

**From:** [REDACTED]  
**To:** [LDP](#)  
**Subject:** ALDP Main Issues Report  
**Date:** 12 May 2019 16:12:27  
**Attachments:** [ALDP MIR.docx](#)

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Please find attached a document which I would like to submit re the above.  
Aurora Planning Limited has submitted a response on behalf of my neighbours and myself but I have included some additional points which reference issues particular to my property.

Regards,  
Pam Corray



X

Sent from my iPad

ALDP

Zoning for Planning Issues

Please find additional points to "Response" MIR document submitted by Aurora Planning Limited

Cala site Friarsfield North

1. The owners of Thornhill, Craighton Road have rights of servitude on part of this site.
2. Homeowners on Craighton Road adjacent to the proposed site have rights of access re road passing through the site.
3. Given the Scottish First Minister's recent declaration of a Climate Emergency at the 2019 SNP Party Conference, the maintenance of Green Belt is surely a top priority.
4. The significant increase in housing envisaged for the site would impact on air pollution due to both construction and increased traffic.

Countesswells SMG Area site 7 Thornhill

ref Documents submitted to Aberdeen Council Planning Department by SMG

1. The site is misrepresented in that the area is overstated and the access points noted on Craighton Road are not available to SMG.S
2. SMG do not own, or have options over, the site as marked and as stated by them in the questionnaire.
3. Thornhill - the house and garden make up an area of approximately two acres and should not be included in the site referenced as site 7.
4. The fields which do form part of the site under option were previously not favoured for development due to a loss of woodland, disturbance to designated species and impact on the surrounding landscape. Nothing has changed in the intervening period. In addition please note a quote from the Reid Family (owners of part of the site) representative in a 2015 document about the site, "Animal pasture is enclosed by established woodland (with ornamental native and exotic deciduous and coniferous species)". These species should be taken into account with reference to nature conservation in this area, and potentially considered for TPO's.
5. Q7 in the document re site 7  
There is currently no core path route to link the site to anywhere eg to a proposed school?

Additional Document

"Thornhill, Countesswells Development strategy  
May 2018."

References numbers are the references used in the document.

1.3. There is a misleading overstatement of land area as the total includes 2 acres which belong to Thornhill house and garden. e Not all the land is under option to SMH- exclude 2 acres.

2.1 Misrepresentation of site boundaries. This is linked to 1.3  
Also site area is different in size to that noted at point 1.3

2.2 Context and Landscape setting

This statement are not valid as the site has been misrepresented in what actually constitutes the site.

2.3 Access and connectivity- the site has no public transport and Countesswells Road is not suitable for this transport. Connectivity - Reference is made to the poor state of Countesswells Road and its lack of suitability for public transport eg buses. In addition Craigton Road is not "a rural route" providing access as it is an unadopted private lane.

2.4 Access- reference to secondary street providing a potential bus route- roads would have to be significantly widened to accommodate buses, and improved, therefore impacting on the overall environment and costs.

3.1. References to access from Craigton Road should be eliminated as these are not available to the site and are under ownership of owners of Thornhill. The site boundaries are misrepresented and references to the screening effect of trees, hedges etc are overstated and misleading.

3.2 Access is not possible from Craigton Road as the existing junctions are not owned by, or under option to, SMG or SMH. As noted above existing buildings are not part of the site owned by, or under option to SMG or SMH. The site is misrepresented by SMG/SMH.

Flood risk

there is a watercourse in the site.

3.4. Craigton Road does not include a second access point to the site from the south.

Thornhill House, equestrian and farm buildings do not form part of the site owned by, or under option to SMG / SMH. The site, therefore, has been overstated.

Arguably, views from Craigton Road over the Dee Valley would be not be a key asset of the site should Cala obtain rezoning of further land at Friarsfield.