

John & Yurisa Clelland

PP1230

30/07/2020

Dear Sir/Madam,

**RE: Proposal for Development at Site OP5 Laurencekirk – LDP2021 NN**

We are writing to voice my strong objection of the above-referenced “Proposal for Development at Site OP5” in Laurencekirk.

The basis for my objection is as follows:

**Loss of Privacy, Noise & Light Disturbance** – As per “*Proposed Local Development Plan 2020 – Appendix 7e Kincardine and Mearns*” it is stated that road access, to this site, should be taken off the two streets: High Street & West Burnside. Please see the attached picture “OP5 – Laurencekirk”, our property is highlighted in yellow. You can see that any road connection from West Burnside would ultimately pass by the very rear border of our property, regardless of the subsequent route to be taken, due to the lack of space at this end of the site. In effect, this would mean that our property would have a main street at both the front and rear of the property, greatly reducing privacy and adding both noise and light disturbance.

All the main bedrooms and living room are situated at the rear of our property, for privacy and reduced noise/light at night. A road and housing development essentially located on the rear border of our property would infringe on our right to this privacy.

Our property also sits at a lower elevation than that of the top part of the OP5 site and as such any future development would overshadow/overlook. Due to the requirement for roads and the potential proposed location (as mentioned above), and the sloping terrain of the OP5 site, there is a potential for light pollution with headlights pointing directly into our bedrooms upstairs.

**Traffic Pollution** – In addition to the comments above concerning any future road routings, we have concerns for the air quality in the area surrounding the OP5 site. As mentioned above, our back garden would be bordering the site and roads and, as such, vehicle fumes will inevitably be prevalent. This can also be considered an infringement of the privacy of our back garden.

**Impact on local wildlife** – The OP5 site is very close to wooded areas and, as such, we believe there will be detrimental impact to the local wildlife population. There are bats in the area and have come into the back gardens to feed at night (see attached picture “OP5 Site Wildlife”). As you are aware, all bat species in Scotland are classed as European protected species and receive full protection under the Conservation (Natural Habitats) Regulations 1994. There is also a large bird population, including wood pigeons which have come into our garden (see attached picture “OP5 Site Wildlife”), that will likely be affected by any proposed development. A Phase 1 Habitat survey does not seem to have been performed thus far.

**Environmental Impact/Pollution** – With respect to any proposed construction, we have concerns with local pollution, especially into the Gaugars Burn which borders the OP5 site. Due to the sloping terrain of the OP5 site, downwards towards the Gaugars Burn, there is a high likelihood that any groundworks performed for development purposes will seep material into the Burn.

**Layout and Density of Buildings** – It is noted in the “Description of the Proposal” that 11 homes would be planned. With the road connections required and potential buffer strip alongside the Gauger Burn there seems little room for 11 homes. Therefore, to facilitate this would require an a significantly large density of buildings and a congested layout.

**Impact on Local Services** – The Local Authority’s Planning Schools Policy must be considered before any development is planned. The local high school, Mearns Academy in Laurencekirk, only opened in 2014 and is already forecast to be 3% over capacity by 2022. The local primary school is also forecast to be over capacity, by 8% in 2023. This is based on the current planned developments; therefore, significant investment would be required before any addition developments, i.e. the proposed OP5 site, are considered.

It is noted that this is a newly allocated site and therefore we would question its applicability and relevance when there are several other sites that have been identified in Laurencekirk which are much better suited for development. We would also like it noted that as this is on the southern gateway of Laurencekirk and as such requires a degree of sensitivity with respect to appearance so as not to detract from the overall look of the town. A good impression of the should be desirable at any gateway.

We trust that the above basis for objection are carefully considered and responded to with the detail that is required in order to satisfy our concerns.

Yours Faithfully,

John & Yurisa Clelland



Trans4mation -  
Automotive Detailing

Wax Teddies  
Gift shop

AB Contracts  
Scotland Ltd

14m

OP5

W Burnside

Gardenston St

Gardenston St

Gardenston St

Gardenston St

Gardenston St

Mearns Dr

A937

A937

High St

Kinnear Squ...



Bat in neighbours Tree



Wood Pigeons in our Garden