

**From:** [REDACTED]  
**To:** [LDP](#)  
**Cc:** [REDACTED]  
**Subject:** Proposed Aberdeenshire Local Development Plan 2020 Bid 1308 Leggart Brae  
**Date:** 17 July 2020 16:58:54

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FAO Aberdeenshire Planning Department

From Ed Colver, [REDACTED]  
[REDACTED]

Dear Sirs

I oppose the planning application at Leggart Brae for the following reasons:-

**Green belt.** This development is in a green belt area. The land itself is high quality agricultural land. It is not brownfield or derelict land that needs to be redeveloped. The use of green belt land for the new football stadium was highly controversial and the potential redesignation of green belt land on North Deeside Road is currently causing much debate. Green belt land needs to be protected. There are no good reasons to remove the green belt status of this land.

**Transport links.** Leggart Terrace is overloaded with traffic in the morning rush hour (pre Covid). Occasionally there is a half mile traffic queue which extends beyond the junction with the Causey Mounth Road. The additional houses at Blairs will add further traffic on to this road. It is does not have the capacity to take another large housing development at Leggart Brae.

The Bridge of Dee is managing to cope with traffic demand now that the Aberdeen bypass is in place. If the Blairs development continues to grow and the Leggart Brae development is approved the traffic capacity problems at the Bridge of Dee at rush hour will reappear leading to calls for a new bridge.

**Precedent.** There have been at least three other major applications to develop land in the Banchory Devenick green belt area in the last twenty five years including a recent application for a larger development by [REDACTED]. All of these applications have been rejected by Aberdeenshire Council. All of the points that led to rejection of previous applications remain.

**Precursor of a larger development.** [REDACTED] have already had an application to build 4000 houses around Tollohill Woods rejected by Aberdeenshire Council. If the council allows this smaller development to proceed it will inevitably lead to an application for the larger development at a later date.

**Leggart Brae development in Aberdeen City and Aberdeenshire.** The proposed development is located on the edge of Aberdeen city and Aberdeenshire. It has been suggested that Aberdeenshire Council will allow Aberdeen City Council to take the lead in the decision making process. Much of this development is in Aberdeenshire including the main access road. Aberdeenshire Council should be taking the lead in considering and hopefully rejecting this application.

**Lack of demand for housing.** Aberdeen's growth in the last 40 years has been

based on the boom in the oil and gas industry. The oil and gas industry is now in permanent contraction leading to a large surplus of houses and flats in the Aberdeen area. The ASPC website currently lists 5200 existing properties for sale in the north east of Scotland. Most of these houses/flats are in the travel-to-work area for Aberdeen.

Current housing developments. The developments at Chapelton of Elsie and Blairs have progressed at a much slower rate than anticipated due to the lack of housing demand. There are several other large schemes that are currently being developed for housing within 10 miles of Aberdeen city centre including the Countesswells development, developments in Bucksburn, developments in the Portlethen/Newtonhill areas and developments in Stonehaven. There is an oversupply of land for housing. There is no need to designate green belt land for housing.

Availability of brownfield sites. There are several large brownfield sites in Aberdeen that will be available for future housing development including the old Exhibition Centre, Broadford Works and Pittodrie which will add to the problem of oversupply.

Use of the area for walking. Tollohill Woods is a popular walking area for people and is famous for the iconic views that it gives across Aberdeen. The views of the green fields of Banchory Devenick from other parts of the city are well known and appreciated. This area will be compromised by this development.

In summary Aberdeenshire Council councillors and planning officers have previously opposed all applications for development in this area. I would respectfully ask that this application is treated in the same way as the previous applications.

Yours sincerely  
Ed Colver

**Ed Colver**

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