

CULTER COMMUNITY COUNCIL

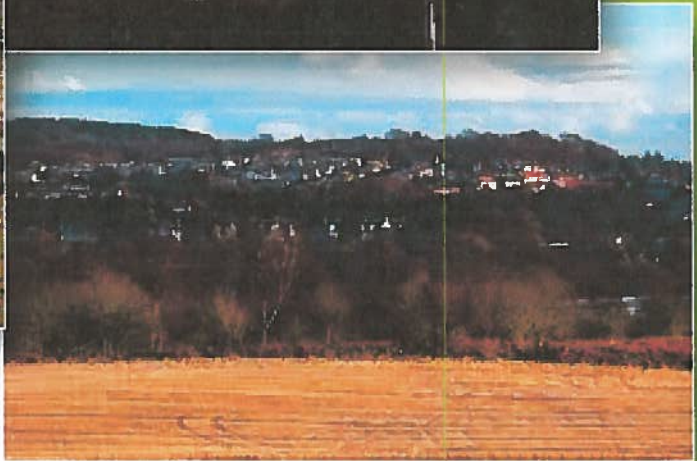
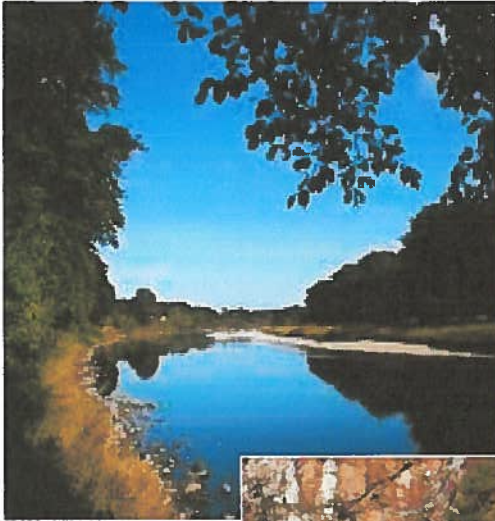


REVISED FOR ISSUE 14/6/2013 Rev 8



2013

Planning Framework for Culter





REVISED FOR ISSUE 14/6/2013 Rev 8

A PLANNING FRAMEWORK FOR CULTER

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ABBREVIATIONS

CCC	Culter Community Council
ACC	Aberdeen City Council
Shire	Aberdeenshire/ Aberdeenshire Council
AWPR/ WPR	Aberdeen Western Peripheral Route/ Western Peripheral Route
ALDP/ LDP	Aberdeen Local Development Plan
SME	Small to Medium Enterprise
NDSR	North Deeside Road
SDSR	South Deeside Road



INTRODUCTION

Culter Community Council (CCC) has long recognised the need for a structured approach to planning in the community. A planning sub-group of CCC under the leadership of Lavina Massie set itself the target of producing a 'Planning Framework' document laying out what the community would like to see achieved in the context of City and Shire led Local Development Plans (LDP's) and against which to base review and response to planning proposals and applications at all levels. This document sets context, format, content and timescale for that 'Planning Framework' for the consultation and consideration of our community before presentation to City Council via elected Councillors. It incorporates results of public consultations and comments from 2009 to date.

With confirmation that AWPR is going ahead, this framework is now updated for further consultation and approval by Culter Community. Notifications of public meetings to do this are prepared and distributed via the Culter Courier network.

BASIS (KEY BUILDING BLOCKS):

- ❖ Culter Community Council Area Map: July 2012; ref ACC – 100023401(2012)-ATTACHMENT 1
- ❖ Aberdeen City Council Area Map (same reference) dated 2011 – ATTACHMENT 2
- ❖ Known approved core developments and features: -
 - Aberdeen Western Peripheral Route (AWPR) – ATTACHMENT 3
 - Core developments approved in the present ACC LDP - ATTACHMENT 4
 - Contiguous developments approved in the present Shire development Plan*
 - Designated Green Belt Areas - ATTACHMENT 5
 - Conservation Areas; SSI's; Historical sites; Special Protection & Preservation Orders*
 - National grid reference and contour lines (Ordnance Survey) – ATTACHMENT 6
 - Core Paths, other footpaths and amenity areas - ATTACHMENT 7
 - Surface, sub-surface and aerial public utilities (power, sewerage, water, gas, telecommunications, drainage and the like) *
 - Public transport routes – ATTACHMENT 9*
 - Schools, clinics, libraries, shops, community centres, civic and public buildings, old peoples homes and sheltered accommodation, sports centres and facilities, public utility works, hospitals and other special institutions/ communities.*
 - Flood Plains and known flooding boundaries – ATTACHMENT 11
- ❖ Interfaces & Consultations – ATTACHMENT 12

** Documents yet to be created.*

TIMETABLE

The DRAFT Planning Framework completed internal preparation and review end March 2013. Public community consultation commenced with a City-wide event at Cults Academy based on the ACC



Local Development Plan April 2013 and Culter Gala display, Q&A and Culter Community Feedback May 2013 so that this formal document can be presented to ACC 14th June 2013 with a proposal for inclusion in city-wide planning and as guidance for developers and input to the Aberdeen City Local Development Plan (ALDP).

