

UCC Objection registered against Bonnyton Farm, 64 home proposal by Kirkwood homes.

Submitted on behalf of Udney Community Council

Comments: The Udney Community Council object on behalf of Pitmedden residents to the proposed development of Bonnyton Farm (APP/2019/0753) because of the proposed road access to the B999 along Ingleside which forms a part of this application. This objection is made because of:

- (i) Road Safety concerns
- (ii) the Traffic disruptions likely to be caused by this new road junction
- (iii) the loss of amenity by Pitmedden resident following the opening up of Ingleside

(i) Road safety concerns were the principle reason why Ingleside was not previously opened up 12 or so years ago due to the proximity to the junction of the shop, the school, the village hall and the park. Nothing has changed since that original assessment was made. None of these facilities have moved away and the proposed layout of the Ingleside road junction only partially addresses the associated road safety concerns. The removal of the layby outside the shop will improve the visibility of traffic approaching the junction from the north but, its removal will necessitate shoppers arriving by car to use the carpark across the road. This car park is often full to capacity and will require shoppers when it is full, to park dangerously elsewhere. Shoppers will have to cross the road using the new Puffin crossing disrupting the flow of traffic at peak times when many people use the shop. Pedestrians using the shop will face increased road safety risks with road traffic passing close to the shop from Ingleside. Pedestrians will have to navigate Ingleside when immediately leaving the shop if they are from the south. The Puffin crossing will, of course, alleviate some risks for those having to cross the B999. Maybe a Puffin crossing will be required on Ingleside and opposite the school as well.

(ii) Traffic Disruption caused by the opening up of Ingleside is expected to be significant and will add to road safety issues. The B999 immediately adjacent to the Ingleside access is regularly used by those accessing either the school, the hall, the park or, in fact, the chinese take-away further down the road, to temporarily park their cars. This parking will both reduce visibility for those cars leaving Ingleside and make it difficult for vehicles to enter or leave Ingleside. The introduction of the Puffin crossing in front of the shop next to the Ingleside access will cause traffic to build up across the Ingleside access and disrupt traffic movements. Traffic movements through village are, at times, extremely difficult because of parked cars. The movement of cars into and out of Ingleside will add to this

difficulty. Parking provision beyond that offered by the established car park is, however, required for those using the school, the hall and the park. Parking restrictions on the B999 will not remove this problem.

(iii) Loss of amenity. The Udney Community Council, supported by the Udney community Trust, has recently completed a large community consultation involving PAS to help develop ideas for the future development of Pitmedden and its surrounding areas. This output from this project, named "Imagine Udney" , is being included in the Main Issues Report under preparation by Aberdeenshire Council and, we expect, will be included in Local Development Plans for Pitmedden. Imagine Udney has imagined with the full support of residents, the area around the shop in Pitmedden, around the school, the park and the village as a hall, as becoming the recognisable centre of Pitmedden giving the village a recognisable "sense of place". The opening up of Ingleside as a road access to the Bonnyton Farm development would effectively turn the centre of Pitmedden into a poorly constructed road junction. This would prevent or effectively discourage many of the interventions which are planned within Imagine Udney. These interventions include landscaping in the park opposite the shop, the erection of unique details such as sculptures to mark the centre and road markings and road features which slow traffic and emphasise the pedestrian use of the space as well as its use by road traffic. The opening up on Ingleside as a road junction on to the B999 would significantly reduce the amenity value of this location.

These three reasons cause the Udney Community Council to object strongly to the opening up of Ingleside as a road access to the Bonnyton Farm development.