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Submitted to **Local Development Plan Main Issues Report 2019 Consultation**

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About You

What is your name?

Name:

Thomas W Reeve

What is your organisation?

Organisation:

On behalf of:

How can we contact you?

Email:

[REDACTED]

[REDACTED]

[REDACTED]

Address:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Additional Documents

Please include comments on other documents below:

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- The crucial importance of the green belt (as Banchory Devenick is designated) as a 'lung' for the City and an essential habitat for a wide range of wildlife.
- The Den of Leggart - a Local Nature Conservation Site and a designated a Prime Landscape (DWP) Area - lies inside the Phase 1 Royal Devenick Park site. The Den comprises semi-natural and ancient woodland, and provides a habitat for a number of protected species.
- The landscape vistas of Banchory Devenick (especially Tollohill Wood) from, for example, Ho burn Street, Duthie Park, the riverside, Garthdee and Cults would be degraded. With regard to this particular Phase, views from Kincorth and the A92, of the Wood, the Dee Valley and Aberdeen west would be particularly adversely affected, significantly impacting on the green belt and landscape setting of Aberdeen.
- From the information provided by Comer Homes Group The proposed development which lies within the City boundary. Roy-al Devenick Park Phase 1 City comprises ten buildings - all six storey - 4 as rectangular blocks (bordering the A92), 4 as 'courtyards', and 2 L- shaped ones bordering the south western end of the Burn of Leggart and Causey Mounth Road. These include commercial units at ground level. The architectural design is completely out of character and scale with existing hous-ing e.g. Deeside Braes, Kincorth Estate, and with the wider landscape of the area.
- Road upgrades would be necessary for site entry - presumably from Deeside Braes (constrained by the Den of Leggart), the A92 and from the ancient Causey Mounth itself.
- Phase 1 City is just a small part of the overall proposed developments. If the City Phase is eventually approved it would constitute 'the thin end of the wedge', paving the way for further unwanted developments.
- As we suggested in our previous email, there is definitely a case for 'finishing what you started' - completing the numerous housing developments (Shire and City) that are already in progress.

Additional Files

If you have further information you would like to provide you may upload it here.:

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