

Response ID ANON-B3JU-DSG5-7

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-12 18:52:24**

About You

What is your name?

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How to Complete

1 Introduction

Section 1 provides a context for the Main Issues Report Do you have any comments in relation to this section?

Do you have any comments in relation to this section?:

Additional Documents

Please include comments on other documents below:

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B1308 "Royal Devenick Park" Phase 1

I agree with the authors of the Main Issues Report that development of the B1308 Royal Devenick Park is UNDESIRABLE.

Among other issues:

* The proposed development would be greenfield.

* The proposed development is Phase 1 of a larger development that the developers intend to extend into Aberdeenshire. A request has also been made to Aberdeenshire council and covers an area around Tolohill wood. I understand that the developers picked up the entire Banchory Devenick estate from the Local Laird, hence it is possible that they intend to eventually develop the entire area bounded by Banchory Devenick Church, Banchory Devenick Crossroads and the A92 at Charleston. Given the size of the area of land owned by the developers and the required infrastructure, any piecemeal development may cause problems for the future, especially with regard to access.

* Any development would affect access to the Banchory Devenick area, especially those that live on the Causey Mounth road. The recent changes to the A90->A92 have reduced our road access to the area, making alternative access roads rather tortuous, hence, any reduction in access would be highly problematic.

* Banchory Devenick forms some of the most visible Aberdeen Green Belt. Its undeveloped nature considerably improves the vista from Aberdeen. Developing Banchory Devenick would make the environment in Aberdeen seem more oppressive.

* The proposed development area includes some extremely steep slopes, as highlighted by the tortuous access route to the adjacent Deeside Brae development. It would appear that this has not been taken into account in terms of access or the blocks of flats proposed by the developers. It probably contains significant areas with steep slopes (9.2 in the developer's submission is probably wrong),

* The area is North facing (not South facing as stated in 9.4 of the developer's submission),

* Based on my experience of living in Banchory Devenick, I suspect the area may suffer from northerly winds. These can be extremely strong in winter.

* Access would be required either onto the A92, which would disrupt traffic into Aberdeen, or onto the South Deeside road. For the latter this would considerably increase queuing along Leggart Terrace to the roundabout. It would be a shame to undo the improvements gained with the opening of the bypass.

* The development would adversely affect Tolohill wood. The proposed Aberdeenshire development would surround the wood.

* There will be no benefit to the existing community which is relatively sparse and rural. As a resident of Banchory Devenick I expressly chose a country rather than town environment. I suspect this is the case for most residents of the area.

Additional Files

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

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