



## 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 checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> <b>Roger Laird</b>
<b>Organisation</b>	<b>Archial Norr</b>
<b>On behalf of (if relevant)</b>	<b>Parkie Property and Development Limited</b>
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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>	Directions for Growth - Deeside	<b>Paragraph(s)</b>	2.25 - Table 8

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

The land at Peterculter, which is described in the attached report should be included in the proposed plan.

**What change would you like to see made?**

Allocation of the land at Peterculter which is described in the accompanying report.

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.

Commercial  
Public Buildings  
Lifestyle  
Transport

# REPORT



Project Number: IAAB13-0056  
Project Title: Land to the North of Peterculter, Aberdeen  
Document Title: Response to Aberdeen City Proposed Plan  
Date / Revision: 30<sup>th</sup> May 2015

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## 1.0 Introduction

1.1 This report has been prepared in response to the Aberdeen City Proposed Plan consultation opportunity, on behalf of Parkie Property & Development Limited. The council's reference for the site is *Development Option B0909 – Land to the North of Peterculter*.

## 2.0 Description of Site and Proposal



Figure 1 – Aerial Photograph of Site

2.1 The site in question is located approximately half a mile to the north of the centre of Peterculter. It lies immediately adjacent to the B979 which is a public route which connects Peterculter and Westhill. The Rob Roy Caravan Park lies 150 metres to the west. The site itself slopes from east to west and is vegetated by overgrown grasses and shrubs. The surface of the site is rocky. It is bounded to the north by the dwellinghouse known as Fuaran (which has suffered from fire damage), and to the south by a row of

houses on the western side of Malcolm Road (B979). A watercourse runs along the western boundary of the site.

2.2 The area of the proposed site is approximately 0.4 hectares, and it would be suitable for the erection of approximately 8 dwelling houses. It is considered that demand exists for the construction of houses for the elderly in the area, in the form of smaller single storey units. 8 of these are therefore proposed. A single shared vehicular access would be taken either directly onto Malcolm Road, or via the existing access to the caravan park. The option which is more suitable to the council's roads engineers would be utilised. The dwelling houses would be constructed using traditional design and materials.

### 3.0 Justification for Proposed Development

3.1 The council have produced 2 assessments of the site as part of the proposed plan preparation process. The first is in the form of the Schedule 4 assessment, which considers the range of development proposals which have been put forward. This rejects the allocation of the site, noting that it is adjacent to the River Dee and Culter Burn SAC and the Culter Burn LNCS, which may result in some loss or disturbance of wildlife habitat or species. The location of the site relative to these protected areas is shown in Figure 2 overleaf, with the site being highlighted in red, and protected areas shown in turquoise. This shows a separation distance of 300 metres.

3.2 The description of the Culter Burn LNCS states that it is focussed on the wooded valley surrounding the burn, which has a rich ground flora. Several species of breeding birds are present within the woodland.



