



## 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.**

<b>Name</b>	Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input checked="" type="radio"/> Ms <input type="radio"/> <b>Jodie Stark</b>
<b>Organisation</b>	
<b>On behalf of (if relevant)</b>	
<b>Address</b>	Green Arbour Old Coast Road Cove Aberdeen
<b>Postcode</b>	AB12 3NQ
<b>Telephone</b>	<div style="background-color: black; width: 100%; height: 15px;"></div>
<b>E-mail</b>	<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>	OP58 Stationfields Cove	<b>Paragraph(s)</b>	

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

In reference to the proposed development plans; I feel that the implications are not fully understood and it would be very ill-advised of the planning authority to allow the development.

The area planned to develop in is prime green space which is considered valuable from an ecological, landscape and recreational viewpoint. The proposed site is an area with high biodiversity and any change to it could have the following impacts:

- Habitat Loss
- Biodiversity Loss
- Habitat Fragmentation
- Implications to Trophic Levels
- Production of Leachate

There have been bats<sup>[1]</sup> seen around the site; bats are an EU protected species which means planning authorities must have sufficient information on any protected species using the site and whether the development could affect them.

The proposed site sits next to the Cove Bay Conservation Area and the Cove Site of Scientific Interest (SSSI) which means even though the development is not on the conservation area it could cause severe impacts. Therefore an appropriate assessment would need to be undertaken and Scottish Natural Heritage would need to be consulted as part of the Nature Conservation (Scotland) Act 2004.

It could also have impacts on Fowlsheugh nature reserve as the cliffs are used as a breeding ground by seabirds<sup>[2]</sup>. Disruption of this could affect the breeding of these birds and reduce numbers at Fowlsheugh.

In addition it would also be a waste of a natural resource as the site planned for development is one with fertile brown earth soils and podzol-iron soils with good drainage; undesirable for development under the Scottish Soil Framework I feel that concerns should be moved to redeveloping brown field sites in the centre of Aberdeen.

With the increased development of Cove including Charleston and West Cove, Stewart Milne has effectively overdeveloped Cove. Originally it was a scenic small fishing community with old Cove remaining this way; however with this development will seriously destroy any remaining community and aesthetic value of old Cove.

It will also cause strain to already strained resources. The closest school to the development will be Loirston which is a small local primary that will not cope with an influx in residents. In addition it will also cause strain to the Cove medical centre which is the medical centre accommodating Cove<sup>[3]</sup>.

The Old Coast Road was originally intended for carriage use when the village of Cove only contained 300 residents; however it is already suffering from the overuse of vehicles as it is currently used by the Altens Industrial Estate traffic. The increase of development of the Cove, including Cove Rangers football pitch and this development, will mean the road will not cope with the increased traffic.

Therefore the planning proposal does not give any consideration to biodiversity, infrastructure, or any social needs. The plans should be reviewed with considerations for biodiversity, local residents, infrastructure and sustainability.

[1] Protected under the Wildlife and Countryside act 1981 and the Habitats Regulation

[2] Species include: Razorbills, Guillemots, Fulmars, Shags, Skylarks, and more.

[3]The Kincorth medical centre can no longer be considered as a medical amenity for Cove as the 21 bus link was stopped, meaning non-driving Cove residents can no longer reach it.

## What change would you like to see made?

I would like to see biodiversity and the views of local residents as the main concern for the city council for a change.

Therefore my view for this site would be to leave it as is; as an area of undisturbed land and a haven for biodiversity to thrive in. Something Aberdeen city is severely failing to provide.

However if this option is not desired by planners then there are many more options that would have a lesser of an impact on the site than current designs and actually benefit Cove for a change.

Options could include:

Opening the space up for recreation by installing a path to connect it to the heavily used coastal path.

Construction of a, limited impact, visitor centre to inform users of the site of it's and the coasts importance, this could also increase tourists and Aberdeen city's image.

Using the space for education, since the primary school is within walking distance it could be used as inexpensive day trips on the environment since it thrives in life. This would allow Stuart Milne to put something back into the communities he develops in.

Allowing the land to be used for permaculture or agriculture to make use of the soils.

The construction of a small, limited impact, railway station.

If the unfortunate development did go ahead; I would like to know how it will benefit current residents of Cove, and how it will benefit the environment. As if these questions cannot be answered thoroughly, then it really asks why the development should be taking place.

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.