

1 Quarryhill
Anguston
PETERCULTER
AB14 0PP

26 May 2015

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

Dear Sir or Madam,

Aberdeen Local Development Plan - Potential for 8 Houses, Mid Anguston

I wish to affirm with this letter my earlier response to the above proposal, dated 08 March 2014, a copy of which is enclosed, with the request that it is re-read, to refresh in your mind on the objections raised therein.

This correspondence will therefore be kept brief.

I further object to the following statements and question their validity:

- statement that the local community is supportive of these proposed houses. Not so.
- statement that several public consultations have been held. Not so.
- statement that there is clear access for 2 vehicles from North Deeside Road and the Quarryhill Road (on which we live). Not so. Access presents problems the year round. In winter it can be extremely difficult and at times blocked off.
- statement that the chicken sheds cover a large part of the development area. Not so.
- statement that the site is a brownfield site. Not so - it is designated greenbelt.

There is one issue which I would again highlight from my earlier correspondence. That of road safety. I draw your attention to the conditions on this stretch of road. Several community members have made you aware of their 'near misses' and accidents. Increased traffic, from any development, would exacerbate this accident risk. Having alerted you to this hazard, from existing local experience, I respectfully suggest that you give this issue detailed consideration.

In conclusion, I continue to object most strongly, to this proposal.

Yours faithfully

Terence N Fullerton
Alba School of Motoring



1 Quarryhill
Anguston
PETERCULTER
Aberdeenshire
AB14 0PP

Tel evs: [REDACTED]
Mob: [REDACTED]

8 March 2014

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

Dear Sir or Madam,

**Main Issues Report 2 - Settlement Strategy - Greenfield Housing
Potential for 8 Houses – Mid Anguston**

I hereby register my objection to the above Proposal.

To begin, I refer you to the Reporter's conclusions in Aberdeen Local Development Plan, Issue 49, a copy of which is enclosed. It clearly lays out the reasons why this development should not proceed. Briefly, the need for private transport due to the distance from local amenities; the width of the existing minor country road and its poor condition; the development would intrude significantly on the surrounding landscape; it is unrelated in any way to the existing settlement; there are major accessibility issues.

Furthermore,

Para 2 states "This site has not been identified as a result of 'that' rigorous process" (refers to manner in which other sites have been examined).

The Development Options Assessment Report states the Constraints as – Hazardous site, Green Belt, Landscape fit and Accessibility: deems it as 'Undesirable' and comments that there are "insufficient over-riding benefits – which would justifying it for development".

The only two arguments now put forward in support, are firstly, to supply the local state run school with primary age pupils and secondly, to remove the existing hazardous chicken sheds on the proposed site.

In response, firstly, there is no guarantee that any of the children in these 'executive' properties will be either of primary school age or registered with the village school. There are two other major local sites which can easily accommodate – and more – the required school intake. Secondly, if the chicken sheds are deemed to be hazardous, is it not incumbent upon the owner to remove them? I would add that no-one enters this private area, so to whom are they hazardous?

The issue of road safety is a major one. As someone who has lived here for 25 years, I have seen an increase in the traffic due to some steading conversions, a cattery and a helipad. There are more delivery vans and large lorries on this narrow road. Never having been built for the amount of traffic it now sustains, the one mile long road between Mid Anguston and the North Deeside Road is in poor condition. It has no road markings and no lighting. The verges are poorly kept and falling away in places. Potholes are a real cause for concern. The patching, when done, is of the temporary sort, due to understandable budget constraints and does not last. It has recently been done. The road is narrow and can just take passing cars and larger vehicles only with care.

I am a top-graded Driving Instructor, in business for some 30 years. It is my professional opinion that we have been very fortunate not to have had a major accident on this narrow, twisted stretch of road. I would ask, please, that this comment be placed on record.

While people are mostly driving within the speed limit, not all know the road, nor are they taking into consideration the road conditions. There are regular 'near misses'. These do not always occur at peak times. On the quieter times, people can be less alert on a quiet country road and forgetful that another car may be coming in the opposite direction. I have been put off the road, one next door neighbour has been forced into a ditch and the other, involved in an accident with a motor cyclist. If required, I am sure that the Police would be able to verify this statement. For these reasons we no longer walk along the road for recreation.

The increase of eight houses 4/5 bedroom houses could result in 30 – 40 more vehicles on the road. It is possible that there would be 4/5 vehicles per house – two parents, two teenage children with transport and perhaps a grandparent. This does not make allowances for visiting friends and family, extra delivery vans and tradesmen's vehicles. The other possibility is the safety of older children travelling on bicycles.

Road maintenance costs will rise and be a permanent increase in the Council's Road Budget.

The style of houses is not in keeping with a country area and would be inappropriate in this location.

I understand that the only entrance/exit to this proposed line of 8 large modern houses will not be from the above road but the even narrower one directly in front of the existing homes. Visitors and tradesmen have difficulty in parking. Where could additional traffic for these 8 large houses be accommodated?

From a personal standpoint, this additional traffic, literally on our front door, would be extremely intrusive as our front garden is small and both our bedroom and lounge are at the front of our property. We would also be looking out onto the proposed houses which would obliterate any view of the countryside.

We are fortunate to look out on a rural setting. Currently there are horses and sheep in the field being considered for development. Most people have animals of one sort or another. It is a lovely, quiet environment in which to live.

This is designated Green Belt land and was one of the reasons we moved here in 1989, looking forward to retiring (as my wife has now done) in this lovely rural location. It is a precious resource area with a real variety of wild life. This development would set a precedent on releasing Green Belt ground here, for no good reason. What else would follow?

I do not understand why, in the light of the official recommendations it is now being considered. I understand that a local Councillor would be required to propose/ agree to this development. I request the name of this Councillor to be able to put the case for refusing this proposal. It is important that one who was voted in for the good of the local community has an understanding of what is in the best interests of those he/she represents.

In conclusion, while I appreciate that the Report/s are, of necessity, factual I hope that this letter fleshes out the impact of the decision which you will take and give an understanding of the quality of life that could be lost, for those who live in this quiet place. Additionally to underline the safety issues as experienced by those who live here and the extra on-going costs to the Council in terms of road maintenance.

I respectfully request that you reject this Proposal in favour of the majority – those who already reside here – and who would lose immeasurably more than any potential gain which may or may not arise for the community at large.

Yours faithfully

Terence N Fullerton