

## **ALDP 2022**

### **Main Issues Report Consultation May 2019**

#### **Development Bid B0902 OP52, Malcolm Road, Peterculter**

We wish to object to the above Bid on the following grounds:

This site previously lay within Green Belt and also within the Green Space Network.

The housing around this area is currently of sporadic nature. Such a development (albeit small) would move the village boundary thereby destroying the countryside setting on the approach to Peterculter. The site was previously ancient woodland until cleared in recent years.

Access to Malcolm Road at this point (presumed) would be particularly dangerous due to speeding motorists and despite the opening of the AWPR this section of the road is still busy at peak times.

The site is a significant distance from the centre of the village, the primary school and the medical centre. There is no bus route past the site and the footpaths on Malcolm Road to the North and South of the site are narrow and only exist on one side of the road, changing from East to West at the "Shoddy" causing a difficult and dangerous crossing point. All footpaths in this area are sub-standard both in width and surface quality. It is clear to see by the marks on the footpath that articulated trucks often "jump" onto the footpath when they meet each other at this section of the road. Again the developer is likely to face difficulties in attempt to improve footpath widths due to third party ownership.

We understand that the main sewer on Malcolm Road is at capacity. We presume that any costs associated with upgrades to this would lie firmly with the proposer.

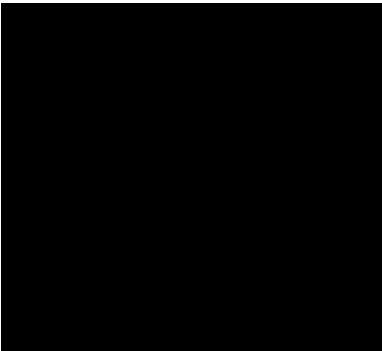
The site is a natural refuge for wildlife of various types.

We believe that adequate housing land is already allocated in the current LDP to meet the demands set in the Strategic Development Plan. Also, Cults Academy is forecast to be over capacity in the very near future.

## **Conclusion**

We consider that the above reasons should result in this site being returned to “undesirable” status and returned to Green Belt and Green Space Network.

Mr Alistair Porter and Mrs Denise Porter



12<sup>th</sup> May 2019

## **ALDP 2022**

### **Main Issues Report Consultation May 2019**

#### **Development Bid B0903 West Craigton Farm, Peterculter**

We wish to object to the above Bid on the following grounds:

This site currently lies within Green Belt and also lies within the Green Space Network.

The housing around this area is currently of sporadic nature. Such a development would move the village boundary thereby destroying the countryside setting on the approach to Peterculter. This site would also be visible from the A93 with the same effect. The "Shoddy" forms a natural edge to the village and a distinctive Green Belt boundary.

Access to Malcolm Road (presumed) at this point would be particularly dangerous due to speeding motorists and despite the opening of the AWPR this section of the road is still busy at peak times.

The site is a significant distance from the centre of the village, the primary school and the medical centre. There is no bus route past the site and the footpaths on Malcolm Road to the North and South of the site are narrow and only exist on one side of the road, changing from East to West at the "Shoddy" causing a difficult and dangerous crossing point. All footpaths in this area are sub-standard both in width and surface quality. It is clear to see by the marks on the footpath that articulated trucks often "jump" onto the footpath when they meet each other at this section of the road. Again the developer is likely to face difficulties in attempt to improve footpath widths due to third party ownership.

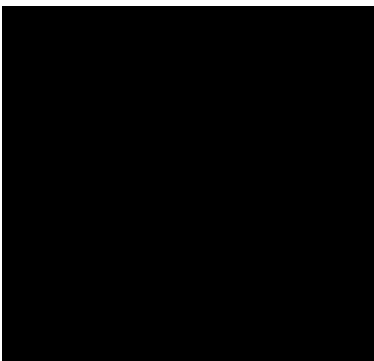
We understand that the main sewer on Malcolm Road is at capacity. We presume that any costs associated with upgrades to this would lie firmly with the proposer.

We believe that adequate housing land is already allocated in the current LDP to meet the demands set in the Strategic Development Plan. Also, Cults Academy is forecast to be over capacity in the very near future.

## **Conclusion**

We consider that the above reasons together with those in the Development Bid Assessment Report should result in this site remaining as “undesirable” and should remain in Green Belt and Green Space Network.

Mr Alistair Porter and Mrs Denise Porter



12<sup>th</sup> May 2019

## **ALDP 2022**

### **Main Issues Report Consultation May 2019**

#### **Development Bid B0916 Craigton, Peterculter**

We wish to object to the above Bid on the following grounds:

This site currently lies within Green Belt and also lies within the Green Space Network.

The site boundaries as shown incorporate land owned by third parties.

