



## Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

**The consultation period runs between Friday 20<sup>th</sup> March and Monday 1<sup>st</sup> June 2015. Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>
Organisation	proximate local resident
On behalf of (if relevant)	
Address	104 Malcolm Road Peterculter Aberdeen
Postcode	AB14 0XB
Telephone	<div style="background-color: black; width: 100px; height: 15px;"></div>
E-mail	<div style="background-color: black; width: 100%; height: 15px;"></div>

Please tick if you would like to receive all future correspondence by e-mail

<b>What document are you commenting on?</b>	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
<b>Policy/Site/Issue</b>	OP52 Malcolm Road East and the remaining land to the south west between Malcolm Road and Bucklerburn Road.	<b>Paragraph(s)</b>	

## What would you like to say about the issue?

My objections are primarily based on the undesirable nature of this development because of issues that have been succinctly described in the Aberdeen City Council's 'Development Options Assessment Report'.  
The Council's own 'Development Options Assessment Report' clearly states the undesirable nature of this development for the following reasons:

1. The site has 'steep slopes.' The site is very undulating. Areas to the south and east are fairly gentle in slope and there are some relatively flat areas. However, further north and west the slope is much greater with a gradient of around 1 in 8.
2. The report states that 'There are no known risks of flooding. However, it is noted that there is an open water course to the north west of the site.' I would like to bring to the attention of the Council that in recent years this area of Malcolm Road has been subject to severe flooding.
3. The site is predominantly covered by SNH Ancient Woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area.
4. Development would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that any development would be fairly prominent. Bucklerburn Road is considered to provide a robust green belt boundary in this location.
5. Residential development in this area would be unlikely to contribute to a better mix or balance of land uses as surrounding land use is predominantly residential.
6. The site is approx. 1500m away from Culter District Centre and approx. 1125m from Culter Primary School. The site is not in walking distance from a medical facility, therefore there are limited facilities in close proximity to the site.
7. There are no significant employment areas within 1.6km of the site.
8. The site is zoned to Culter Primary and Cults Academy. Culter Primary has sufficient capacity, however Cults Academy is forecast to exceed capacity in 2019.

In the Main Issues Report it is suggested that this development would support Culter Primary School. I would like to highlight that the 'Development Options Assessment Report' concluded that the projected under capacity of secondary school provision from 2019 was considered to make the proposed development undesirable.

I would also like to bring to attention the comments of the SEA report on this development regarding impact on the River Dee: Water abstraction required to support additional development may create conditions of low water flow, damaging the habitats and species it hosts

Water quality may be affected through run-off from constructional works, diffuse and point pollution from land  
Disturbance to species (otter)and supporting habitats

I would like to highlight fact that the north side of Malcolm Road does not have a path on the side of the proposed development. This would mean that children from the development walking to school would have to cross Malcolm Road to the path on the southern side of Malcolm Road. The children would then have to cross back to the path on the northern aspect of Malcolm Road at Bucklerburn Road. Thus children would have to cross Malcolm Road twice, this section of Malcolm Road is blighted by heavy traffic, (much of it lorries) and speeding. Furthermore due to the narrow width of Malcolm Road lorries routinely mount the pavements at speed, even if there are pedestrians. The tenuous fragmented path access to the proposed development would make it dangerous for children to walk to school, consequently parents will have to drive their children to school, increasing the traffic burden on Malcolm Road, through Peterculter and up School Road to the Primary School.

The road access to the proposed development will be just before/after a curve in the road. Traffic coming into Culter at speed would encounter traffic entering/leaving the development, moreover cars trying to exit the development would not be able to see lorries etc heading into Culter. The junction between the development and Malcolm Road is likely to be extremely dangerous. My personal experience is that with the increase in traffic consequent upon the recent developments in Westhill, it is virtually impossible to turn right into Malcolm Road from the north side of Malcolm Road, the same side the proposed development would need access from.

I have to express my surprise that despite the conclusion of the original 'Development Options Assessment Report' and the numerous objections raised to the MIR proposal for this site that OP52 is an undesirable development for numerous reasons, (including limited educational capacity) that the proposal continues to be included in the development plan

## What change would you like to see made?

OP52 should be removed from the development plan as recommended in the 'Development Options Assessment Report' that deemed this development to be undesirable.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

Thank you. For more information, please visit [www.aberdeencity.gov.uk/aldp2016](http://www.aberdeencity.gov.uk/aldp2016) or to contact the Local Development Plan Team call 01224 523470.

#### **Data Protection Statement**

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.