

Proposed Aberdeen Local Development Plan 2015 Representation Form

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Please return the completed form by post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Flood North, Marischal College, Broad Street, Aberdeen AB10 1AB or by email to ldp@aberdeencity.gov.uk.

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.

Data Protection Statement

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Name	Mr/Mrs/Miss/Ms	COLIN FRASER
Organisation	COLIN FRASER (PARK HONG ESTATES)	
On behalf of (if relevant)		
Address	1 CAIRNFIELD GARDENS BUCKSBURN ABERDEEN	
Postcode	AB21 9LX	
Telephone	[REDACTED]	
E-mail	[REDACTED]	

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

If you use more than one sheet or extra paper, please ensure they are securely fixed together.

What document are you commenting on?	<i>(Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme, Strategic Environmental Assessment Environmental Report)</i>		
Policy/Site/Issue		Paragraph(s)	

What would you like to say about the issue?

What change would you like to see made?

Thank you. For more information please visit www.aberdeencity.gov.uk/aldp2016

What document are you commenting on?

Proposed Plan

Site: Piece of Land off Cairnfield Place, Bucksburn AB21 9LG

I own approx.3 acres of land in Bucksburn, adjacent to Blacksmiths Croft Residential Mobile Home Park, Cairnfield Place, Cairnfield Circle and Newton Terrace all Bucksburn. This area of land formed part of Blacksmiths Croft Residential Mobile Home Park and received planning permission for Mobile Homes on it at the same time as Blacksmiths Croft.

The land extends to approx. 3 acres and is virtually surrounded by adjoining residential property being Blacksmiths Croft Residential Mobile Home Park – 67 homes, Cairnfield Place – 44 recently built flats, Cairnfield Circle – 26 flats and 9 houses and 3 houses off Newton Terrace (one of the houses having been built recently) on an area of land which is a privately owned part of the same area of land in my ownership.

All services are readily available for servicing this piece of land.

When I purchased the land 40 years ago it had several small businesses on it so could actually be classed as a Brownfield Site in the middle of housing in Bucksburn.

On the Plan supplied with the proposed Aberdeen Local Development Plan book I cannot make out what category this land has actually been allocated as it is yellow with black dots and there is no category to match this on the plan.

I note that Blacksmiths Croft Residential Home Park is designated as either Mixed Use or Residential as I cannot differentiate between the two colours of yellow.

I believe my 3 acres are of land should be Residential or Mixed Use, the same category as Blacksmiths Croft of which it actually forms part. It is in the middle of a housing area and can be easily serviced, etc.

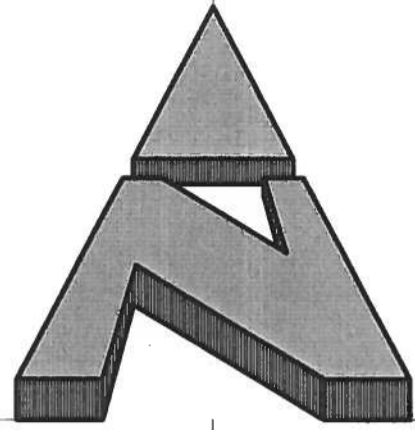
Please find attached a plan showing the piece of land outlined in red.

What change would you like to see made?

Change classification (from yellow with black dots) to Residential or Mixed Use

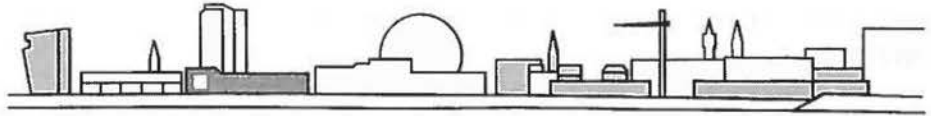


Location Plan Scale 1:1250



uchmill Golf Course





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What document are you commenting on?

Proposed Plan

Site: Rob Roy Mobile Home Park, Malcolm Road, Peterculter, Aberdeen, AB14 0PS

I own Rob Roy Residential Mobile Home Park and am aware it is classed as an existing residential development in the Greenbelt.

Rob Roy Mobile Home Park is at a crossroads, after many years of buying back homes on the Park I now own all the homes and am in a position, either to commence replacing these homes with brand new Mobile Homes (now called Park Homes) or try and get the Park out of the Greenbelt and replace these homes with conventional homes. Although new Park Homes are a very high standard these days, they do eventually have a finite life of around 40 years when they will have little or no value, whereas, Conventional Housing will increase by at least inflation but usually much more over a period of time.

