

Carpenters Croft
Mid Anguston
Peterculter
Aberdeen
AB14 0PP
20 May 2015

Local Development Plan Team
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Aberdeen
AB10 1AB



Dear Sirs,

**ABERDEEN LOCAL DEVELOPMENT PLAN
PROPOSED SITE AT MID ANGUSTON**

I refer to the above application for inclusion in the LDP.

Mid Anguston is a small development of houses ranging in age from approx 120 years old to 30 years old. There is also a disused quarry which is completely overgrown and an area of natural beauty.

The proposed site will occupy a significant position on a predominantly flat landscape and would be highly visible from the surrounding area. It would intrude massively on the surrounding landscape and clash considerably with the existing settlement. In fact it would have a negative effect on the area. It will be an isolated development and look completely out of character in what is designated Green Belt Land. It will be visible from the North Deeside Road unlike the present collection of dwelling houses.

The site is well above the 95metre contour line of the Deeside Valley which marks the boundary for developments at present and it would not be connected to Peterculter. It would set an undesirable precedent for future developments in Green Belt allocated land in the surrounding area.

The SDP target for new houses in this area is already ahead of schedule. The plan for new houses in the Peterculter area has increased from 55 to 71 so there is an argument that the area is over supplied particularly with large expensive accommodation.

This proposal has already been turned down and I see no justification for changing the original decision and including it.

There have been various individual applications for building new houses in the area in the past and these have been refused on the basis that it is Green Belt allocated. Some of these applications have been appealed to the highest levels and still refused.

Mid Anguston is situated approx 2 miles along a very narrow twisty country road. In places there is very high banking on either side which makes it already a road that must be driven with caution.

There are no pavements or street lighting of any sort and is already dangerous for pedestrians and cyclists.

There is no public transport serving the area and never likely to be. The nearest bus stop is approx one and a half miles along this narrow road which will precipitate car dependency for any new residents for work, leisure and household journeys. The area is remote from any facilities and services which exist in Peterculter. Mid Anguston is also in close proximity to Easter Anguston school for disabled and an increase in traffic would have serious safety concerns for vulnerable residents and their carers whilst walking to school and for leisure.

The plan states that developers are required to ensure that new developments are accessible by walking, cycling and public transport. None of the above is applicable to this proposal. These policies are in place now and new developments are required to adhere to these regulations. It clearly states that cyclists and pedestrians take precedence over motor vehicles. The Council also support the concept of communities that reduce the need for car usage not increase it.

Road maintenance and possible widening would have to be given the highest consideration and also at a very high cost given the potential increase in traffic flow, this seems an unnecessary additional burden on the community for such a small amount of houses which will be out of the price range of most people.

There are also a number of horse riders use the road and plans are proposed for a new riding school which will cater for at least 80 horses. Again the safety of these people is paramount and should be taken into consideration.

There are currently proposals for new prestigious developments in Culter House Road, and Murtle Den Road and there are already being built similar properties in Pittengullies, Milltimber and Crathes, all of these on main roads serviced by Public Transport.

The existing houses are all serviced by Septic tanks and there is no mains sewer system in the area. This will cause significant excavation and given the proximity to Anguston Quarry this would have severe repercussions.

The quarry is the water supply for 11 houses and 2 farms and any disturbance to this would have huge potential risk to the water supply either by disrupting the flow or potential contamination.

The present drainage system is over capacity and there have been instances of severe flooding locally. There would be a need for detailed engineering reports carried out before any work should be considered. The quarry has a water capacity of over a million gallons in total and any escape would have devastating implications for the existing householders.

It is likely that the type of houses proposed that there would be little impact on the Primary school in Culter but put an additional strain on the capacity of Culter Academy which is forecast to be over capacity very shortly.

Development of this site will lead to a disturbance of wildlife in the area and designated species and their natural habitats. There are Buzzards and Red Kites nesting in the close vicinity and bats nesting on the site itself. Badgers and Barn Owls are regularly seen on site.

One of the reasons that the developers have suggested for inclusion is the removal of the existing chicken sheds. These take up a small proportion of the proposed site ,the rest is open agricultural land used for grazing of sheep and horses currently.

They are simple wooden structures and would be easily removed without resorting to building of new houses to replace them . This smacks of a sledgehammer to crack a nut concept of justification for the proposal.

One of the points in this particular proposition I cant understand is the attitude of the developers (Churchill Homes).

This proposal was turned down for inclusion in the LDP yet on their web site it is advertised as "Coming Soon"

Also, one of the directors of Churchill homes has informed local residents that they will shortly be commencing work on this development and that it will be starting the build process in the near future.

This seems very strange as the consultation process is not yet concluded.

At a meeting of the local community council , which is firmly against the proposal, I queried this with Councillor Marie Boulton but felt that I did not receive a conclusive answer.

I also note that the Community Council planning officer received a phone call from the developer the next day. No one from the community Council had informed the developer of the discussions taking place at the meeting so I have to presume that Councillor Boulton is in direct communication with Churchill Homes Ltd on this matter.

It is a pity that she did not seek the opinions of her constituents in the same timely manner as she would have discovered an overwhelming opposition to the proposals.

I also had a site meeting with Councillor Malik and he has intimated that he would not support this application. He was at a loss to find any justification for building on a Green Belt Site.

To summarise, this proposed development is not in keeping with the existing historical collection of mixed housing that already exists .

It will be a blot on the scenic landscape in an area of natural beauty

It will add no positive benefits to the existing infrastructure of Peterculter.

It will add to the potential dangers of increased traffic

It is intruding on green belt land.

I have forwarded a copy of this letter to various Local and Scottish newspapers asking for their thoughts regarding the dramatic change of decision form an overwhelming no to a hesitant yes and asked if they could look into the matter using their large experience of such matters

Yours Faithfully

A large black rectangular redaction box covering the signature area.

Roy McLennan