

[REDACTED]

May 8th, 2019

For the attention of: ldp@aberdeencity.gov.uk

Dear Sir/Madam

Re: Consultation on Main Issues Report (MIR), Section 2 – Settlement Strategy

In accordance with the ongoing Main Issues Report consultation, we would like to provide comments related to housing sites B0910 and B0919 as part of the 2022 Aberdeen City Land Development Plan. Our intent is to share specific concerns for your consideration as related to our property [REDACTED] which is situated [REDACTED] [REDACTED] the proposed Corbie development, as submitted by CALA Homes (North) Limited as part of application B0910.

We would like to refer you to the community response letter submitted by Aurora Planning Ltd, for which we are a joint client along with others in the local community along Craigton Road and Craigbank, in Cults. This letter is intended to be supplemental to that response, to share specific issues related to our property.

Our specific comments for consideration as part of the MIR consultation process are as follows:


- We fully support the planning officers' assessment of B0910, B0919 as being *undesirable* for inclusion in the 2022 Aberdeen Local Development Plan, as outlined in the published Development Options Assessment Report.
- We fully support B0910 and B0919 being excluded from the list of preferred housing sites in Section 2.1 of the settlement strategy.
- Craigton House has legally binding servitude rights to access the site proposed for the Corbie development, as outlined in [REDACTED] [REDACTED] This is for purposes of cleaning and maintaining the septic tank filter bed within a portion of the proposed Corbie development area. This is the only drainage option for Craigton House. Any housing development will prevent access and contravene these legal rights.
- Craigton House complies to Tree Preservation Order No. 73 [REDACTED] [REDACTED]. This affects 109 trees within our property. We fully support this as a legal mechanism to protect and preserve trees for

public enjoyment, environmental and aesthetic purposes. This aligns with the Development Options Assessment Report on the 2018 Pre-Main Issues Submissions for site B0910. The report states that *“The site is located in an area of green belt which acts as a green backdrop to the existing development at Friarsfield and to Aberdeen as a whole. It is part of an area which serves to maintain the separate identities of Cults, Countesswells and Aberdeen. Development will have significant impacts on landscape and would be highly visible from the south”*. If the site development was to proceed, we strongly believe this would be contrary to the intent of the tree preservation order and the protection of the natural landscape of Cults. The Corbie development falls within the River Dee Special Area of Conservation Catchment Zone. This green space is very valued by the community, and protection for future generations is very important.

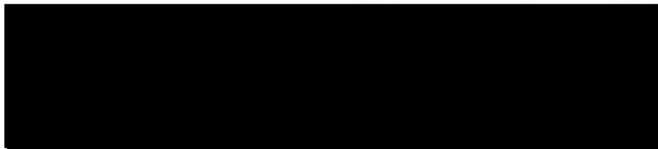
- As it stands, there have been many old trees removed as part of the current Friarsfield development (QP41), displacing many wildlife from their natural habitats. We have seen a significant increase in the population of birds at our property as a result of the destruction of surrounding habitats. No tree replanting program from CALA Homes (North) Limited will be able to replace this very old woodland (that include many 100-year old Sycamore trees) for our generation to enjoy.
- We fully support concerns from the MIR SEA Interim Environmental report for B0910 that bats are likely to be present on the proposed Corbie development site. There is a known observed presence of bats within the proposed site. We completed a bat survey in 2016 at our property, which concluded that there is moderate bat potential for foraging using the 3rd edition bat survey guidance near our property; the woodland around the house is connected by woodland strips and gardens onwards to the wider landscape with good continuity of woodland providing foraging opportunities for bats.
- We have concerns on the displacement of wildlife if the proposed Corbie development was to proceed. Within the last few weeks we have sightings of a red squirrel and deer within the proposed site development (see Appendix 1). Overall the number of species within our property has increased as a direct result of the loss of habitat in the area of the current Friarsfield development. This would be further compounded if the proposed Corbie development was to proceed.
- Finally, Craigton House was built in 1830 and for many generations has been situated within a semi-rural area. The house is a well-known landmark within the community and provides an aesthetic and pleasing backdrop to the landscape from Cults and the community. This will be lost if the proposed Corbie development were to proceed. We work hard to maintain the property to preserve this integration with the landscape. Furthermore, the Corbie development will significantly affect the privacy of our house, where light and noise pollution from the current Friarsfield development is intrusive and destructive, taking away the enjoyment of our home.

- All other comments related to policy, nature conservation, road safety, education capacity, previous bids and ownership are covered in the primary letter submitted by Aurora Planning Ltd, which we fully support.

We are happy to be contacted for any clarifications on the above points, at

 In conclusion, we fully support the planning officers' assessment of B0910 as being *undesirable* for inclusion in the new Aberdeen Local Development Plan, but worry that this will be insufficient to prevent the proposed developments from proceeding.

Best regards



Richard & Julie Hinkley

Appendix 1: Examples of observed wildlife within the last 2 weeks:

1. Deer roaming across the proposed development site



2. Red squirrel within the property grounds of Craigton House.