The Law on Park Home Living states that when a person purchases a Park home on a Residential Caravan Park they have a right to stay there for the rest of their lives or any shorter period they decide. They also have a right, when they decide, to move on to sale the Park Home on the pitch and pay 10% commission to the park owner on the value received for the Park Home.

The above means that as soon as any new Park Homes are sited on the Park the new owners, having the above rights, will mean that Rob Roy Park will remain a Mobile Home Park for the foreseeable future, at least the next 40 years, with 101 Residential Homes on it using the same facilities, etc. as 101 conventional homes would do. Rob Roy Park has its own sewerage works owned and maintained by Scottish Water giving mains sewerage. It also has its own Hydro Electric Sub-Station; therefore, all services are totally adequate for conventional housing. It also has a pavement and street lights all the way from Peterculter to the Park. When it was fully occupied Stagecoach had a bus terminal at the Park.

I also understand that Malcolm Road will have 75% less traffic on it once the new Western Peripheral Route is completed, although it is likely there will be little difference in the amount of vehicles generated be it a Residential Park Home Site or conventional housing.

Aberdeen City Council used to have an item on the Local Plan that they did not want to have any more Mobile Home Parks or any extensions to any Mobile Home Parks in Aberdeen as they considered them not suitable accommodation for the sort of weather we have in the north of Scotland along with other reasons.

While Rob Roy Mobile Home Park is classed as in the Greenbelt it is actually a developed Residential Site for 101 Residential Park Homes and will remain so if it is not reclassified as suitable for conventional homes. This actually means the area of land making up Rob Roy Park will always be developed land and not Greenbelt land.

As, at present, I own all the homes on the Park making this is the one and only opportunity for Aberdeen Council to have this Residential Mobile Home Park changed to conventional housing. This would not cause a president as, if it was developed for conventional housing, the site would be classed as having been a Brownfield site unlike any other areas of ground around it.

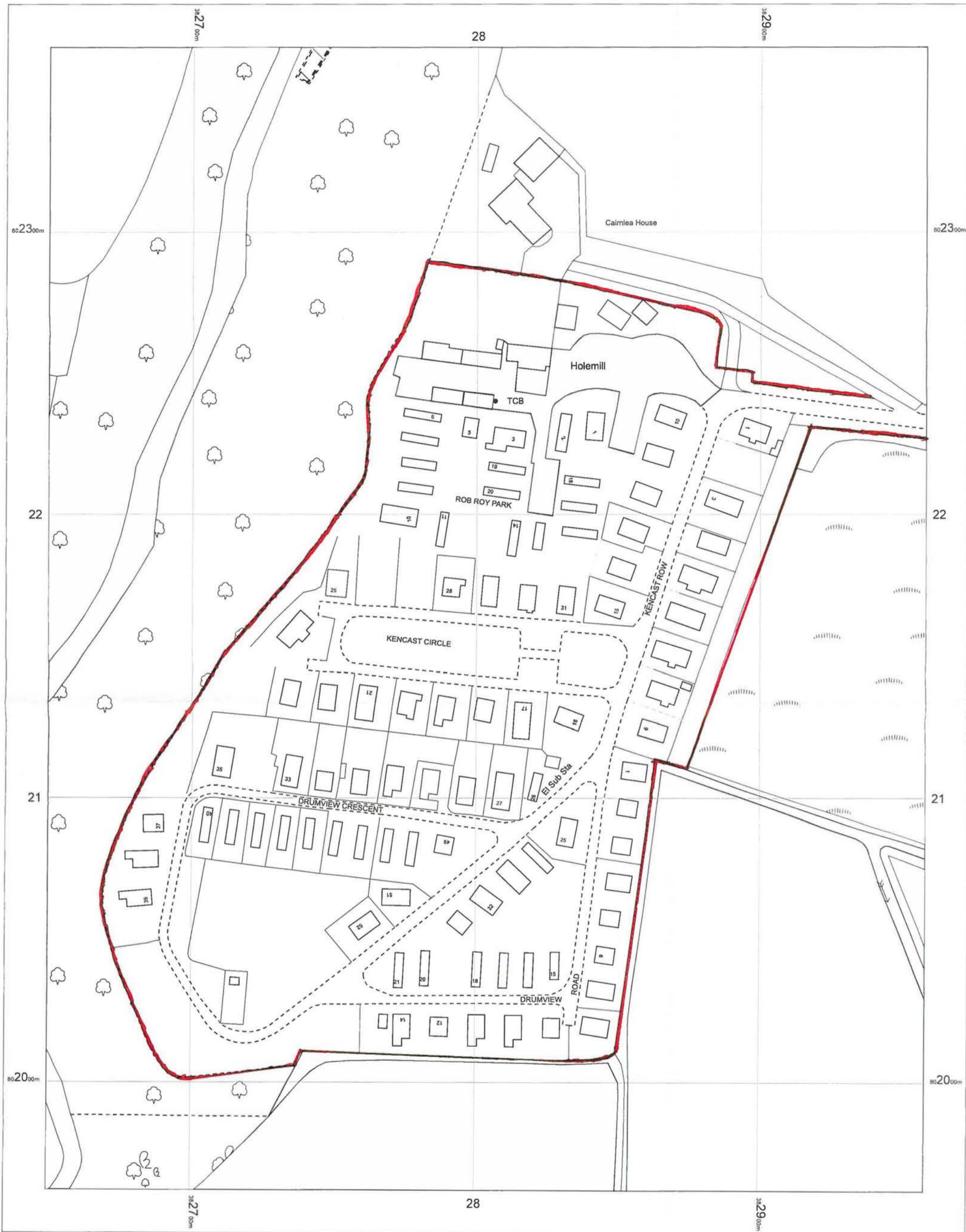
I would consider it to be a far better idea to have Conventional Housing rather than Park Homes on this piece of land which will remain developed land and not actually Greenbelt regardless of what decision is taken regarding my submission.