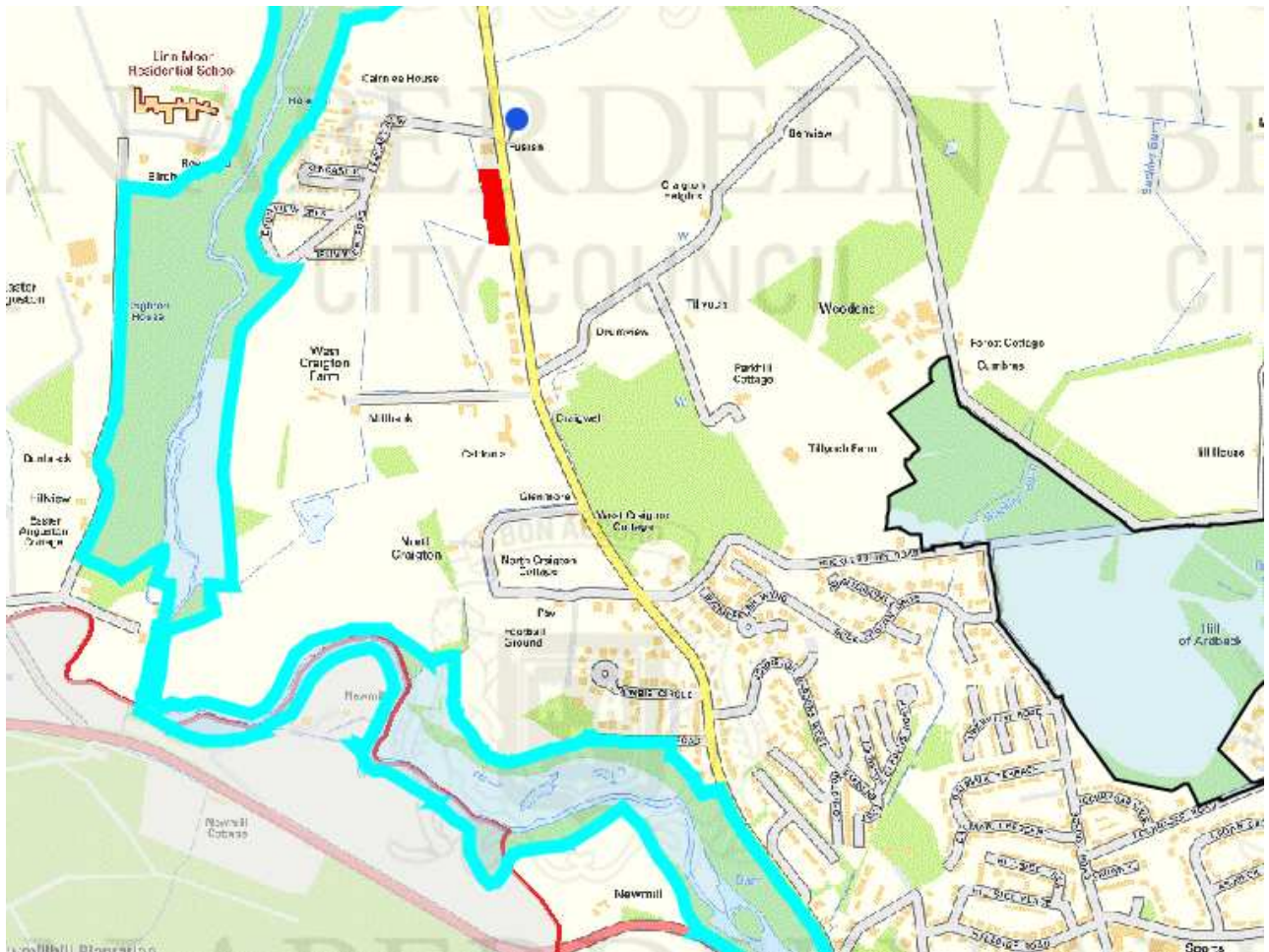


Figure 2 – Location of the Site in Relation to Culter Burn SAC

- 3.3 The Schedule 4 assessment of the site suggests that it lies adjacent to the River Dee and Culter Burn SAC, and the Culter Burn LNCS. This is not correct, as the site lies 300 metres away from these areas. The assessment also states that without mitigation the development may result in some loss or disturbance of wildlife habitat or species. The important features which have been identified on the natural heritage sites include woodland and rich ground flora, which provides a habitat for breeding birds. There is no possibility that the construction of 8 dwellinghouses 300 metres distant from these protected sites could have any adverse impact on the woodland, the ground flora or the habitat of the breeding birds. This reason for the rejection of the site is therefore not considered to be sustainable.
- 3.4 Schedule 4 assessment goes on to state that the development would impact on the surrounding landscape. Examination on site confirms that it lies at a lower level than the adjoining B979 road, with the land to the east beyond the road rising further. The site is framed to the north and south by housing, and there are several mature trees within the immediate vicinity. The proposed housing would be single storey in height, which would mean that it would sit at a low level. This combination of physical features confirms that whilst the development would introduce an element of minor change to the area, it could in no way be described as creating an adverse effect on the landscape.

