

PP1392

From: [REDACTED]
To: [LDP](#)
Subject: Representation against the proposal for development at site OP2, Auchnagatt
Date: 16 July 2020 22:32:23

FAO Planning Policy Team,

With reference to the proposed local development plan 2020 SiteOP2 at [REDACTED], Auchnagatt.

I am writing to you today in relation to this proposed development and a number of issues and concerns which I have in relation to this proposal.

In the first instance I draw your attention to the wording which states that this site was identified in 2017 after alternative sites were presented.

Firstly what exactly is the "Spatial Strategy" that is referred to and where can details of this be found.

Secondly if these sites were identified in 2017 why are we only being notified of these plans now as this would have had an impact on me purchasing my house if I knew there were proposed extension plans for the village.

I would also like you to clarify; given it's not included in your literature; how did you identify this site? and what were the alternatives mentioned? and also who had this consultation and when did this consultation take place?

As I stated this information is non-existent in your letter.

I have been a resident in Auchnagatt for almost 3yrs and I took into account a number of factors before I purchased my house in December 2017; of which many of these will be either impacted on greatly or taken away altogether if this plan goes ahead.

I chose my house because of its quiet remote and rural location given I am a Police Officer and work shifts. The house was ideally located at the end of a small no through road with no other properties overlooking it and offered splendid views on 2 sides of the property overlooking fields one of the main selling points and my reason for buying the property.

With your plan this will eradicate all of these views impacting on my quality of life and seriously decreasing both the aesthetics of my property and the value of my property.

Other issues I have with your plans are that you are looking to more than double the size of our small village with the introduction of 31 homes in this development alone. Nevermind the proposal for OP1.

You are looking at more than doubling the size of the village with this plan; a village which has no amenities with only one small village shop and a very limited public transport service.

The current primary school is near capacity so where will all these new children go to school.

Given there is no information on the type of housing in the letter; are these to be private houses or social housing or retirement homes; what is the intended demographic?

Given the majority of current population of the village are in the 30-59 age bracket with 42 of these households having less than 3 persons in the homes this is not a village predominantly for large families. So to build family homes in a village with no amenities such as shops, public transport links and limited schooling opportunities leads me to wonder is the plan to build more and expand the village further in the future?

Other issues I have with the plans is the increase in traffic pollution given the remote rural position of the village then most occupants will require to have a vehicle to commute given the limited transport links. This will undoubtedly increase the CO2 output within the village and have a massive environmental impact; again something which would impact personally on me and would have had an impact on my decision to purchase my property.

I have also been advised that the current septic tank for the village would not be big enough to service the

increased housing; so what is the plan to deal with this and where would this be sited ?

On a personal note looking at the plan an access for the new site would be directly in front of my house as i reside at [REDACTED].

This in itself is a very narrow road with on street parking for the six houses; so how exactly are you planning to bring large trucks and machinery through this tight space never mind guarantee that there would be no disruption to the access to my driveway and property.

And with [REDACTED] being an entrance/ egress route to the houses when completed this will have a massive impact on the amount of traffic which would go by my house on a daily basis...having already lost 1 of my cats this year due to being struck by a car on martin terrace where many people drive at speeds in excess of the limit I have reservations about the increase of traffic that will pass my door and possibly endanger my remaining cat as currently i have no traffic passing my house only visitors to my house, delivery drivers or persons turning at the bottom of my drive at slow speeds.

This is again going to adversely affect my quality of life given I work shifts and I bought my house for it's quite location and will have a detrimental effect on the value of my home.

During construction the noise and mess would also have a massive impact on my quality of life and the increase in site traffic would have a negative impact also and would also have an environmental impact on the area given the close proximity of the primary school and the wildlife walk opposite my home.

Another point is the age of the village with the majority of the properties being older in look and the look of new houses simply being dumped on an open field in front of these will absolutely ruin the look and feel of the rural village and will not be in keeping with the age and look of the village.

The views from my own home will be totally spoiled as instead of overlooking fields and the countryside on all 3 sides I will now be surrounded by houses which will ruin my view and again severely effect the value of my property.

I believe that the building of these houses will also adversely effect the wildlife in the area and impact on my own garden where I am trying to increase the dwindling bee population by building my own bee farm and planted wild flowers and put in a bird table all to attract more wildlife to my garden and the area which will all diminish if this plan goes ahead.

In short I just cannot help but think someone had identified two fields which have probably been purchased quite cheaply and decided to Plonk some houses down to meet some housing plan without once thinking of the environmental impact it would have on the area or putting any real thought in the infrastructure that would be required to support this amount of housing to make it actually achievable whilst ruining the lives of all the current residents who bought properties to live as part of a small quiet remote and rural community if I had wanted to live near a new development with lots of houses perched next to each other I would have bought a house in a TOWN !!!

I also feel very strongly that the timing of this proposal and when we have to make a representation totally unacceptable as during the COVID-19 pandemic it has been impossible to meet with other residents in the community to discuss this matter which we should absolutely have the opportunity to do so given the impact this proposed development site will have on all of us residents.

Yours sincerely

Jennifer Taylor

A large black rectangular redaction box covering the signature area.