

From: [REDACTED]
To: [LDP](#)
Cc: [REDACTED]
Subject: Representations to proposed local development plan Site OP3 Turriff
Date: 28 May 2020 12:53:12

Dear Sir/Madam

with regards to your correspondence REF LDP2021 NN Site OP3 Turriff I wish to lodge my objections /representations to this application to the relevant department, the grounds for the objection are as follows:

1. The impact on a listed building i.e. [REDACTED]. The proposal if successful would erode the defined settlement boundary between Turriff and the countryside surrounding [REDACTED]. It would be an undesirable, unplanned extension to the town. [REDACTED] is a listed building set on a very prominent site. Special regard should be made to section 59(1) of the planning listed buildings and conservation areas Scotland act 1997, "in considering whether to grant planning permission for development which affects a listed building or its setting, a Planning authority or the Secretary of State as the case may be shall have special regard to the desirability of preserving the building or any features of special architectural or historic interest which it possesses." The proposed development would overlook and overshadow [REDACTED].
2. The adopted local plan and the FALP treat the site as countryside and since physically it is of rural character there can be no doubt that it falls under the presumption in structure plan policy 12 against new houses other than in special circumstances. The development of this site would be contrary to land use policy 13:Rb countryside areas and land use policy etc. The site is in a prominent position and would affect the character of the listed building and would erode that landscape character and setting of the surrounding area.
3. The proposal would cause problems to neighbouring homes e.g. Noise, overshadowing and privacy. The proposed site would adjoin the gardens of Bridgend Farmhouse and others.
4. The development of this Greenfield site(marked OP3)by its very nature and location will inevitably lead to suburbanisation of the countryside.The owner of the site owns a much larger field surrounding the proposed sited and has stated his desire to develop the whole area with upwards of three hundred properties mentioned.
5. The proposed site has been subject to numerous past planning applications all of which have been refused by Aberdeen council nothing has changed to negate those previous decisions and it seems to make a mockery of the planning process that serial applications can be continually made to the detriment and well being of concerned parties.
6. There is no need for housing in this area as it will not create jobs or support local

employment.

7. The location of the proposed development would increase vehicular use by nature of its very location.

8. It would have an adverse effect and excessive burden on community facilities and services eg Turriff primary school is expected to reach capacity in 2022.

9. There are Red Squirrels and badgers present on the site such massive destruction of their habitat would have a massive impact on these protected species.

10. The development would fail to contribute to the overall sense of place in the community by causing an unnatural housing spread into a greenfield area.

In summary I would like to include an excerpt from the proposed Local development plan which concerns Turriff and would appear to support my concerns

Turriff

Turriff is a town located in the west of Formartine and is one of the three main service centres in the area. Situated on the top of a gently sloping hill, Turriff is characterised by its role as a key service centre and former market town for surrounding agricultural communities. The red sandstone buildings, busy high street and grid street plan help provide a unique feel to the town and are key to the settlement's sense of place. The residents of Turriff take a lot of pride in the town and the 'Turra Coo' has become its trademark, creating a sense of place. As a larger settlement in Formartine, there is development pressure in the town. The planning objectives for the settlement include meeting the local demand for new housing in the rural housing market area, which shall be achieved through the existing OP1 and OP2 sites. However, there are not enough employment opportunities or community facilities to support the increase in population. There is a strong community aspiration for additional employment opportunities within the town. There is also a need to sustain existing services and to provide improved community services, which can be achieved through the existing allocations and by sequential approaches to retail and office development. Finally, in the long term the potential for a new distributor road to the east of the town to relieve traffic congestion in the town centre will be met on site OP1.

Submitted for your information and consideration

James Mann

