

Response ID ANON-B3JU-DSGP-2

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-12 20:57:23**

About You

What is your name?

Name:

Ross Anderson

What is your organisation?

Organisation:

N/A

On behalf of:

N/A

How can we contact you?

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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?:

Dear Sir / Madam,

My feedback on the Aberdeen Local Development Plan Main Issues Report relates to land reference B1101 - Land at Garthdee Road, which has been earmarked for housing development.

I live in a house in the Den of Pitfodels development which backs on to this area of green belt designated land and have a number of concerns about this proposal.

In November 2018, we discovered that the land, at the corner of Garthdee Road and Auchinyell Road, has been included in Aberdeen City Council's Main Issues Report for the Development Plan to potentially be used for housing, if approved by councillors.

The land is currently owned by Aberdeen City Council but could be marketed for sale to a developer if it is allocated for housing as part of the next development plan.

Proposals drawn up by the council state 50 flats and 15 homes could be built on the land, but they have recommended that that this could be restricted to 20 houses to allow community planting – a proposal the council has said is desirable.

We are very concerned about both of these proposals for a number of reasons.

Our house is at the bottom of a large and steep slope from the land in question and any buildings that go up near us will tower right over our home and impact on the privacy and daylight we currently enjoy at the back of our house and back garden.

There is also a community garden project active on the site, Gwen's Garden. There are many in the local community who are trying to protect the green space for them to continue with their plans, which include the potential to reforest the site with native trees to promote biodiversity in the area – A plan a large swathe of the community would support and engage with if we can protect the land from housing development.

Other concerns myself, neighbours and other members of the community have highlighted, include:

Loss of one of the last green spaces in Garthdee – currently green belt land, Overdevelopment of the area,
Increased traffic in an already busy area (Auchinyell Road and Garthdee Road already busy throughout the day),
Road safety issues on our local roads,
Privacy concerns (especially for those of us who back on to the land),
Loss of morning sunlight by buildings at the top of the hill,
Impact of construction work and noise on neighbouring properties,
Added pressure on local schools – both Kaimhill Primary School and Harlaw Academy are already overcapacity,
Added pressure on local medical services
Drainage concerns from the site which could affect neighbouring properties.

In November and December 2018, we raised the issue with Garthdee Community Council which unanimously voted to oppose any development of the site and to protect the green space at their 11 December 2018 meeting.

One of our local councillor, Ian Yuill, has also attempted to have the site removed from the Main Issues Report, but this was rejected by fellow councillors.

Incidentally, the green space was one of the reasons that attracted my wife and I to the area and buy our house here in 2016 as it gives a good mix of urban and rural – this feel would disappear should the land be developed and remove one of the last remaining green spaces in Garthdee.

Kind regards,

Ross Anderson

2 Settlement Strategy

Question 1 New Housing Sites

Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?:

Question 2 Housing Allowances Beyond 2032

Is there a need for us to identify further Housing Allowances or sites for the period beyond 2032?:

Question 3 Brownfield and other Opportunity Sites

Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?:

Question 4 New Healthcare Facilities

Do you have any comments on these sites? Are there any other sites in these areas that we should be considering?: