



## **Aberdeen City Local Development Plan Update**

Comments and ideas developed at the CBMCC meeting 23 May 2013.

### **Transport & Accessibility**

#### **Strengths**

T1 - Good bus service to and from the city (First and Stagecoach)

T2 - Deeside railway line footpath is highly valued and used; it should be maintained and protected.

#### **Problems**

T3 - The road network, particularly the North Deeside road, is running at capacity in peak travel times; new developments will only make it worse.

T4 - Congestion at the junction of the B979 and North Deeside road; will the design of the junction with AWPR eliminate this?

T5 - Traffic congestion in Cults village.

T6 - Too many speed bumps through Aberdeen area.

T7 - Need better parking throughout the Cults, Bielside, Milltimber area.

T8 - Traffic speed along Baillieswells road.

T9 - Poor road maintenance and multiple potholes in roads throughout the area.

#### **Opportunities**

T10 - Persuade First Bus and Stagecoach to alter their schedules so that buses are staggered and do not run at exactly the same time along the route.

T11 - Build a footpath/cycle path on the northern side of the North Deeside road linking Peterculter to Cults and on to Aberdeen.

T12 - Publish a map of what the area will look like once the approved and planned housing developments are completed.

T13 - A new footpath along the bank of the river Dee.

T14 - A link road around Cults to take traffic out of the village centre.

T15 - Allow all school pupils in uniform to travel on local buses on child fares.

T16 - Ensure an early implementation of the Kirk Brae/Craigton road link around the Friarsfield development.

T17 - Small bus service to run through the housing developments to enable the elderly to travel to Aberdeen.

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### **Housing, Business and Local Facilities**

#### **Strengths**

H1 - Cults, Bielside and Milltimber is a pleasant area to live in.

H2 - The area has good schools

H3 - There are good local shops in Bielside and Cults.

#### **Problems**

H4 - Too many large houses are being built in new developments – where are the smaller houses for first time buyers and bungalows for elderly people wishing to downsize?

H5 - Splitting feus and overdevelopment along North Deeside Road and adjacent areas.

H6 - Parking near shops can be difficult.

H7 - There are significant new housing developments planned at Friarsfield and Oldfold which will place strain on local facilities e.g. schooling; no further developments should be planned until the impacts of these and the benefit of the AWPR can be seen.

#### **Opportunities**

H8 - Review business rates and reduce in the villages to encourage new businesses e.g. a bakery.

H9 - Ensure a mix of property size and type e.g. bungalows, is included in new housing development proposals to allow for first time buyers and elderly wishing to downsize.

H10 - Ensure new housing developments make a contribution to existing community facilities.

H11 - Build a new Cults primary school on a new site and release the buildings/space to use as an annexe for Cults academy.

H12 - Delay the Countesswells development until the road infrastructure in the surrounding area is improved to accommodate the increased traffic.

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### **Architecture, Urban Design and Historic Environment**

#### **Strengths**

A1 - The new Cults Academy is attractive, light and airy.

A2 -The historic "Shakin' Briggie" is a local landmark, which is at risk due to its deterioration.

A3 - Allan park

#### **Problems**

A4 - Continued development in the area is reducing the amount of green space and impacting the open feel of the area.

#### **Opportunities**

A5 - Ensure building materials for new developments match those of surrounding areas e.g. seeing sandstone buildings adjacent to granite buildings in Cults.

A6 - Preserve the larger granite houses along the North Deeside road and adjoining roads.

A7 - Enhance the amenity of Allan Park.

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### **Natural Environment**

#### **Strengths**

E1 - Deeside railway line footpath

E2 - Presence of trees along the railway line path and surrounding areas.

E3 - Green space on either side of the river Dee.

#### **Problems**

E4 - An increase in potential for flooding due to new housing developments reducing natural drainage capacity.

E5 - New housing developments are reducing the green space.

E6 - Stop developments of windfarms close to housing.

#### **Opportunities**

E7 - A new walking path around the local reservoir.

E8 - Establish and maintain a riverside footpath.

E9 - Stricter control of building in a flood plain.

E10 - Ensure the Deeside railway line path is maintained and protected; no new housing nearby and no closure of the path to enable housing development.

E11 - Ensure the design of the AWPR incorporates a safe routing of the Deeside railway line path.

E12 - Open up the path down Murtle Den which was blocked (illegally?) some years ago.

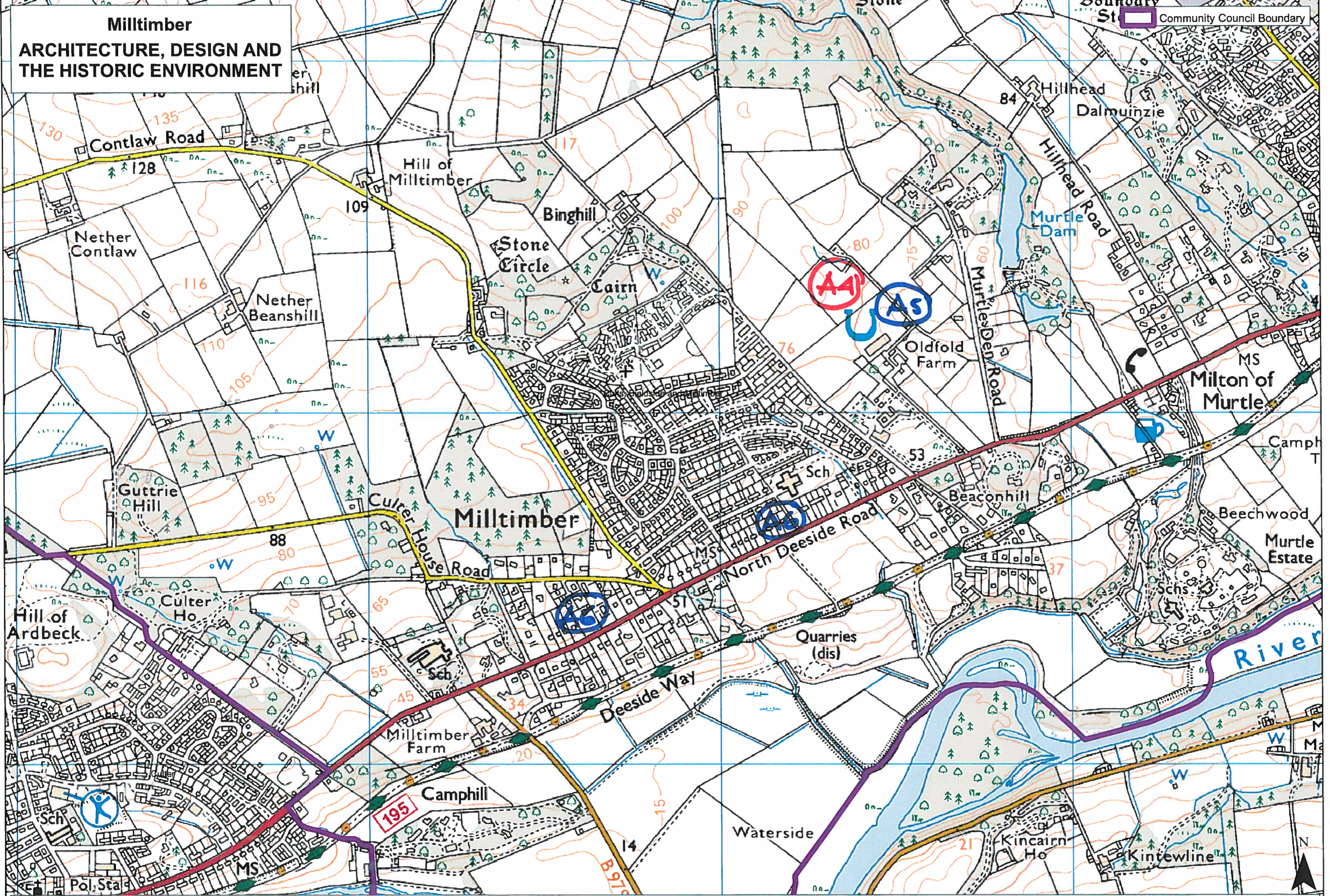






**Milltimber**  
**ARCHITECTURE, DESIGN AND**  
**THE HISTORIC ENVIRONMENT**

Boundary  
