bring a total of 74 homes and an increase of almost 40% and if the council approve a further 30 homes at Findon Road (opposite Findon Place) this will increase the village housing by over 95%.

Field Use: This south facing field has been used for cattle and horses and sileage up until recently. It would already appear to be quite productive.

Environmental Considerations: in todays climate of limiting CO2 emissions, it is surprising that the council are allowing building new homes in an isolated village with no public transport. Therefore any new homes would be using private transport since there is no other option. People have chosen to live in this rural village to enjoy no light pollution, its heritage and natural amenities.

Development: It would be sad to see a small rural village turn into another over-developed town similar to Portlethen.

Any proposed development within Findon village is most unwelcome.

Alexander McCutcheon

