



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 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input type="radio"/> Mrs <input checked="" type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Theresa Hunt
Organisation	Burness Paull LLP
On behalf of (if relevant)	Mr George Souter
Address	Union Plaza 1 Union Wynd Aberdeen
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	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"/>	
Policy/Site/Issue	OP52 Malcolm Road, Peterculter	Paragraph(s)	Page 15/85

What would you like to say about the issue?

Our client, George Souter, supports the allocation of site OP52 Malcolm Road, Peterculter for 71 homes in Phase 1: 2017-2026 of the Proposed Plan. The site extends to 8.98 hectares and our client owns the 2 hectares immediately adjacent to the current settlement boundary, as shown on the plan which forms Document SOU1.

The Proposed Plan indicates that Deeside has relatively limited development opportunities. The OP52 site represents a natural extension to the existing settlement of Peterculter. The allocation of OP52 helps to provide housing choice and support the local primary school within Peterculter. It is understood that the Culter Community Council and local councillors support the allocation of OP52 for these reasons.

Our client's concerns relate to the following issues:

- 1 failure to recognise that the land is in separate ownerships and will come forward in phases;
- 2 requirement for a masterplan and planning brief for the overall site;
- 3 failure to recognise that our client's land is not affected by flooding nor will development of the site require the loss of woodland.

Each of these issues is addressed below.

1 Land ownership

As noted above, OP52 is in two separate ownerships. Our client owns the 2 hectares of land immediately adjacent to the existing settlement boundary. Our client has been working for [] years to bring forward a small development of around 8 high quality, sustainable houses on his part of site OP52. Whilst our client is willing to work with the Council and the adjacent landowner to ensure that development of both parts of OP52 is delivered in a coherent and co-ordinated manner, the Plan should not prevent our client from bringing forward his part of the site at the earliest opportunity. Our client proposes that as his site is closest to the existing settlement boundary, the Plan should recognise his land as the first phase of the OP52 allocation.

2 Masterplan/Planning Brief

It is noted on page 15 of the Proposed Plan that the OP52 site requires a planning brief, but on page 85 reference is made to a masterplan for the site. These references are contradictory and clarity is required. It should also be noted that the requirement to produce one masterplan or one planning brief for the overall site conflicts with the Council's own guidance on Development Frameworks/Masterplans/Planning Briefs. The latter two documents are to cover sites in single ownership. OP52 is in two separate ownerships. When our client's site is considered on its own, it is submitted that it is not of the scale to require either a masterplan or a planning brief and that the detail of the development can be brought forward through a planning application. Requiring our client to participate in a formal masterplan/brief process will slow down the development of our client's land unnecessarily. Experience has already shown the Council that whilst a consortium approach to developing different landownerships is to be commended, it is virtually impossible to deliver in practice and allows one landowner to hold up an entire development. This, in turn, impacts on the Council's ability to maintain a five year effective housing land supply.

3 Site attributes

It is noted that the OP52 description refers to boundary trees being retained and that there may be a risk of flooding such that the developers are required to provide a flood risk assessment in support of any development proposals for the OP52 site.

Access to our client's site will require to be taken through the tree belt which runs parallel to Malcolm Road. Tree loss will be kept to a minimum, but the Plan must recognise that removal of trees will be required. Our client wishes to make it clear that there are no flooding/ drainage issues affecting his part of the OP52 site. Requiring flood risk assessments for both parts of the OP52 site is not justified.

Supporting Document:
SOU1 Plan of site

What change would you like to see made?

- 1 The text on OP52 should be amended to acknowledge that the site is in two separate ownerships.
- 2 The Plan should identify our client's site as the first phase of OP52.
- 3 The requirement to prepare an overall masterplan or planning brief for OP52 prior to development of either part of the site should be revised to make it clear that a masterplan is not required for our client's part of the site nor is a flood risk assessment.
- 4 The Plan should recognise that there will be trees removed to provide access into our client's site.

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

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 1st June.**

Thank you. For more information, please visit 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.