Community Council Boundary

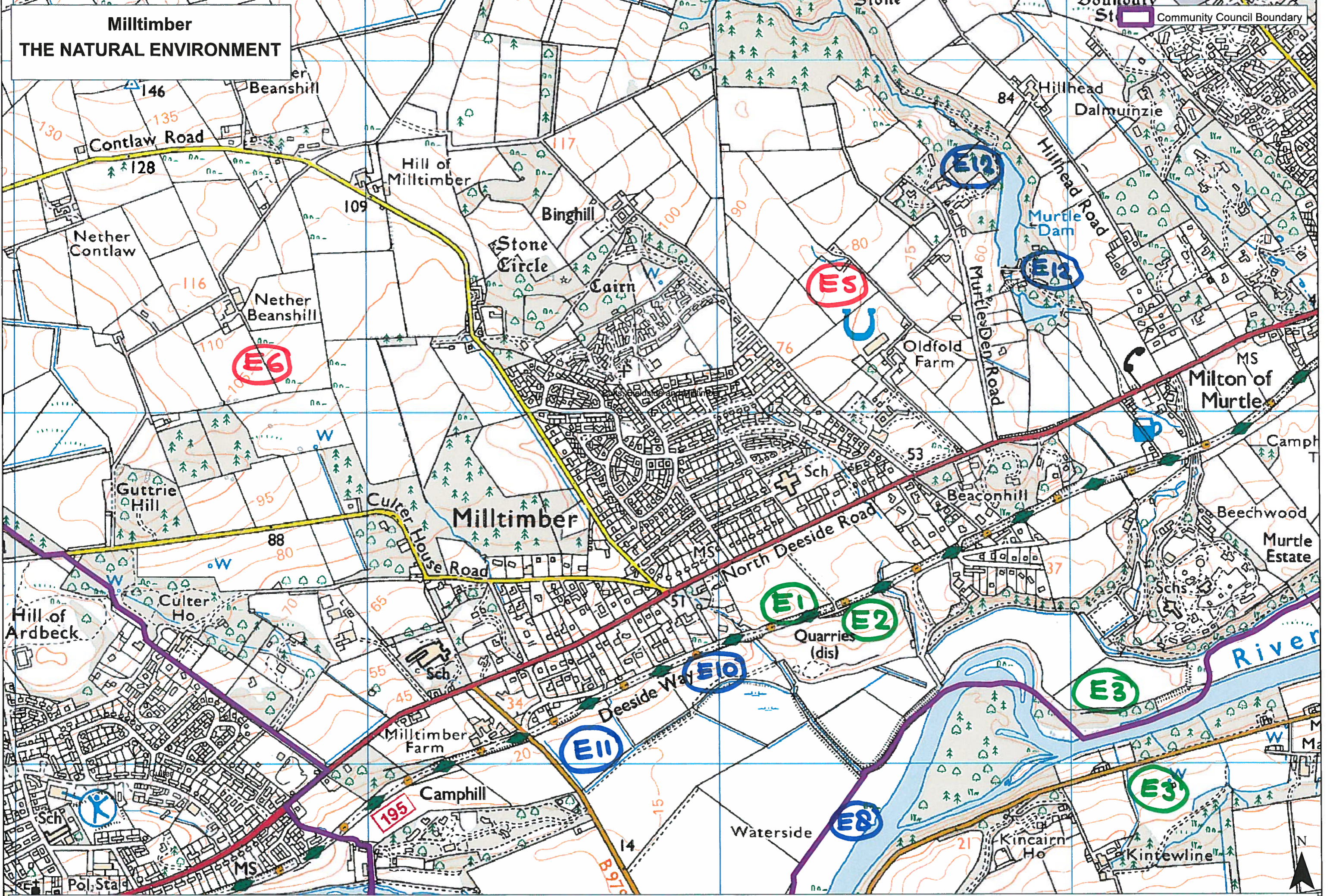


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# Milltimber THE NATURAL ENVIRONMENT

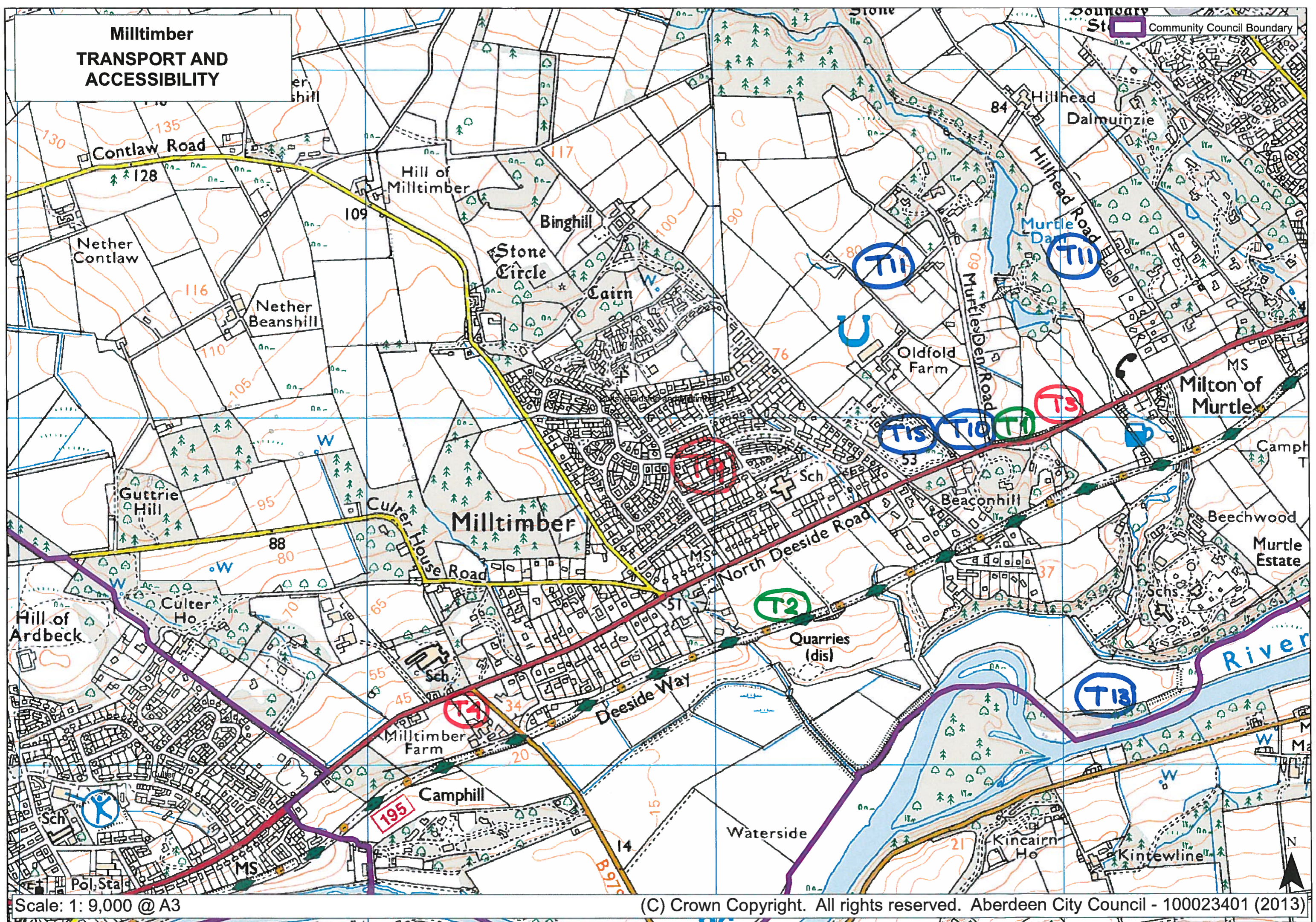


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# Milltimber TRANSPORT AND ACCESSIBILITY