The housing around this area is currently of sporadic nature. Such a development would move the village boundary thereby destroying the countryside setting on the approach to Peterculter. This site would also be visible from the A93 with the same effect. Due to the topography of the site (i.e. the knoll in the central part) it is likely to have a significant visual impact.

The site was previously proposed for commercial use and was rejected by The Reporter due to concerns of access to Malcolm Road. The proposer is unlikely to gain land to improve the access as this land is owned by objectors. The Reporter at that time stated that the "Shoddy" formed a natural edge to the village and a distinctive Green Belt boundary. Access to Malcolm Road at this point would be particularly dangerous due to speeding motorists and despite the opening of the AWPR this section of the road is still busy at peak times.

The site is a significant distance from the centre of the village, the primary school and the medical centre. There is no bus route past the site and the footpaths on Malcolm Road to the North and South of the site are narrow and only exist on one side of the road, changing from East to West at the "Shoddy" causing a difficult and dangerous crossing point. All footpaths in this area are sub-standard both in width and surface quality. It is clear to see by the marks on the footpath that articulated trucks often "jump" onto the footpath when they meet each other at this section of the road. Again the developer is likely to face difficulties in attempt to improve footpath widths due to third party ownership.

We understand that the main sewer on Malcolm Road is at capacity. We presume that any costs associated with upgrades to this would lie firmly with the proposer.

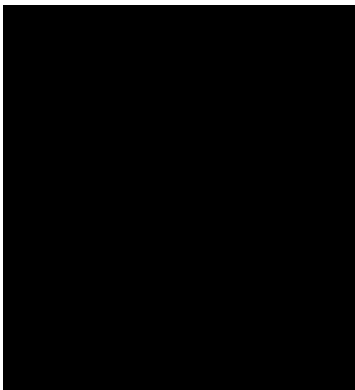
The site falls from the central knoll and the lower levels, in particular the South East / East of the site are very wet with reeds growing.

We believe that adequate housing land is already allocated in the current LDP to meet the demands set in the Strategic Development Plan. Also, Cults Academy is forecast to be over capacity in the very near future.

### **Conclusion**

We consider that the above reasons together with those in the Development Bid Assessment Report should result in this site remaining as “undesirable” and should remain in Green Belt and Green Space Network.

Mr Alistair Porter and Mrs Denise Porter



12<sup>th</sup> May 2019

## **ALDP 2022**

### **Main Issues Report Consultation May 2019**

#### **Development Bid B0922 Blaircara Village, West Craigton, Peterculter**

We wish to object to the above Bid on the following grounds:

This site currently lies within Green Belt and also lies within the Green Space Network.

The housing around this area is currently of sporadic nature. Such a development would move the village boundary thereby destroying the countryside setting on the approach to Peterculter. This site would also be visible from the A93 with the same effect.

The access to and from the site is along the "Shoddy". The proposer is unlikely to gain land to improve the access as this land is owned by objectors. The "Shoddy" has in the past been described by The Reporter as forming a natural edge to the village and a distinctive Green Belt boundary. Access to Malcolm Road at this point would be particularly dangerous due to speeding motorists and despite the opening of the AWPR this section of the road is still busy at peak times.

The site is a significant distance from the centre of the village and the medical centre. There is no bus route past the site and the footpaths on Malcolm Road to the North and South of the site are narrow and only exist on one side of the road, changing from East to West at the "Shoddy" causing a difficult and dangerous crossing point. All footpaths in this area are sub-standard both in width and surface quality. It is clear to see by the marks on the footpath that articulated trucks often "jump" onto the footpath when they meet each other at this section of the road. Again the developer is likely to face difficulties in attempt to improve footpath widths due to third party ownership.

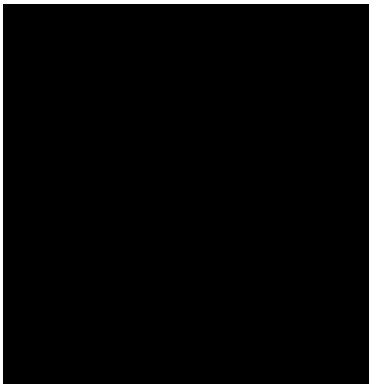
We understand that the main sewer on Malcolm Road is at capacity. We presume that any costs associated with upgrades to this would lie firmly with the proposer.

We believe that adequate housing land is already allocated in the current LDP to meet the demands set in the Strategic Development Plan. Also, Cults Academy is forecast to be over capacity in the very near future.

### **Conclusion**

We consider that the above reasons together with those in the Development Bid Assessment Report should result in this site remaining as “undesirable” and should remain in Green Belt and Green Space Network.

Mr Alistair Porter and Mrs Denise Porter



12<sup>th</sup> May 2019



## **ALDP 2022**

### **Main Issues Report Consultation May 2019**

#### **Development Bid B0928 Land to West of Malcolm Road, Peterculter**

We wish to object to the above Bid on the following grounds:

This site currently lies within Green Belt.