Internal review by CCC by: COMPLETE

Review by Councillors Boulton, Malik and Malone COMPLETE 16th April 2013

Initial Public Consultation COMPLETE 22nd April 2013

Initial Village Public Consultation COMPLETE May 2013 (GALA DAY)

Incorporate Feedback and re-issue for CCC approval June 2013 COMPLETE

Finalize and issue to ACC 14th June 2013

WANTS & HOW TO ACHIEVE THEM

This section represents what we most desire as a community. We need to embrace the development of the AWPR along our eastern boundary and work with it. Priority needs include:

1. **Removal of heavy Lorries from village centre** incorporating a well engineered **access and egress to and from the AWPR** for North and South Deeside Roads. RECOMMEND construction of approach dual carriageways and filtering new traffic light proposals on NDSR for left turning vehicles & bypassing Culter village for local north/ south and west/ east bound heavy traffic via the new AWPR link road to north of Culter House Road – ATTACHMENT 3
2. **Effective traffic management and high capacity village centre off-street parking:**
Enable full safe use and development of local shops, access (including child, OAP, disability enabling & safety provisions) to school, services, facilities and amenities on the A93 by:
 - **Developing current car parking and waste re-cycling area on one way system leading to Millside, immediately adjacent to main shopping area.** Incorporate old Mill Weighbridge and access plus railway spur (used to feed Mill). Develop whole as multi-level parking and combined waste disposal. Reserve on-street parking for disabled etc.
 - **Incorporate safe improved access to Kennerty** by replacing and re-aligning existing bridge over Burn, using wedge of land and rock outcrop to west.
 - **Modify Malcolm road junction with A93** by construction of a roundabout enabling safe turning in either direction by re-grading part of existing spur of land and A93 widening using open areas either side of Millside junction with A93. Incorporate with safe access to Hydro development by the bridge.
 - **No more housing approvals within 'Fishmonger to Spar' section of High Street, A93**
 - **Shops, bars, restaurants etc. to be focussed between Kirk and Rob-Roy, within easy walking distance of proposed car park to highlight 'village within a city' objective.**

3. **Entry Level & Family Housing Development** – for potential locations see ATTACHMENT 10. Entry level and family housing is integral to retaining our identity as a family based self-contained community achieving our development targets. It should enable young families to develop and grow in our community, feed our school, provide sustainable income for local businesses and link strongly with the overall development of Aberdeen City. There is a very strong feeling within established Culter families that there is little focus on the housing needs of ordinary working local people wishing to stay within the community as they grow, leave home, marry and raise children. They report far too much focus on unsuitable flats and high cost luxury housing. They are often not highly paid oil workers and need 2, 3 and 4 bedroom houses to be made available at affordable prices. The definition of ‘affordable’ in today’s market has been defined by those responding to consultation as “not more than £200,000 for a 2 bed house; not more than £240,000 for a 3 bed house and not more than £300,000 for a 4 bed house. Financing and mortgages to enable purchase of such properties are understood to be at the limit of realistic capability for the majority of respondents.
4. **Change current CCC eastern boundary** - currently down Pittengullies Brae (ATTACHMENT 2), but traditionally area to the west of Milltimber Brae considered being in CCC area of planning interest. With coming of AWPR, a major barrier/ boundary between Milltimber and Culter will be erected. CCC to apply to ACC to re-draw boundaries of Culter to take advantage of new demarcation and give control of areas to west of WPR to CCC.
5. **A much improved Primary School** building and facilities in line with the ECS Primary Estate Review with safe access by foot, cycle, public & private transport. With vision there is potential to develop the existing site and facilities and create an integrated safe facility of benefit to the whole community. Culter Parent Committee recommend to focus on the existing Culter Primary School building & facilities improvement rather than a new school and efforts will focus on lobbying for the Victorian Schools Project with identifiable discrete programme of funding for Culter Primary. The present school teachers and management are strongly supported in their delivery of the present high standard of education.
6. **Security of entry to Cults Academy** for Culter children. With developments in Milltimber (including new Oldfold Farm development), Kingswells & Countesswells it is feared that access to Cults Academy for Culter children could become restricted. To counteract this zoning and entitlement of access for Culter children should be strengthened as a first priority. The ECS work is supported.