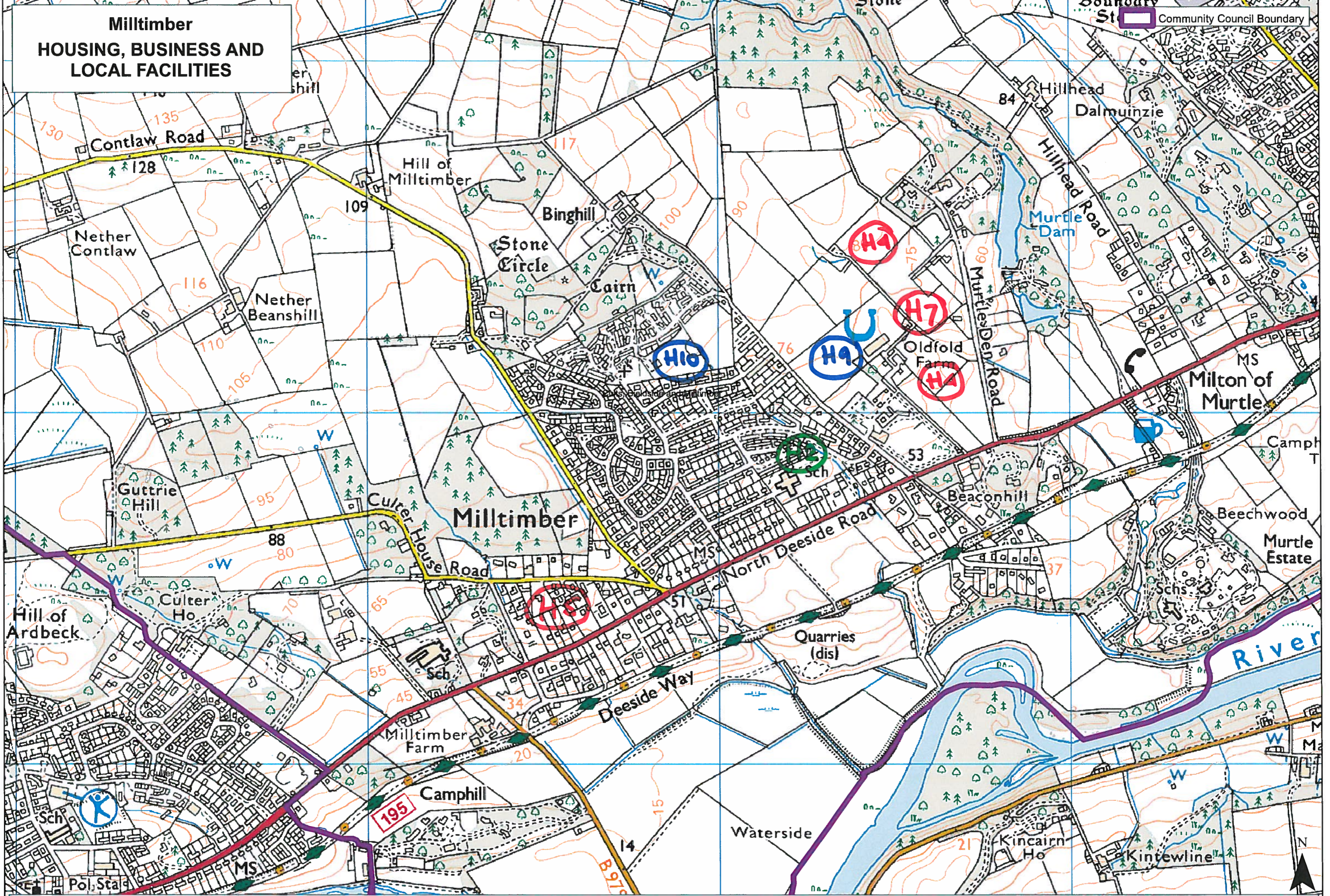


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# Milltimber HOUSING, BUSINESS AND LOCAL FACILITIES



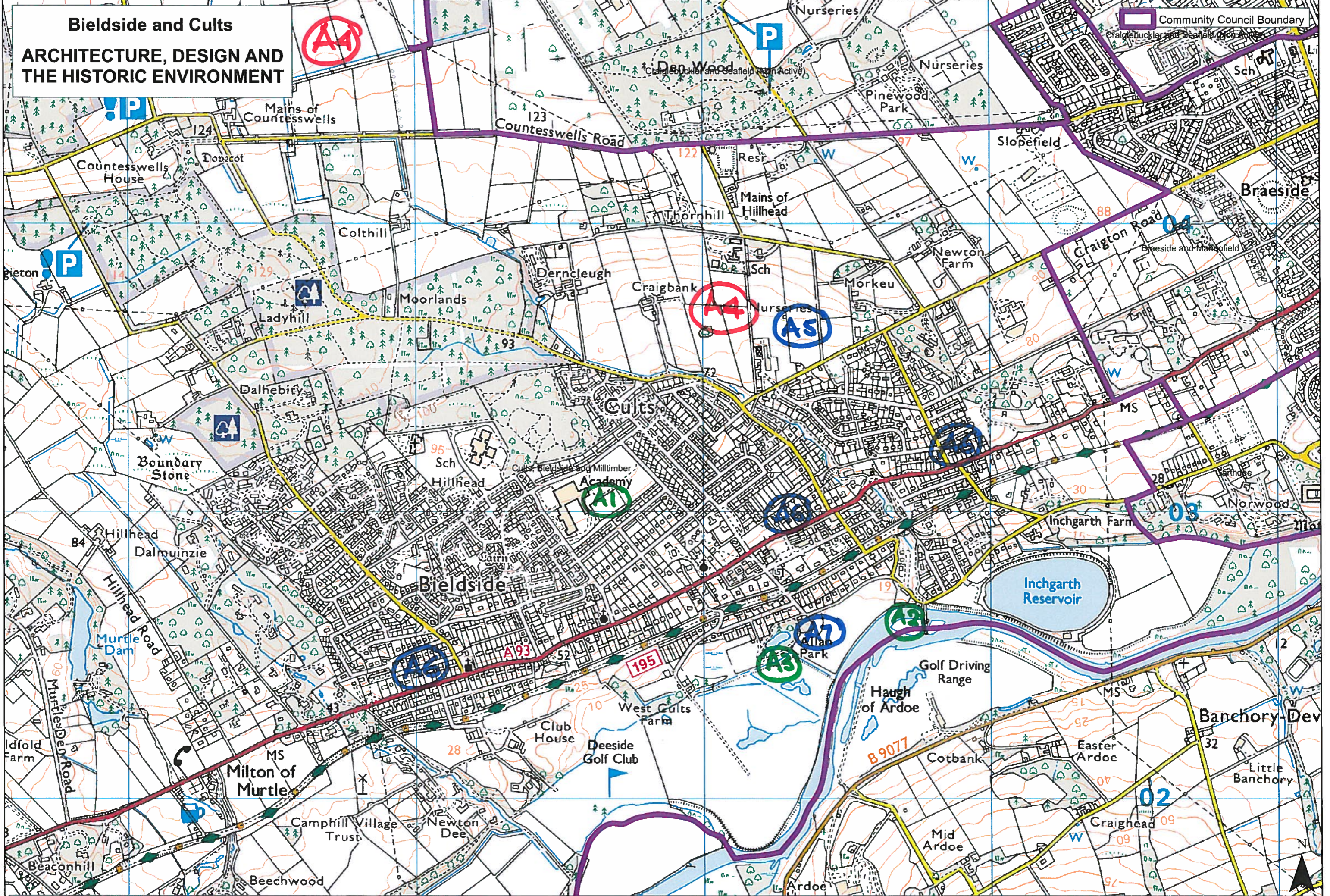
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# Bielside and Cults