The housing around this area is currently of sporadic nature. Such a development would move the village boundary thereby destroying the countryside setting on the approach to Peterculter. This site would also be visible from the A93 with the same effect.

Access to Malcolm Road (presumed) at this point would be particularly dangerous due to speeding motorists and despite the opening of the AWPR this section of the road is still busy at peak times.

The site is a significant distance from the centre of the village, the primary school and the medical centre. There is no bus route past the site and the footpaths on Malcolm Road to the North and South of the site are narrow and only exist on one side of the road, changing from East to West at the "Shoddy" causing a difficult and dangerous crossing point. All footpaths in this area are sub-standard both in width and surface quality. It is clear to see by the marks on the footpath that articulated trucks often "jump" onto the footpath when they meet each other at this section of the road. Again the developer is likely to face difficulties in attempt to improve footpath widths due to third party ownership.

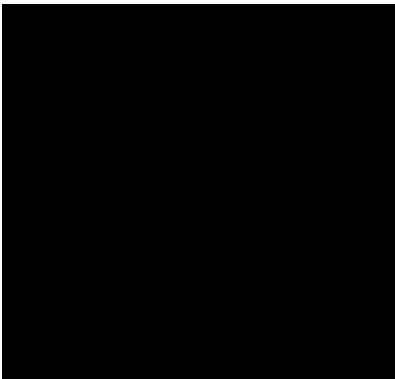
We understand that the main sewer on Malcolm Road is at capacity. We presume that any costs associated with upgrades to this would lie firmly with the proposer.

We believe that adequate housing land is already allocated in the current LDP to meet the demands set in the Strategic Development Plan. Also, Cults Academy is forecast to be over capacity in the very near future.

## **Conclusion**

We consider that the above reasons together with those in the Development Bid Assessment Report should result in this site remaining as “undesirable” and should remain in Green Belt and Green Space Network.

Mr Alistair Porter and Mrs Denise Porter



12<sup>th</sup> May 2019

## **ALDP 2022**

### **Main Issues Report Consultation May 2019**

#### **Development Bid B0946 Malcolm Road, Peterculter**

We wish to object to the above Bid on the following grounds:

This site currently lies within Green Belt and also lies within the Green Space Network.

This site was previously ancient woodland and illegally cleared some 18 months ago by the owner.

The housing around this area is currently of sporadic nature. Such a development would move the village boundary thereby destroying the countryside setting on the approach to Peterculter. This site would also be visible from the A93 with the same effect. Due to the topography of the site it is likely to have a significant visual impact.

The site was previously proposed for development and was rejected by The Reporter on various grounds.

Access to Malcolm Road at this point would be particularly dangerous due to speeding motorists and despite the opening of the AWPR this section of the road is still busy at peak times.

The site is a significant distance from the centre of the village, the primary school and the medical centre. There is no bus route past the site and the footpaths on Malcolm Road to the North and South of the site are narrow and only exist on one side of the road, changing from East to West at the "Shoddy" causing a difficult and dangerous crossing point. All footpaths in this area are sub-standard both in width and surface quality. It is clear to see by the marks on the footpath that articulated trucks often "jump" onto the footpath when they meet each other at this section of the road. Again the developer is likely to face difficulties in attempt to improve footpath widths due to third party ownership.

We understand that the main sewer on Malcolm Road is at capacity. We presume that any costs associated with upgrades to this would lie firmly with the proposer.

The site falls quite steeply towards Malcolm Road. Any development is likely to increase surface water run-off and exacerbate flooding on Malcolm Road at the junction with Bucklerburn Road.

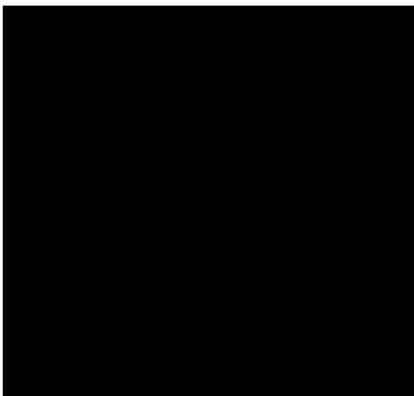
The site is a haven for wildlife including buzzards, deer woodpeckers etc and is often frequented by red kites from the neighbouring Anguston area.

We believe that adequate housing land is already allocated in the current LDP to meet the demands set in the Strategic Development Plan. Also, Cults Academy is forecast to be over capacity in the very near future.

### **Conclusion**

We consider that the above reasons together with those in the Development Bid Assessment Report should result in this site remaining as "undesirable" and should remain in Green Belt and Green Space Network.

Mr Alistair Porter and Mrs Denise Porter



12<sup>th</sup> May 2019