

Response ID ANON-B3JU-DSQ9-N

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

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concerned resident of Aberdeenshire

On behalf of:

Mr

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Additional Documents

Please include comments on other documents below:

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I strongly oppose the proposed B1308 development, namely the Royal Devenick Park Phase 1 for the following reasons....

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, Holburn 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.

These include commercial units at ground level. The architectural design is completely out of character and scale with existing housing 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.

I suggest that there is definitely a case for 'finishing what you started' by 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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