## ARCHITECTURE, DESIGN AND THE HISTORIC ENVIRONMENT

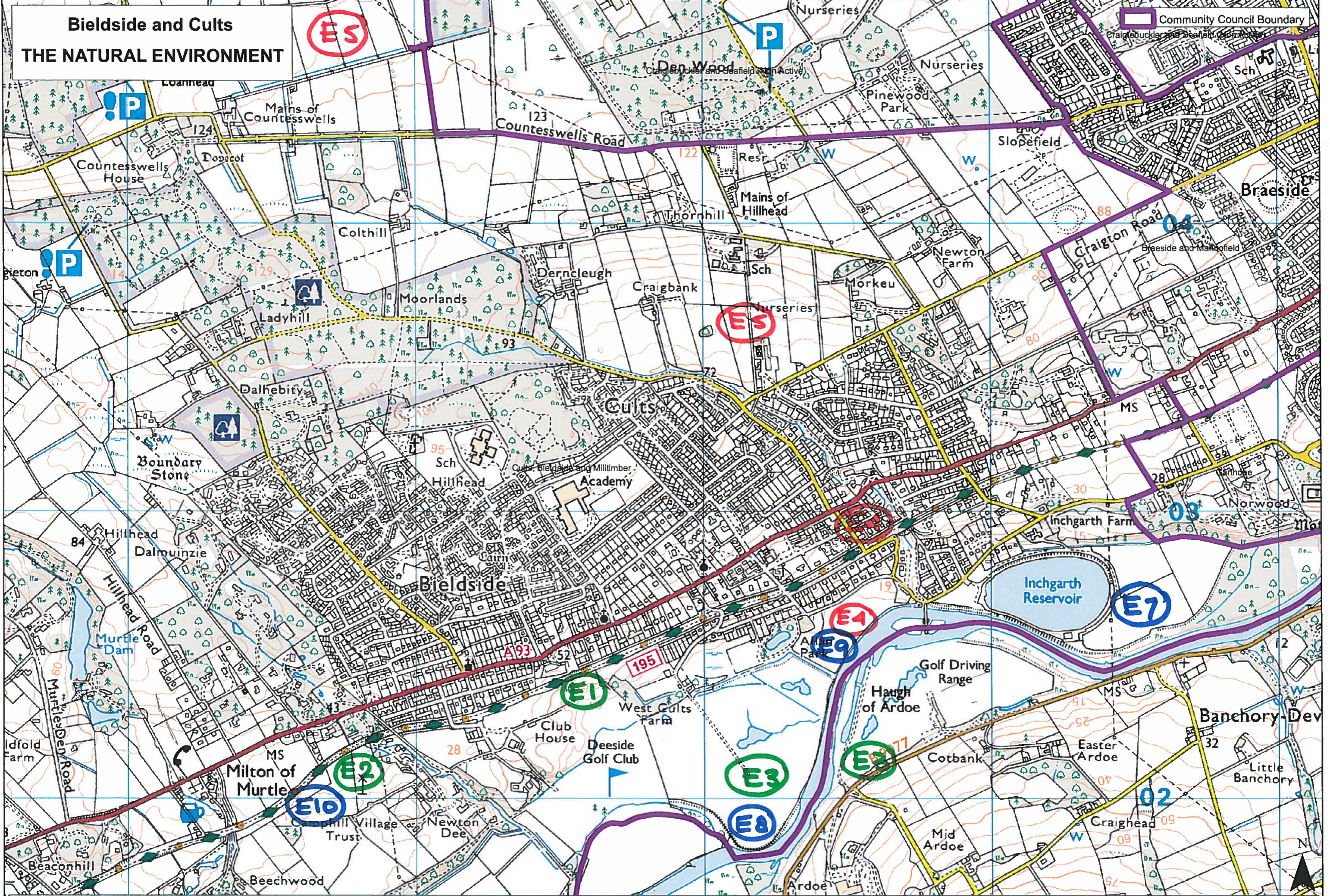


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# Bieldside and Cults THE NATURAL ENVIRONMENT



