

24 JUL 2020

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in a **separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	MRS
First Name:	MOIRA
Surname:	MAPLEY
Date:	20/7/2020
Postal Address:	[REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

Aberdeenshire Council Transcription

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 17 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

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YOUR DETAILS

Title:	Mrs
First Name:	Moira
Surname:	Mapley
Date:	20/7/2020
Postal Address:	
Postcode:	
Telephone Number:	
Email:	

Are you happy to receive future correspondence only by email? Yes No

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YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

I refer to the inclusion in Aberdeen City Council's LDP - "Royal Devenick Park (OP56, bid 1308 'Leggart Braes') which was considered "undesirable" by planning officials. A new bid (ref 1314) was submitted and was also considered "undesirable". However, Councillor [REDACTED], at a full Council Meeting on March 2, 2020 moved for an amendment to the LDP to identify "Royal Devenick Park" as a 'housing opportunity' for 150 homes. Part of this proposed site lies in the Shire's authority and is green belt land - however this site is not mentioned anywhere in the Shire's LDP. This should be rectified so the public can submit their comments.

Reason for change:

It is noted that the Shire Council adhered to their Planning Officers' recommendation to deem the 'Royal Devenick Park' proposal by [REDACTED] (bid 1308, Land at Tollohill Wood) as 'undesirable' which is extremely heartening (ref. <http://publications.aberdeenshire.gov.uk/dataset/c56b89db-8c53-4144-a768-0d4f7f4179fe/resource/445b48a2-6394-4afb-af6d-e653db478df0/download/final-issues--actions--kincardine-and-mearns.pdf>). This massive proposed development would devastate a huge area of Banchory Devenick forever, destroying unique landscape, local heritage and natural habitats .

Green Belt

I understand that on June 5th 2020 [REDACTED], on behalf of [REDACTED], issued a Planning of Application Notice (PoAN) for "Residential development with associated landscaping, parking and infrastructure" (OP46, bid 1308 'Leggart Brae'). The PoAN site plan provided shows that part of this land lies within the Shire and is designated greenbelt. It is a concern that this move into Shire land might constitute a precedent causing other developers, including [REDACTED], proposing revised development proposals and larger developments in the Shire in the future.

Surely, green belt is exactly that 'green belt' - protected from developments such as this - it is also concern that the Council can 're-zone' green belt land into 'residential' at the behest of a Councillor who has proposed the amendment to overturn Planning Officers recommendations of the site being 'undesirable'. There appears to be no information in the public domain on the City Council web site on the discussions around this or the actual rationale for the decision. What exactly are the criteria for 're-zoning' green belt? Hopefully, the Shire Council will not bow to pressure to 're-zone' and adhere to their policy 4.6 - "The Local Development Plan will protect and promote green-blue networks where they have been created".

Access to the site

Because the 'Leggart Brae' site crosses the boundaries of the two Councils. Roads around the heavily congested Bridge of Dee are unsuitable for construction vehicles with special reference to the Causeymouth road which is a Designated Heritage Path being a 12th century drovers road. Causeymouth itself is a narrow road where two vehicles can just pass and therefore heavy duty construction vehicles would certainly be an added pressure on the road. The site plan for the [REDACTED] PoAN does not show proposed vehicular access. However the [REDACTED] 'Development Framework Document (for bid 1308 'Leggart Brae') 13 May 2019 shows

"Access road running west from the site into the Shire (just north of Oakhill dwelling and east of Stonedykes dwelling) and linking to the Causeymouth. This is currently a farm track. This apparent junction with the Causeymouth would make for a dangerous one, as just south of it the road bends and is steep - traffic is usually quite fast."

Further this road is extremely popular with walkers, cyclists, runners and accesses Tollohill Wood and Banchory Devenick Primary School. The area has proved even more popular of late during Covid-19 as people exercised their rights to exercise within 5 miles of their homes. This has meant many more pedestrians using the road and accessing the whole area up to Blue Hill and Westwards around the farms and lands of Banchory Devenick.

The proposal in [REDACTED] 'Development Framework Document' for bid 1308 'Leggart Brae' 13 May 2019 is also a huge concern - the proposal to partially close Leggart Terrace to provide some relief to the souther Bridge of Dee roundabout highlights the existing problems with traffic build up in this area but some of the proposals in this document would mean cutting through greenbelt land in the shire, destroying woodland and forest tree planning undertaken by the [REDACTED]. Has the shire rejected this infrastructure proposal?

I would point out the Shire LDP's including of a policy on Landscape. " We will refuse development that causes unacceptable effects through its scale, location or design on key nature landscape elements, historic features or the composition or quality of the landscape character."

All of the above together with the consideration of protected species and habitats. Families of roe deer move freely between the Den of Leggart crossing Causeymouth to reach Tollohill Braes and surrounding areas and any development would seriously disrupt them. Apparently a survey undertaken in July 2018 identifies many other species of wildlife inhabiting this area.

In conclusion, I think it is ludicrous to be encouraging new developments at this time wherever they might be. The downturn in the oil industry, the protracted negotiations on Brexit and the current situation with Covid-19 have all had a detrimental effect on all businesses in our area - unemployment has rocketed and I have to wonder who is going to buy these houses - they will no doubt be in the luxury market capitalising on "Royal Deeside". The housing market in Aberdeen stalled about two years ago - houses have remained unsold and unrented - the rental market suffering due to the saturation of student accommodation all over town.

I sincerely hope you will give this matter your fullest consideration in the fullness of time.