

**ABERDEEN LOCAL DEVELOPMENT PLAN 2022**  
**OBJECTION TO DEVELOPMENT BID B0916 Craigton, Peterculter**

PROPOSED CHANGE OF USE OF GREEN BELT TO CREATE 20 DWELLINGS

In 2006, the Reporter threw out a proposed similar bid and found in favour of the objectors thus the site remained as a green space. The Reporter also confirmed that the 'Shoddy' road, forms a natural edge to the village and the start of the green belt area. This a significant development of 20 houses in a small area. This is the equivalent of the entire existing housing within a quarter mile radius of the site. For us this is a grossly 'over-developed' proposal.

The gradient of the land is that of a hill which can be seen from Malcolm road. Any development on the site would place buildings in a high position which would overlook all the existing properties and create issues of 'privacy' with significant detriment to the landscape of the area.

Access to the proposed residential dwellings would likely be from the 'Shoddy' road. The surrounding road layout and design in that area on Malcolm road is quite dangerous. We personally have been aware of various road traffic accidents over the years due to a narrowing of the road in an area close to the junction of the 'Shoddy'/Malcolm Road, The development would increase traffic and in turn create the potential for more accidents on that part of Malcolm Rd, which was never built to house the volume of traffic it does today. Indeed, 2 lorries cannot pass by each other due to the narrowness of the road unless they mount the kerb on the pavement. This has caused repeated damage to the pavements/drains in that area making it dangerous for pedestrians and motorists alike.

The land as it is and woodland surrounding, is a habitat for wildlife like deer and pheasants, to name but a few. Buzzards regularly feed there, so to remove this would endanger the existing birdlife populations. This area is also enjoyed by many locals as it provides beautiful countryside walks.

The south end of the site is subject to surface-water flooding which has been a continual problem over a number of years. This area of the site now has substantial reed growth as a consequence. Any change to this would have to be considered very carefully and sensitively as there is a lot of underground water which could be diverted to effect existing properties at North Craigton.

**For the reasons stated above we strongly object to the site being developed and should remain green belt status**

Mr & Mrs Scobbie



## ABERDEEN LOCAL DEVELOPMENT PLAN 2022

### OBJECTION TO DEVELOPMENT BID B0922

#### Blaircara Village, West Craigton, Peterculter

PROPOSED CHANGE OF USE OF GREEN BELT TO CREATE AN ASSISTED LIVING VILLAGE FOR ELDERLY AND THOSE LIVING WITH DEMENTIA, WITH SPECIFIC AFFORDABLE HOUSING MIX AND COMMUNITY FACILITIES (C70 UNITS)

This is a **significant development** and will fundamentally alter the country character as locals know it. Access to the proposed site is indicated from the west side of Malcolm Road via the 'Shoddy' road. The 'Shoddy' road is an unmade road and not maintained by Aberdeen city council. The junction, 'Shoddy/ Malcolm road' suffers significantly from bad visibility and 'road width narrowing' which we don't see could be improved due to resident ownership of properties which surround the junction.

Pedestrian safety would be a great concern as the pavements at the junction are narrow and would be a significant danger to the walking public. This has been a historic problem and still remains even with the introduction of the AWPR and any increase in traffic /footfall would be a significant strain to the issue of public safety.

70 units, its residents and human resources needed to operate would be a huge increase and strain on the very limited amenities of the area and lead to significant safety concerns for all residents in the area.

In that area, there was significant flooding on 4 occasions from 2004 when the Culter Burn burst its banks. The situation is compounded by surface water collecting from natural contours of the land and the neighbouring fields which consistently result in 'water run-off' across the Shoddy and into the proposed site.

The current farm land and woodland is both a natural refuge for numerous wildlife but it also provides a 'countryside walk' for many locals. Such country pathways have been enjoyed by local residents for decades. The River Dee and Culter Burn Special Areas of Conservation are in evidence and any development may result in loss or disturbance of wildlife and habitats affecting the ecosystem in that area.

**For the reasons stated above we strongly object to the site being developed and should remain green belt status**

Mr & Mrs Scobbie



**ABERDEEN LOCAL DEVELOPMENT PLAN 2022  
OBJECTION TO DEVELOPMENT BID  
B0916/ B0903/ B0922/ B0928/ B0902/ B09146  
Peterculter**

This is a generally objection to all the proposed development bids listed above.

We were horrified to find that our property/community at North Craigton, (a small settlement of four houses), is under attack from developers.

We are saddened to find that all bids seem to surround our house to the North, South, East and West. It is difficult to see that we are not being unfairly singled out, as an area for development, by people who only care about making money. If these bids go ahead, even in part, would have a massive impact on the area and change the feel from rural to urban, destroying its appeal completely

The beauty, wildlife and amenity of the area would irreversibly be changed and would destroy what locals have enjoyed for decades.

We have come to absolutely adore and appreciate the area as it is .The sense of well being derived from our immediate environment has been priceless and if developed, to the extent suggested by the above bids, would see its loss and depreciation, never to be seen again.

We would strongly advise caution when considering these bids and consider safeguarding the area for future generations

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