
From: [REDACTED]@yahoo.co.uk>
Sent: 17 March 2019 10:38
To: LDP
Subject: Objection against proposed development of fields KN037 and KN038 Aberdeenshire Local Development Plan 2021

Dear Sir/Madam

My husband and I would like to express our objection to planning applications KN037 and KN038 which concern the building of 50 houses on the land to the North of Mains of Drum Steading. Our reasons for this are numerous and set out below:

Unsuitability of the proposed development:

- The application proposes the building of 50 houses for the elderly. This location is not suited to this purpose at all. There are no local shops (save Mains of Drum garden centre which doesn't sell every day provisions) and no local services (e.g. Doctors surgery, banks, etc).
- There are no large areas of housing in the vicinity. There is no precedent for this type of building in this area and it would be totally out of character for this area. Surely it would make more sense to build onto existing housing areas, perhaps to the West of Drumoak, closer to the facilities available in Banchory?

Unsuitability of the infrastructure

- The roads leading to this site are single track roads and not in a good state of repair. They are certainly unsuitable for taking any higher volume of traffic. The turning off the main road onto these roads is on a bend, where traffic is travelling at 60mph and there have been accidents on this stretch of road. Increasing the volume of traffic at this turning is inadvisable.

Changing the nature of the area

- There are no other housing developments in this area. The area is predominantly rural and building housing on this scale would completely change the nature of the area. I note that the site for KN037 is currently green belt land.
- The area immediately North of the site is part of the historic Drum Castle estate. Mains of Drum Farmhouse and the surrounding steadings to the South of the site were originally part of this estate. They are also historic buildings with conservation status. Building a new housing development in between these two makes no sense when there are other areas which don't have this historic significance.
- The area immediately to the North of the site (which is owned by Drum Castle estate) is also home to a significant variety of wildlife, including red squirrels. There is currently a campaign by the Scottish Wildlife Trust to try and prevent the decline of the red squirrel in Scotland, including in Aberdeenshire. The building on adjacent land would undoubtedly have an impact on this sensitive species.
- There is a viewpoint on Drum Castle Estate (which forms part of one of the signposted walks through the forest) which overlooks this area. At present the view is stunning - of a beautiful rural area. This will be completely ruined if this area is built on.

Impact on the properties to the South of the site

- We live in Mains of Drum Farmhouse, immediately to the South of the site. In recent years, the steadings adjoined to our house have flooded at times of heavy rainfall. Despite the planning applications saying that the site is flat, the site is actually about 5-6 foot above the land on which our properties sit (there is a steep bank at the end of our garden). Rain water runs down off these fields and onto our land and down to the steadings. Building on this site is very likely to increase the speed at which water flows of the site and down onto our land, therefore increasing the risk of flooding in future.
- As mentioned, the site sits at 5-6 foot above our land and surrounds our property on three sides. Buildings built on this site would therefore tower over our property and garden (and that of our neighbours), completely changing the feel of our properties/gardens, destroying our view of the rural environment (one of the reasons why all of us bought our properties) and totally changing the nature of the area.

We would like to object to these plans in the strongest possible way and would be very willing to discuss this further.

Many thanks

