

Response ID ANON-B3JU-DSGC-N

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**
Submitted on **2019-05-12 21:46:23**

About You

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Organisation:

N/A

On behalf of:

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Appendix 1 Proposed Draft New Policies

Policy D2 Amenity

Do you have any comments on the policy?:

Policy D5 Advertisements and Signage

Do you have any comments on the policy?:

Policy D8 Shopfronts

Do you have any comments on the policy?:

Policy D9 Windows and Doors

Do you have any comments on the policy?:

Policy H4 Housing Mix and Housing for Particular Needs

Do you have any comments on the policy?:

Policy H8 Residential Care Facilities

Do you have any comments on the policy?:

Policy H9 Student Accommodation Developments

Do you have any comments on the policy?:

Policy H10 Houses in Multiple Occupation

Do you have any comments on the policy?:

Policy NC9 City Centre Living

Do you have any comments on the policy?:

Policy NC10 24-hour City

Do you have any comments on the policy?:

Policy NC11 Visitor Attractions and Facilities

Do you have any comments on the policy?:

Policy NC12 Public Art Contribution

Do you have any comments on the policy?:

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 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.

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 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 (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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