- 3.5 It is further stated in the assessment that the site is isolated from all services and facilities and would be car dependent. Scottish Government's *Planning Advice Note 75: Planning for Transport* states that when assessing accessibility to local facilities by walking and cycling a maximum threshold of 1600 metres is broadly in line with observed travel behaviour (p24). The site lies 1500 metres from all of the services and facilities located in the centre of Peterculter, meaning that lies within the threshold distance identified by the Scottish Government. It is therefore not accepted that it would be car dependent and isolated.
- 3.6 The proposed plan has identified 3 new sites within the vicinity of Peterculter, including a total of 98 dwellings. The site in question offers better accessibility than at least one of the sites which has been identified, and is therefore worthy of inclusion as an allocated site.
- 3.7 It is known that there is demand for housing for the elderly in the area, and this site offers the potential to address this particular need, which is not being catered for by other developments in the area. The site offers the potential for the creation of a safe and pleasant environment for future occupants, which once allocated could be delivered without delay.
- 3.8 As part of the development, it would be possible to provide improvements to the local transportation infrastructure within the vicinity. At present the street lighting, pavement and speed reduction markings all extend to the north of the site. The actual 30 mph speed limit lies to the south of the site on Malcolm Road. There is scope as part of the current development to extend the limit to the north of the site. This would ensure the creation of a safe and welcoming environment in the vicinity, which could be taken advantage of by the users of the Rob Roy Caravan Park.
- 3.9 The second assessment which the council have conducted of the site comes in the form of the Strategic Environmental Assessment (SEA) which has been prepared for the plan as a whole. The site specific assessment states that parts of the site are poorly drained which increases vulnerability to pluvial flooding.
- 3.10 The site is located approximately 300 metres from the nearest flood risk which SEPA have identified, which is centred on the Leuchar Burn. This is illustrated in the SEPA map included in Figure 3 overleaf. There is therefore no prospect of the site flooding.



Figure 3 – SEPA Flooding Map Extract

- 3.11 The SEA recognises that the development would have no adverse effect on the built and cultural elements of the area. This is correct, as can be seen by an examination of Historic Scotland's Pastmap website which indicates that there are no listed buildings or scheduled ancient monuments in the vicinity.
- 3.12 Some evidence of cultural heritage is identified at the site at Tillyoch Farm, West Craighton Farm, and Holemill, and these are highlighted with blue dots on the map included as Figure 4. These comprise evidence of older agricultural buildings, and an historic mill. All of these are located several hundred metres away.

