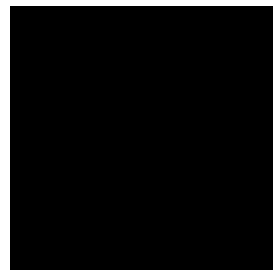


Aberdeenshire Council  
Planning & Environment  
Infrastructure Services  
Woodhill House  
Westburn Road  
Aberdeen  
AB16 5GB



15/07/20

Dear Sir/Madam

I write to you in reference to the letter I recently received from Aberdeenshire Council regarding the proposed plan for development of 90 houses at site OP2, Denedoch, New Pitsligo. I have several concerns regarding the proposed development.

Impact on Existing Property Value

As a landlord and resident of two existing properties on School Street I am greatly concerned on how the development will affect myself. My current tenant chose to live in a quiet area of the village with minimal traffic or noise, however I fear the impact of the proposed development will mean the current tenant may wish to move on. If this were to be the case I believe it would be increasingly difficult to find a new tenant with the proposed works and building site behind the house, meaning I would have to look into reducing the rate of rent (of which I rely on to pay my own utility bills) or consider selling the property, again with increasing concern that the property value and buyer interest will decrease due to the impact of the proposed development and works including noise and air pollution.

Impact on the Village/Amenities

My first concern regarding the village amenities is regarding the local school. I believe the school to be near to full capacity currently. With the proposed 90 new houses my concern is there is the potential for a lot of school age children to be moving into the village, how would the school be able to cope with this increase?

Secondly our local GP surgery is already extremely busy with appointments having to be booked well in advance, I am concerned this would only become more of an issue with the potential of a further 90 more households joining the practice.

Impact on Carbon Footprint

I have a couple concerns regarding the carbon footprint this development will create. In the first instance I have concerns regarding the carbon footprint created during the building of 90 houses. Building works will require a substantial number of heavy goods vehicles making trips to the site as well as a high volume of works vehicles required for workmen to attend the site. Personally, I chose to live on School Street due to having a country outlook at the back with cleaner air, however this will be greatly diminished with the impact of the proposed development. I also have concerns that when the development has been complete there will be a further 90+ vehicles added to a small area. With being in a rural area with no substantial employment within the village, no supermarket or butcher etc, and extremely limited to non-existent bus services the new households will more than likely require at least one vehicle per household, creating a considerable carbon footprint.

Impact on Infrastructure

As previously mentioned, the extremely limited to non-existent bus services in the village are a cause for concern. I do not believe the current infrastructure is fit for additional users, this will become an issue with the addition of constant use during the development and building process, including a large amount of heavy goods vehicles, and there after the vehicles required by the new households. The main road up to the proposed development site has already had several large holes which took some time to be repaired, with increased road users I worry this situation may become worse and lead to damage to current residents vehicles.

I do also have concerns regarding the road leading to the proposed new development as at current there is no suitable road to the site that will be able to handle with the amount of traffic the proposed development will incur.

Another concern regarding roads and infrastructure is that there are lanes between every other house on the street. Some of these lanes are privately owned by the adjoining homeowners however this is not the case for all lanes. As the proposed development site will be at the top of these lanes there will need to be clear indication to the public, site workers and new residents which of these lanes are privately owned and not to be used as access to the new housing development. The concern is for the safety of children playing in such lanes, the safety of pets, and that use of these privately owned lanes will result in further upkeep and repair costs to the owners.

#### Impact on Environment/Wildlife

I have a huge concern regarding the impact the proposed development will have on the surrounding environment. The proposed development is located on an untouched area of green land. This land is inhabited by a large array of wildlife, as well as being home to many flowers and trees.

The wildlife on the proposed site include Roe Deer, Foxes, Hedgehogs, Badgers, Rabbits, Hares, Weasels, Moles and Shrews. During the Summer months the land is also inhabited many species of butterflies, bees and bumble bees. I also have concerns for the wildlife in the adjacent Den Wood, which as well as all the previously mentioned is also inhabited with newts and frogs. There is also a large variety of birds in the vicinity including many species of garden birds and more recently woodpeckers which can be heard in neighbouring properties trees. My concern is as well as destroying the homes of many wildlife, is that the pollution created by this new development will drive the wildlife away and subsequently may die off and never return.

I am also concerned for the well-established trees on the proposed site. These trees have been growing for many years and it would be regrettable to see them become damaged due to pollution and works or even worse, for them to be taken down.

Areas such as the proposed site are important to the surrounding area as there are not many untouched areas such as this left within the surrounding area.

Finally, I have concerns regarding the quality and standard of living in the proposed housing development as taking into consideration the area of land proposed for this development 90 houses seems to be a significant amount in such a small area, leading to very little outdoor space available to each household. Also, I believe there to be a high number of council properties empty beside Church Street, therefore is further housing truly required?

Having discussed the proposed housing development with other residents who will be living directly beside or close by there is a huge concern on the impact of this development to the village and to our day to day lives.

Yours Sincerely

Martin Cheyne