

Response ID ANON-B3JU-DSG9-B

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-12 21:31:28**

About You

What is your name?

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Steven Gray

What is your organisation?

Organisation:

Protect Banchory Devenick

On behalf of:

Protect Banchory Devenick

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1 Introduction

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

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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?:

3 Aberdeen City Centre and the Network of Centres

Question 5 City Centre Boundary

Do you agree the Local Development Plan should modify its City Centre boundary to match the City Centre boundary shown in the City Centre Masterplan?:

Question 6 City Centre Masterplan Intervention Areas

Do you agree that the City Centre Masterplan intervention areas should be identified as opportunity sites within the Local Development Plan?:

Question 7 City Centre Retail Core

Should the retail core be reduced to focus on a more compact area of Union Street and the existing shopping centres?:

Question 8 Union Street Frontages

Should the Union Street Frontages percentages be reviewed? Do the current target percentages ensure there is a balance between a strong retail focus and allowing for other uses? What other uses should we allow on the retail core area of Union Street:

Question 9 Out of Town Retailing

Should we direct high footfall uses to existing centres including the City Centre? Should we consider new out of town retail parks? What would the impact of these be on Union Street and the City Centre, and Aberdeen's network of centres?:

Question 10 Commercial Leisure Uses

Should we continue to direct commercial leisure uses towards existing centres and the beach and leisure area?:

Question 11 City Centre Living

How can we encourage more people to live in the City Centre? Would a document outlining the principles which need to be applied in converting a building into residential use be helpful?:

MAIN ISSUE 1 Living in the City Centre

Should we include a policy in the Local Development Plan supporting residential development in the City Centre, including the conversion of upper and basement floors of premises to provide residential accommodation?:

Not Answered

Question 12 Residential Development in the City Centre

Are there any other locations within the City Centre where residential accommodation could be provided?:

MAIN ISSUE 2 A 24-Hour City

Should 24-hour activities in Aberdeen be supported and encouraged to grow, especially in the City Centre? Could this be achieved through policy?:

Not Answered

Question 13 Encouraging the Creative Arts

What can we do to support and encourage the creative sector to ensure a range of distinctive experiences so that Aberdeen City Centre is like no other place?:

Question 14 Proposals for Creative Arts

Are there other buildings or areas within Aberdeen that could accommodate the existing, and support an emerging creative sector for desk-based and studio-based artists?:

Question 15 Percent for Art

To ensure Aberdeen City Centre retains its distinctiveness, should developments with construction costs of £1 million or over be required to allocate at least 1% of construction costs for the inclusion of art projects in a publicly accessible/ visible place or places within the development?:

MAIN ISSUE 3 Support for Visitor Attractions

To support our existing visitor attractions should Aberdeen have a policy about protecting and growing visitor attractions?:

Not Answered

Additional Documents

Please include comments on other documents below:

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Specific comments on: B1308 Royal Devenick Park Phase 1

Banchory Devenick is designated green belt, 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 is designated a Prime Landscape (DWP) Area and 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 Tollochill 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.

The proposed development which lies within the City boundary. Royal 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 (see image below showing all 4 Phases). If the City Phase is eventually approved it would constitute 'the thin end of the wedge', paving the way for further unwanted developments.

There is definitely a case for 'finishing what you started' - completing the numerous housing developments (Shire and City) that are already in progress instead of damaging the best and closest area of habitat and countryside to the City.

Additional Files

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

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