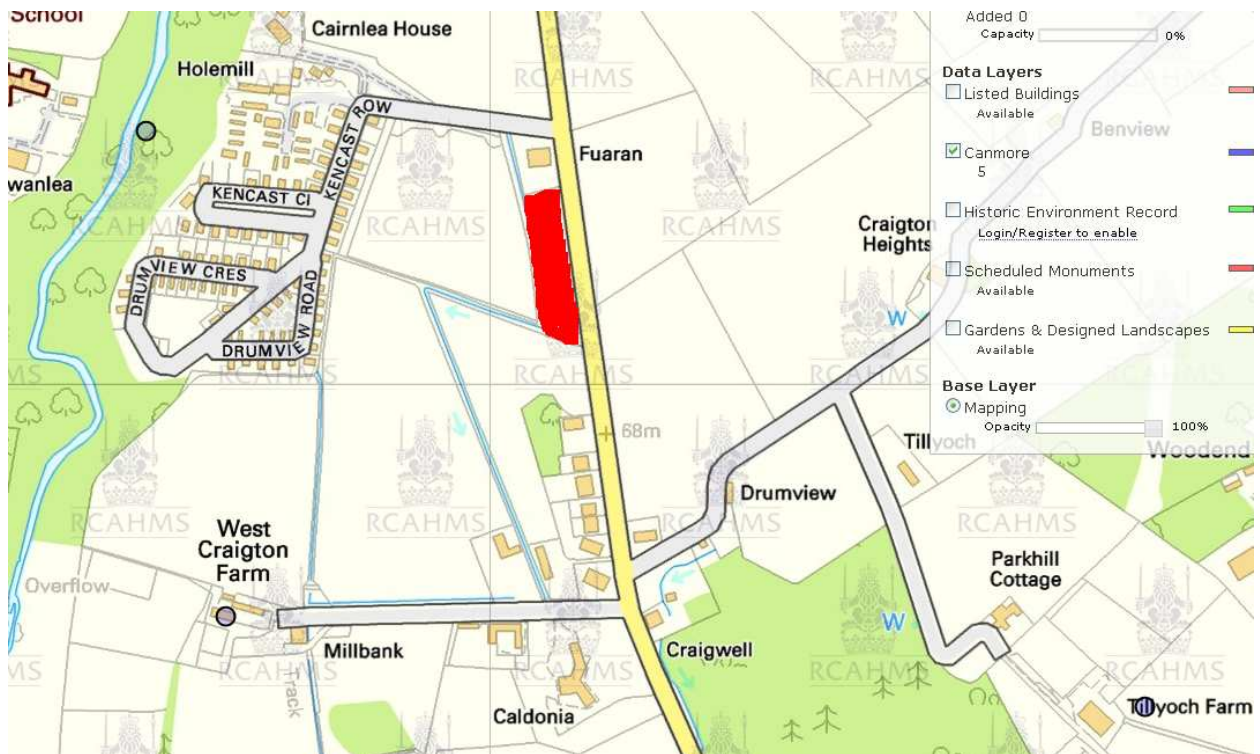


Figure 4 – Pastmap Extract

3.13 No further matters are raised in the SEA in relation to the site.

4.0 Other Material Considerations – Green Belt

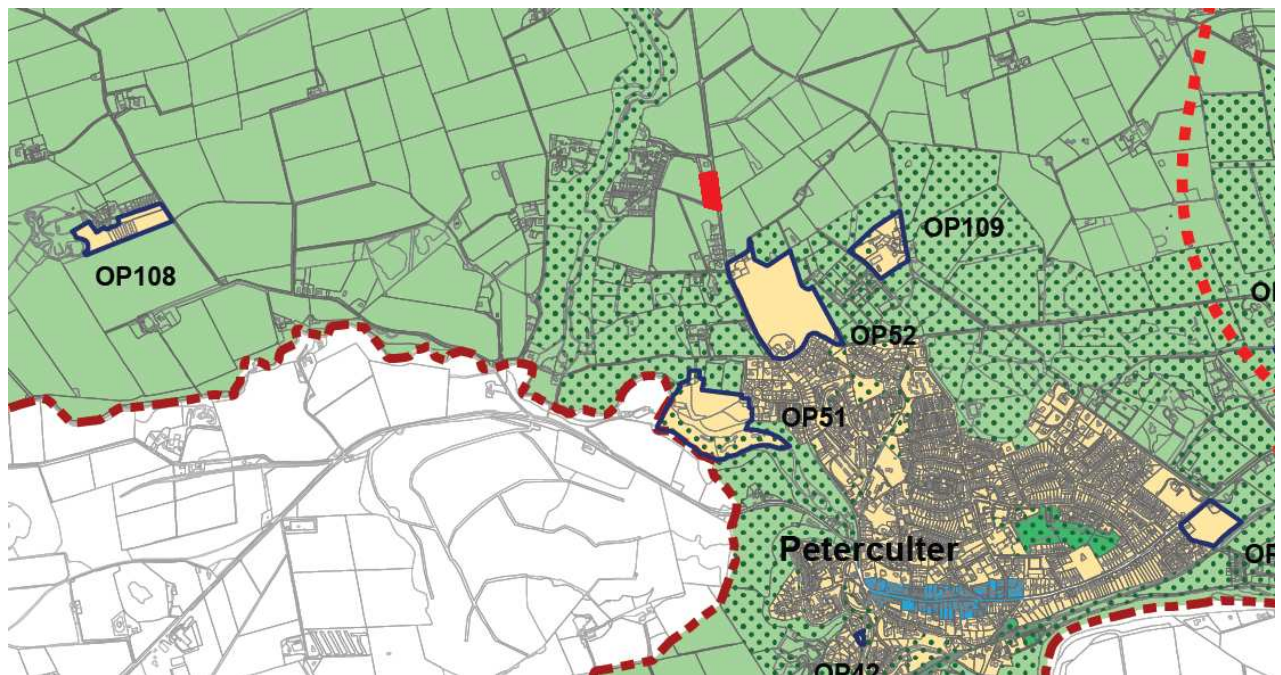


Figure 5 – Location of Site within Green Belt

- 4.1 The site in question is allocated as green belt in the proposed plan, as shown in Figure 5 above. The aims of green belt allocations are set out in *Scottish Planning Policy* which states that they are intended to:
- *Direct planned growth to the most appropriate locations and support regeneration,*
  - *Protect and enhance the quality, character, landscape setting and identity of towns and cities, and*
  - *Protect and give access to open space within and around towns and cities. (para.156)*
- 4.2 The development would not conflict with the stated green belt aims. The second green belt aim seeks to protect and enhance the landscape setting of the city. The site in question is located well below the level of the public road, and as a result its development would be in no way prominent. Moreover it would be viewed against the backdrop of the Rob Roy Caravan Park. Given this combination of factors, the development would result in no adverse impact to the landscape aims of the green belt.
- 4.3 The third green belt aim seeks to protect and give access to open space around the city. The development of the site would not lead to any restrictions to access to open space, and as a result would not conflict with this aspect of the green belt policy.

#### Relationship to Existing Settlement

- 4.4 The site is well related to the built up area on the northern outskirts of Peterculter, with significant evidence of housing existing both to the north and the south; Rob Roy Caravan Park to the west; and beyond that Linn Moor School. All of these developments are highlighted in the aerial photograph included as Figure 6. Therefore whilst the proposed site currently lies outwith the settlement envelope of Culter, it is adjoined in all directions by a variety of development types.