Please find a plan attached with the Park outlined in red.

What change would you like to see made?

Change classification from Greenbelt to Residential or Mixed Use of what would be a Brownfield Site

IT IS JUST A CASE OF WHETHER MOBILE HOMES OR CONVENTIONAL HOMES ARE THE PREFERRED CHOICE OF THE COUNCIL FOR THE FUTURE OF THIS SITE.

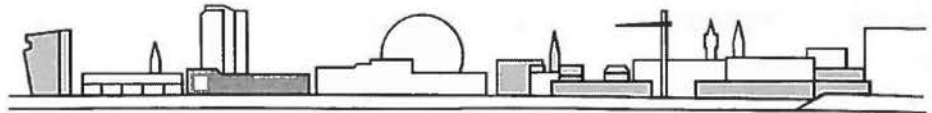


OS MasterMap 1250/2500/10000 scale
 22 May 2015, ID: MNOW-00431388
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1:1250 scale print at A3, Centre: 382804 E, 802164 N

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What change would you like to see made?

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Proposed Plan

Site: Manor Park, Manor Drive, Aberdeen, AB16 7UE

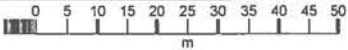
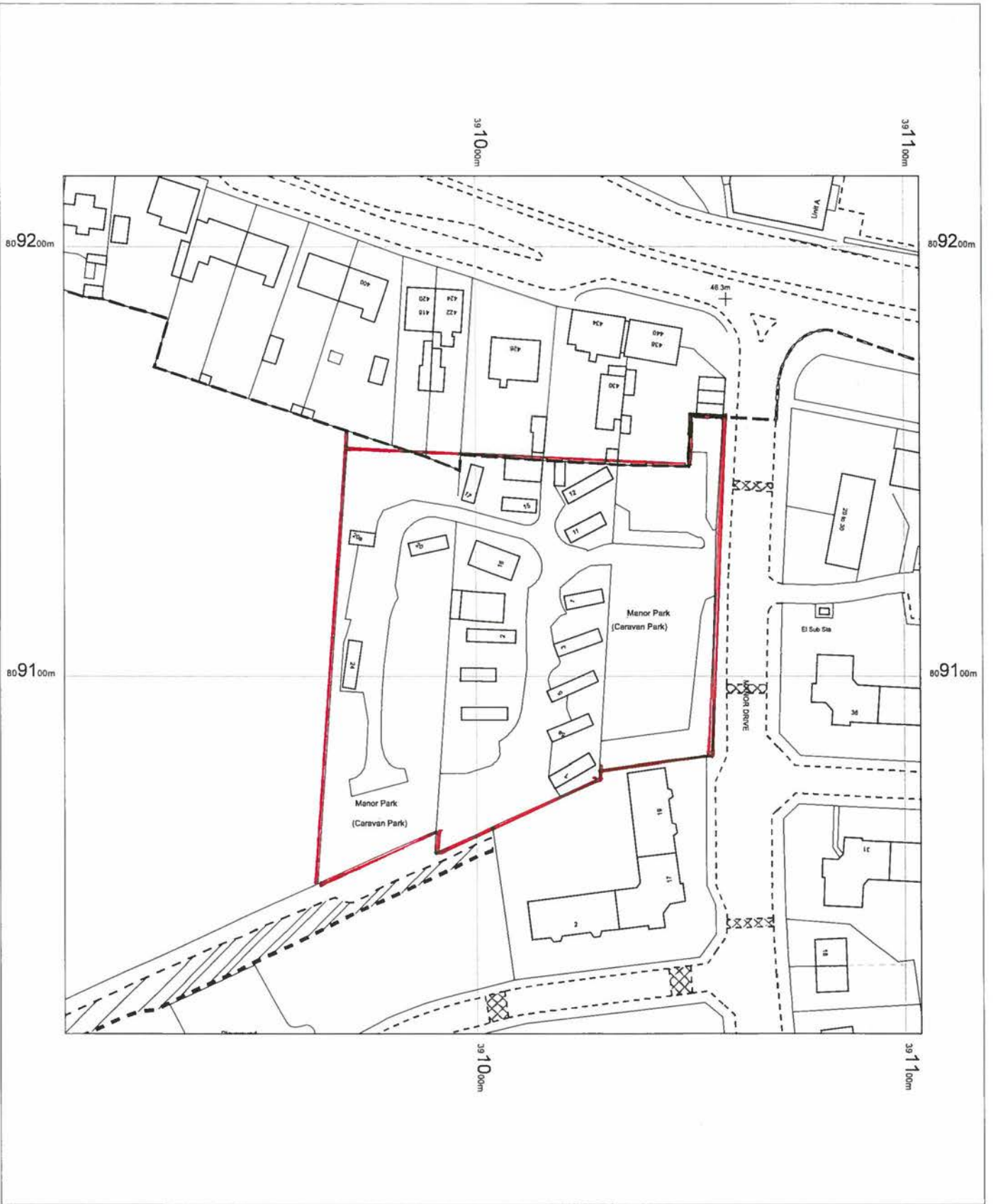
I own Manor Park Mobile Home Park which can accommodate 31 residential Mobile Homes. This site has been in residential use for over 50 years. The area of land is approx. 1-1/2 acres owned by myself and ½ an acre car park which is leased from Aberdeen City Council.