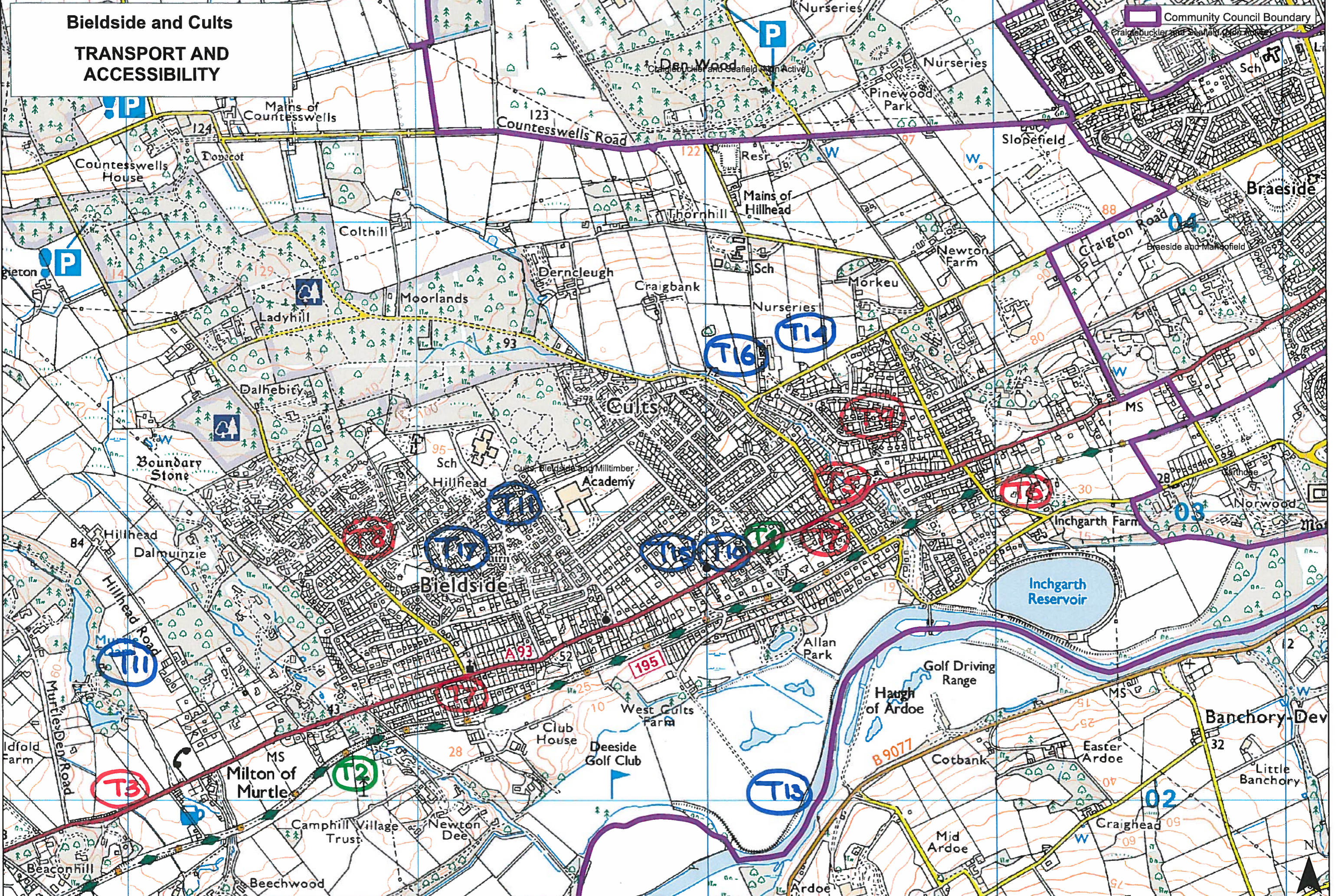
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E3