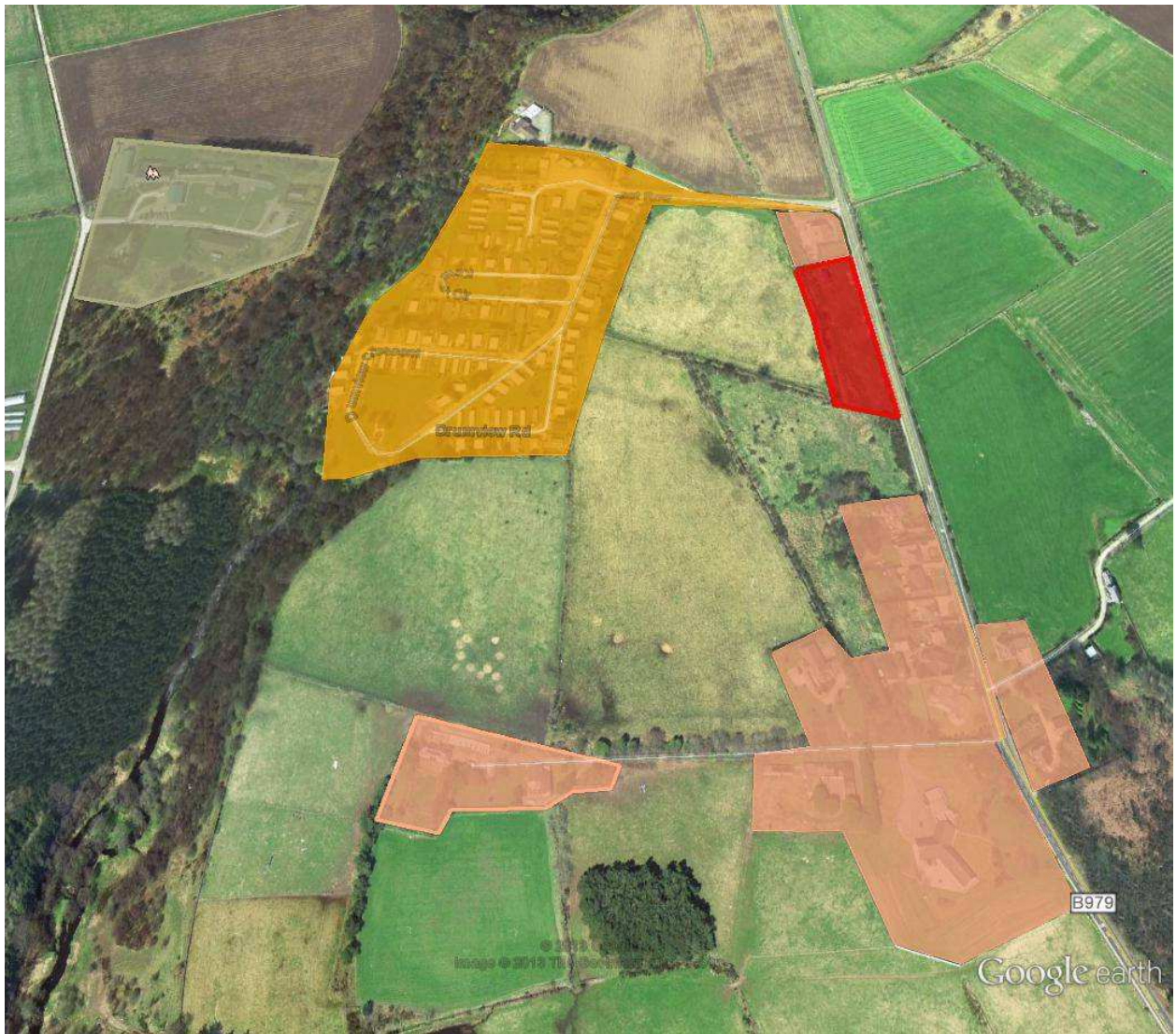


Figure 6 – Location of Development within Adjoining Area

Contamination

- 4.5 The site has not been developed in the past, and there is no evidence of fly tipping. As a result, it is not predicted that there will be any contamination present.

Physical Infrastructural Capacity

- 4.6 Given that only 8 dwellinghouses are proposed, the development would not pose any threat to the physical infrastructural capacity of the area.

## Service Infrastructure Capacity

- 4.7 The small scale nature of the proposal would not cause any adverse pressure on the service infrastructure capacity of the area.
- 4.8 Whilst the school roll at Cults Academy is pressurised, there is ample spare capacity predicted at Culter Primary, with approximately 100 spare places identified over the next 5 years.
- 5.0 Conclusion
- 5.1 This submission has shown the suitability of the proposed site for development, confirming that there are no reasons which would prevent an allocation in the next version of the local development plan. In particular it would result in no adverse impact on the nearby natural heritage sites, and is inconspicuously situated in the landscape. It would not conflict with the aims of the green belt and is accessible to a range of services and facilities.
- 5.2 There are no built or cultural heritage restrictions which would limit development, and neither are there any physical or service infrastructure obstacles to block the allocation.
- 5.3 For the foregoing reasons, the site should be included in the next version of the local development plan.