I understand from the Plans produced for the proposed Haudagain Development, of which I received a copy recently, that the land at Manor Park is zoned for Social housing. As I understand it there is going to be all sorts of development on the land not used for roads, etc. such as Retail, Conventional Housing, etc., therefore, I believe it would only be fair if Manor Park was zoned for any type of Housing, not just Social Housing, or for most other development purposes which might come up due to the by-pass of the Haudagain Roundabout. Mixed use would be a suitable classification as it also includes Residential use. It would be very much appreciated if it was changed to Mixed Use.

Please find attached a plan with the area outlined in red.

What change would you like to see made?

Change of classification from Social Housing to Mixed Use

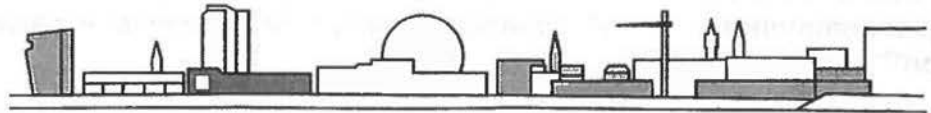


OS MasterMap 1250/2500/10000 scale
 22 May 2015, ID: MNOW-00431381
 mapsnow.co.uk

1:1250 scale print at A4, Centre: 391004 E, 809116 N

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Name	Mr/Mrs/Miss/Ms	COLIN FRASER
Organisation	COLIN FRASER (PART HOME GETAGER)	
On behalf of (if relevant)		
Address	1 CAIRNAIGLO GARDEN BUCKSBURN ABERDEEN	
Postcode	AB21 9LX	
Telephone	[REDACTED]	
E-mail	[REDACTED]	

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What document are you commenting on?

Proposed Plan

Site: Persley Park Mobile Home Park, Mugiemoos Road, Aberdeen, AB21 9NS

I own Persley Park Residential Mobile Home Park which can accommodate 19 Mobile Homes. It has been in Residential Use for over 60 years.

I am aware that to date it has been classed as being in the Greenbelt. Since the time Persley Park was put into Greenbelt, Mugiemoos Road has changed tremendously and continues to change with planning permission having been granted for Housing and Commercial Building, etc., in every piece of land from Persley Bridge to Old Meldrum Road. There is a large amount of Greenbelt just across the river Don at the rear of Persley Park also between Persley Bridge and the Haudagain Roundabout and I cannot see how my small piece of developed land, approx. 3/4 acre enhances or makes any difference to the area as it will always be a developed piece of land in the future and not actually Greenbelt. This leaves my small area of land (3/4 acre) at Persley Park as the only Greenbelt area from Persley Bridge to Old Meldrum Road.

