

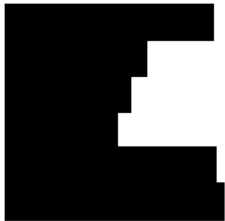
[REDACTED]

From: [REDACTED]
Sent: 07 May 2019 13:04
To: LDP
Subject: Main Issues Report B0922 "Blaircara Village", West Craigton, Peterculter
Attachments: Aberdeen City Council.jpg; Aberdeen City Council_0001.jpg; Aberdeen City Council_0002.jpg;
Aberdeen City Council_0003.jpg

I attach a letter of which the hard copy has been sent to you today.

David McLeod

David F McLeod



[REDACTED]

7th May 2019

Local Development Plan Team,
Aberdeen City Council,
Marischal College,
Broad Street,
Aberdeen,
AB10 1AB

Dear Sirs,

**Review of Aberdeen City Local Development Plan
B0922 “Blaircara Village”, West Craigton, Peterculter**

We refer to the Main Issues Report which is currently out for consultation in relation to the review of the Aberdeen City Local Development Plan and, in particular, to the assessment of the bid which has been submitted in relation to the proposed “Blaircara Village” on land at West Craigton, Peterculter (B0922).

We wish to make some comments in support of the officers’ recommendation that the proposed development of this site is undesirable and on some additional aspects of the bid.

We have lived at [REDACTED]
[REDACTED] so are more familiar with the bid site than most.

Access/legal issues

In their bid document (6.9), the proposer indicates there are no legal factors which might prevent or restrict development (e.g. ransom strips/issues with accessing the site etc). We believe this is incorrect.

The site is bounded along the whole length of its north boundary by a footpath, locally known as “the Shoddy”, which forms part of Core Path 52 and comprises part of a public right of way connecting Malcolm Road on the east to the public road leading from the North Deeside Road to Anguston Farm/Linn Moor School on the west.

The only existing access to the site is at its north-eastmost corner by means of an unmade private road leading to the Shoddy from Malcolm Road. We believe the solum of that private road and the Shoddy itself (to the point where the Shoddy reaches the bridge over the Leuchar Burn next to our house) are in third party ownership. While the owner of the bid site will almost certainly enjoy a servitude right

of access to the site over the private road leading from Malcolm Road, that will almost certainly be to the existing access point and for the current (i.e. agricultural) use of the site only.

The indicative layout plan submitted with the bid shows vehicular egress onto the Shoddy and we do not believe the owner of the bid site has any rights over the Shoddy (which is currently incapable of vehicular use and we believe has not been used by vehicles for at least thirty years).

In short, we do not believe the proposer has sufficient rights of access to the site to support the proposed development.

Flooding/landscaping

The bid document (9.5) states “Recent experience and extreme weather events (2016) have not resulted in the site flooding. The proposed riparian woodland along the southern boundary would also mitigate any flood risk.”

The first statement is simply not true; a large part of the site has periodically been flooded during the thirty years we have lived here. We attach, by way of illustration, a selection of photographs taken on 23rd December 2012 and 8th January 2016.

The site is bounded on the west by the Leuchar Burn which, from its confluence with the Gormack Burn at the south-westmost corner of the site, becomes the Culter Burn. The lower lying part of the bid site is part of a floodplain and its maintenance as such is essential to allow the run-off of floodwater coming from higher up the Leuchar and Gormack Burns and to prevent flooding of our and other nearby existing residential properties.

The bid proposes extensive areas of screen planting and new woodland along the west and south boundaries of the site. We vehemently oppose any such planting, alteration of existing ground levels or the placing of any other form of obstruction which would in any way impede the run-off of floodwater across the lower lying section of the bid site.

Landscape fit/Relationship to existing settlement

Our house and the three nearby houses (Millburn Cottage, Waulkmill Cottage and Rosemount) and the houses on the public road leading to Anguston Farm and Linn Moor School, although just within the City boundary, are in a semi-rural location physically remote from Peterculter. The bid envisages an elongated “ribbon” type development which would effectively connect these existing properties to Peterculter and destroy that existing semi-rural environment.

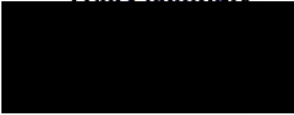
Quite apart from the destruction of the amenity of these existing properties, the development would intrude into the surrounding landscape and would be very visible indeed from the A93 North Deeside Road (which is at a higher level than the bid site).

The bid site is physically remote from the centre of Peterculter. It is at least a ten-minute walk from our house to the nearest bus stop on Malcolm Road and at least a twenty-minute walk to the main shops in Peterculter. It would be much the same from most of the units within the proposed development. We would seriously question whether this would be a suitable location for an “assisted living village” for the elderly, those living with dementia or anyone else.

Conclusion

We wholeheartedly endorse the officials' recommendation that this bid is undesirable.

Yours faithfully



David F McLeod



Alison J McLeod