# Bielside and Cults TRANSPORT AND ACCESSIBILITY



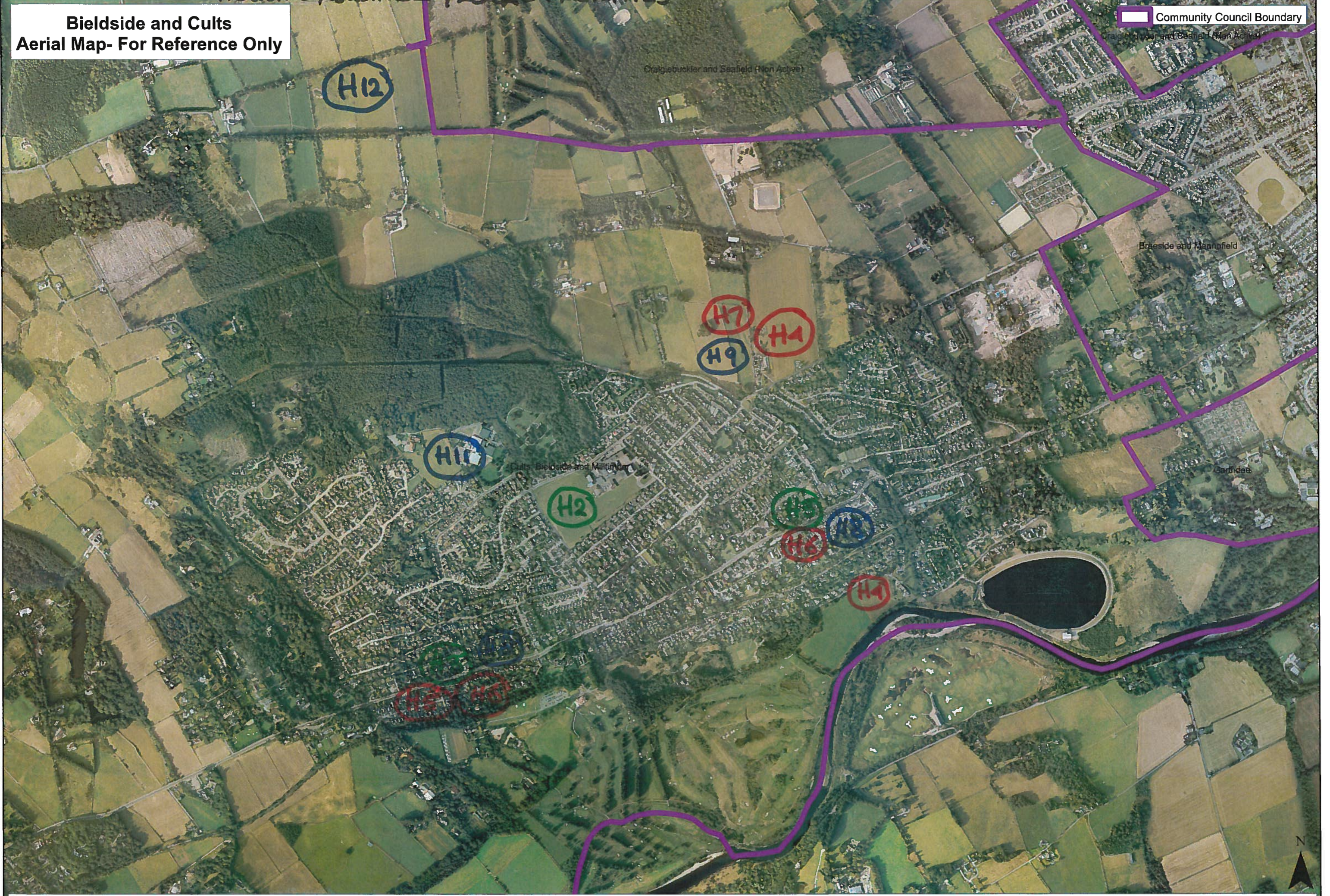
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**Bielside and Cults  
Aerial Map- For Reference Only**

Community Council Boundary



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## Cults Bieldside Milltimber : Likes



Deeside Line Path



River Dee



Shakin Briggie



Local Reservoir



# Cults Bielside Milltimber : Likes



Local Reservoir 2



Allan Park 1



Allan Park 2



Allan Park 3



## Cults Bielside Milltimber : Likes



Trees on Deeside Line



# Cults Bielside Milltimber : Dislikes



Limited Parking in Cults 1



Limited Parking in Cults 2



Limited Parking in Cults 3



Jct N Deeside Rd and B979



## Cults Bielside Milltimber : Dislikes



Homes on the floodplain



Potholes on Golf Road



## Cults Bielside Milltimber : Dislikes



Speed Bumps.



Speed Bumps 2