

---

**From:** [REDACTED]@yahoo.com  
**Sent:** 10 March 2019 18:22  
**To:** LDP  
**Cc:** [REDACTED]@yahoo.com  
**Subject:** Local Development Plan 2021: Main Issues Report Response

**Categories:**

#### **KN037 Land West of Mains of Drum Garden Centre**

#### **KN038 Land North of Mains of Drum Steading**

Mains of Drum Steadings are a cluster of 6 steadings and 2 houses on a Greenfield countryside site. The Steadings were built with an open impact onto agricultural fields.

The land in application was left to SSPCA in a will by the previous farmer.

I oppose the above developments as I feel they will have a detrimental effect on the character of the area and the existing Steading development. I see no over-riding public interest in approving these developments.

My reasons for opposing the developments are outlined below -

- Detrimental effect on the character of the area and existing Steading development
  - Over bearing – the new development surrounds the steadings on 3 sides and is on higher ground
  - Over development of the area – from 8 to 58 houses
  - Out of scale with the existing local settlement – currently a small development of 8 houses, will increase by 7 fold
  - Density is too high - 50 houses on 2 fields
  - Planning approval already in place for an expansion of Mains of Drum garden centre will already significantly affect the character of the area
  - Development around Drum is already of a disparate pattern

- Too close proximity to Historic and Cultural Area
  - The 2 sites are situated close to the historic Drum Castle
  - KN037 touches the boundary of Drum Castle and its landscape
  - The too close proximity to Drum Castle and its landscape would have an adverse impact on its setting and character through landscape, streetscape and change of open space
  
- Isolation
  - This proposal would isolate elderly people in a rural location without services. This would have a negative effect on equalities.
  - We have no suitable amenities in the local area to service 50 extra houses.
  - There are no nearby health services, shops or other facilities
  - Mains of Drum Garden Centre is a specialised shop and not for day to day essentials
  - Park Shop is at the opposite end of village and is very small. It is a seasonal shop (only opening for part of the year) and stocks high-end deli goods, not day to day necessities.
  - The nearest amenities are in Peterculter or Banchory which can both only be reached with transport.
  
- Road and transport
  - Single track road from A93 to Drum Castle and onwards – this road is unable to cope with increased traffic volume. It is already prone to huge potholes and the passing places could not cope with increased traffic.
  - The single track road (Mains of Drum) which runs along to the development is unsuitable for extra traffic.
  - Any developments of these 2 mentioned roads would be out of character with the current locality.
  - An increase in traffic would lead to both noise and light pollution.
  - Bus stop from Aberdeen on A93 – this is a 60 mph road (not easy for elderly to cross safely), there is also poor sighting of speeding cars coming round the bend.
  - Poor junction onto A93 from the development – we often have to turn right against speeding cars coming round the bend from the Banchory direction.
  
- Sewage
  - Current guidelines stated that there would be no more building until the Drumoak sewer was upgraded – this hasn't been done.
  - Mains of Drum housing development – has a private septic tank. This is not suitable for a larger development.
  - This would require an upgrade to the sewage works at Drumoak and along the A93 to Mains of Drum.
  
- Flood Risk and Drainage
  - In periods of heavy rain numerous steadings suffer external flooding.
  - The bottom of the field (by the septic tank) to be developed also floods.
  - The septic tank concrete area floods.
  - The burn which runs through part of KN038 already rises to bridge level during heavy rainfall.
  - Any increased run-off water from these developments could lead to the bridge becoming unstable (this bridge is currently the only access to the Mains of Drum current settlement).
  - Concreting/developing higher ground for this new development will have an adverse effect on our drainage around the existing homes, making us more susceptible to more frequent and higher levels of flooding.

- Agricultural Land
  - This land is currently used for agriculture. Sheep and cattle use it to graze at various times through the year. The farmer currently rents the land from the SSPCA.
  - The farmer states that this is good quality agricultural land and it would be a great loss if it was used for another purpose.
  
- KN037
  - There is very little information in the proposed application. It is not clear what is actually being proposed in the development. It appears more speculative than an actual proposal.

I am appalled by the scale of development proposed for this small community. If approved it will lead to a total change in character to the area around Mains of Drum. The proposal appears to be speculative and opportunistic. There appears to be very little consideration to the current needs and character of the area. There is very little detail of the 2 developments, particularly the recreational proposal. I hope you will consider my points as opposition to this development as I see no over-riding public interest in approving these developments.

Yours sincerely

