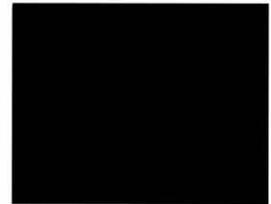




Mrs P Deans



23 July 2020

Planning Policy Team
Aberdeenshire Council
Woodhill House
Westburn Road
ABERDEEN
AB16 5GB

Dear Sirs

Removal of Proposal OP1 "Land South of Earnsheugh Terrace" from APPENDIX 7E
SETTLEMENT STATEMENTS KINCARDINE AND MEARNNS

I wish to make you aware of a number of strong objections that I have with regard to the Settlement OP1 Land south of Earnsheugh Terrace in Findon Village in LDP 2020 and some of specific principles that have been outlined with exemplary clarity in the draft document. The proposal should be removed from the settlement options. I believe that the proposed development does not respect local context and street pattern nor in particular the scale and proportions of surrounding buildings and would be entirely out of the character of the area to the detriment of the local environment. One of the charms of Findon is that for the most part the houses are not aligned as in an estate.

The access road leading from Findon Road is dangerous and does not meet with road standards for cars let alone articulated lorries. It is not wide enough, is very steep and has no pavements, has a nasty bend and poor visibility for oncoming traffic.

All roads leading to and from Findon are very narrow and poor visibility with makeshift passing places on grass verges. The addition of 11 houses would potentially add 22 + cars as well as delivery vehicles servicing the properties which would lead to further safety issues. There is no regular public transport to Findon, the nearest bus-stop being some 2km away from the site out of the village. There is no safe route to local schools without the use of motor transport. Indeed there are no pavements through the centre of the village or down most of Old Inn Road.

Both the proposed Access Road and Old Inn Road can be very treacherous in winter conditions due to their steepness with vehicles struggling to get up the hills, quite often having several attempts to do so and on occasion, getting stuck.

Section 5.1 and elsewhere emphasise the policy of siting housing on brownfield land and land of low productivity. The site of the proposal is well drained, south facing agricultural land whose productivity is clear from adjacent fields, even though it has been left in grass. It makes no sense from a County viewpoint to remove such land from agriculture for an inappropriate housing development.

Findon has a lot to offer the Aberdeenshire coastal strip, in wildlife and history as the home of the Finnan haddie, Its publicly accessible coastal scenery is spectacular. Findon Moss and the Muckle Shore can be developed as hubs on a well-maintained Aberdeen to Stonehaven coastal walk, a project long overdue. This takes back to Local Vision section 3.9. Findon is not the place for an inappropriate mini-housing estate placed right in front of the village. Such a proposal has lost sight of the key principles of LDP 2020.

Yours faithfully