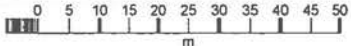
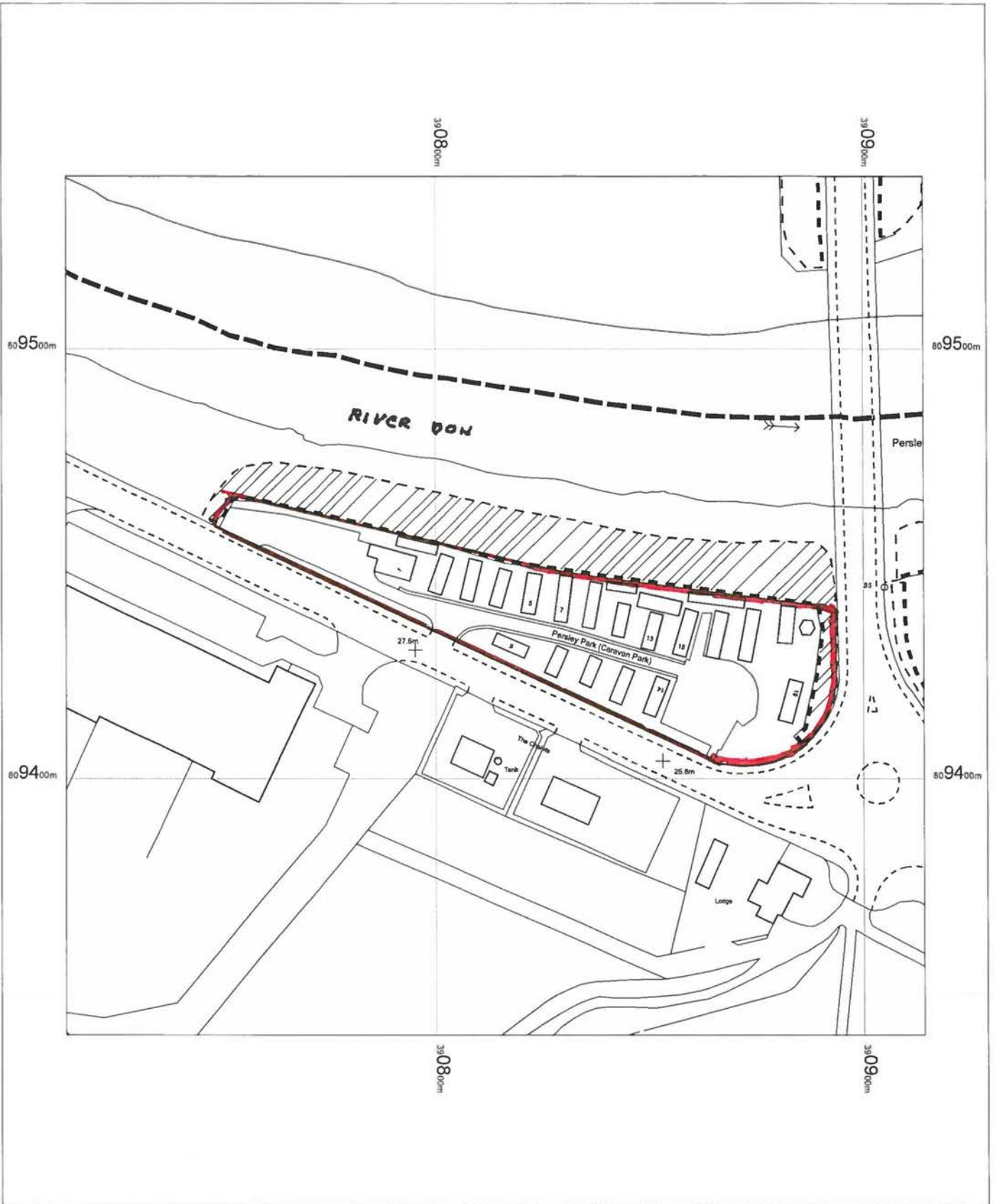
As Persley Park will remain a developed area of land, be it Residential Mobile Homes, Conventional Housing or Commercial Use, as across the road from Persley Park, or any other use I would ask that due consideration is given to taking the Park out of the Greenbelt and changed to Mixed Use.

Please find attached a plan with the area outlined in red.

What change would you like to see made?

Change of classification from Greenbelt to Residential or Mixed Use of what would be a Brownfield Site

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OS MasterMap 1250/2500/10000 scale
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