



## 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>Organisation</b>	
<b>On behalf of (if relevant)</b>	Mr and Mrs A Porter
<b>Address</b>	133 Malcolm Road Peterculter Aberdeen
<b>Postcode</b>	AB14 0XH
<b>Telephone</b>	[REDACTED]
<b>E-mail</b>	[REDACTED]

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, Peterculter	<b>Paragraph(s)</b>	

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

This site has in the past (at least in part) been subject of a planning permission for a market garden and house, but despite the dwelling being built, no enforcement of the "whole" planning conditions was followed up by the Local Authority. Again, significant clearing of woodland and the re-contouring of ground has been carried out on the south end of the site in recent years without any apparent permissions. The site is largely still designated as SNH Ancient Woodland despite the above.

The site occupies an elevated position above Malcolm Road and any development on this site would result in significant visual impact particularly from the West (i.e. A93 from Banchory). At present this woodland site helps define a largely rural appearance and boundary to the village of Peterculter. Indeed, the defined line between village and countryside would be eroded as a result of a development of this size North of Bucklerburn Road.

The site has also significant environmental benefits to the local wildlife being home and breeding ground to roe deer, buzzards, badgers and bats. It also is now visited by the red kites recently re-introduced to the local area. It would be extremely disappointing to see this site developed with the loss of the hammering of woodpeckers and the hooting of owls in addition to the visual impact of our wildlife.

Malcolm Road as is clearly recognised by all who travel on it or who live adjacent or near to it, as an extremely busy commuter route as well as a heavy goods route to the North avoiding Aberdeen. Along the edge of this site it is common to see large articulated lorries mount the west footpath when meeting oncoming similar vehicles. Clear evidence of damage to electric poles demonstrate how narrow and unsuitable this road is for the volume and size of vehicles. With commuters to the recently completed commercial developments at both Westhill and Kingswells adding significantly to this already busy and dangerous road it seems nonsensical to add further development and additional junctions at this point. Whilst some relief may result in the deliverance of the AWPR we consider that convenience will dictate that the predicted reduction in traffic using Malcolm Road will not be met and traffic numbers will continue to be significant.

The site has major shortcomings to be suitable for housing. It is not on a bus route and only access to the nearest bus stop would be by means of a narrow (i.e. 1m -1.2m) footpath on the East side of the busy Malcolm Road. As parents / grandparents, we would not allow young children to use this footpath without supervision. The only continuation North from this section of footpath requires crossing to the West side. Again this is a dangerous crossing point due to visibility together with the volume / speed of traffic and certainly not suitable for young children. Any development of this site would surely require considerable improvement to both roadway and footpaths on Malcolm Road South of the site.

Other reasons for this site being unsuitable are:

Local infrastructure knowledge suggests that there is no existing main sewerage capacity.

Issues of steep slopes.

Lack of employment opportunities and lack of facilities in close proximity. Approx 1500m away from Culter District Centre and approx. 1125m to Culter Primary School. Hard to understand how this site has been included "to support Culter Primary School" in knowledge of this distance. The zoned and newly built Culter Academy is forecast to exceed capacity in 2019. Also, not within walking distance to medical facility.

Finally, the Reporter's recommendations (Report of Public Inquiry into Finalised Aberdeen Local Plan 2012) for this site was that it should remain as Green Belt / Green Space Network due to Malcolm Road being substandard, woodlands on the site define clearly the Northern extent of the built up area and development on the site would not contribute to a compact urban form.

Nothing has materially changed from that time to suggest that the reclassification of this site from "undesirable" to "desirable" is appropriate. In fact, in view of many of the points above, quite the opposite would apply.

The Strategic Development Plan already has a generous supply of housing land allocated and that there is no numerical justification to allocate further sites.

This site should remain as Green Belt / Green Space Network.

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

Surely with the AWPR under construction it would be more appropriate to consider 'sites' with easier access to the new road and within walking distance of the main facilities. It makes no sense for this site to be developed so far away from the centre of the village resulting in increases in car use. There are insufficient parking facilities within the village to cope with this. This is causing retail businesses to fail regularly.

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/alp2016](http://www.aberdeencity.gov.uk/alp2016) 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.