During the Primary Estate Review Process there was suggestion of a new ‘super school’ in Milltimber to encompass a new secondary and possibly very large primary. Culter PC objects to such a solution and strongly favours Cults ASG zoning to be focussed on and meet the needs of Culter, Milltimber and Cults. In the event of expansion of school rolls and facilities these should include additional integral high-quality sports facilities such as swimming pool, athletics track and sports fields; additional police, warden and community support facilities; libraries and adult education, out of school hours activity centre and the like, plus adequate parking to facilitate full continuous use.

Culter strongly objects to any suggestion that development in Lower Deeside and surrounding areas should impose additional pressures on Cults Academy to the extent that

children in the existing catchment could be displaced to other schools. Large new building programmes require associated schooling which should not distort existing entitlements.

7. **Effective Public Transport up School Road** serving sheltered housing, health centre and areas away from NDSR – for additional routes, see ATTACHMENT 9
8. **Permanent Cures to Drainage Problems** to prevent flooding of roads and destruction of paths in times of heavy rain.
 - Bottom of School Road onto NDSR
 - Culter House Road and down Bucklerburn onto Malcolm Road
 - Kippie Lodge drive onto NDSR (will be addressed by AWPR construction?)
 - Pittengullies Brae into Camphill Drive and old Ferry Road to Lovers Walk.
 - Overflow of sewerage holding tanks into Dee at Pittengullies.
 - Drain and stabilize Deeside Way, Lovers Walk and Bucklerburn Road.

NOTE: Engineering proposals to address these issues are available from CCC

9. **Preservation and maintenance of core green belt:** Wildlife corridors, core paths and outdoor amenities (ATTACHMENT 7). NOTE: AWPR will now cut Deeside Way and River Dee wildlife corridor. Safe East-West access for walkers and wildlife restricted to a route beneath the new River Dee AWPR crossing bridge span or the footbridge north of current crossing point of Deeside Way. Effectively reduces 'green corridor' to beneath the span of the new AWPR Bridge beside the river, resulting in severe 'choke point' for transition of wild animals. **Current green spaces immediately to the west of AWPR and north of Camphill will effectively become 'marooned'.** * This will not then be part of a wildlife corridor and could potentially be used for building, such as light industry and housing, including entry-level housing, in exchange for upgrading the area drainage and amenities including:

- **Reinstate riverside walk (Lovers Walk) from Culter down to Milltimber and Murtle,** through a re-structured wildlife corridor linking with an improved, fully drained and fully hard surfaced Deeside Way at both ends.
- Such development should drive funding to solve long term infrastructure and amenity shortcomings. Long term maintenance would be part of such a development package.

* Attachment 11 - SEPA Indicative River and Coastal Flood Map shows this area as being river flood-risk free.

10. **Upgrade and extension of core paths network** to link with adjacent city and shire-wide networks, permit safe cycle commuting and walking access to all core amenities and main facilities such as shops, library, clinic, schools, sheltered housing, and public transport pick up points. (ATTACHMENT 7)
11. **Fast broadband services network.**
12. **Business Park:** See ATTACHMENT 9

For Small Enterprise along lines proposed previously for Malcolm Road site. Alternative now proposed in concept adjacent to the AWPR with access on Milltimber Brae. Business Park focuses development in one area instead of proliferation of 'tucked-away' enterprises throughout the village. Concentrates commercial traffic adjacent to AWPR and provides purpose built light industrial services and utilities in keeping with local needs. Incentivise occupation and release existing haphazard sites in village for residential development. This proposal in no way suggests medium to large enterprise development should be considered



for Culter. In view of Westhill & Kingswells developments with AWPR linkage anything other than small enterprises in Culter are seen as wholly inappropriate.

DON'T WANTS

- 1. Heavy traffic through the village, congestion and parking problems including a proliferation by default of on-street parking.**
- 2. Any more one or two-bedroom flats**
- 3. Compromise of Culter children's access and entry to Cults Academy**
- 4. More development without first providing infrastructure capacity in all essential services and utilities.**
- 5. Destruction/ erosion of green belt and wildlife corridors, natural amenities and wildlife.**
- 6. Wind energy turbines and power transmission lines of an intrusive and inappropriate design and location.**
- 7. Piece-meal and ad-hoc development.**

CONCLUSIONS

CCC subscribe to the general view that the AWPR will form a logical new boundary and demarcation between the Cults, Beildside and Milltimber CC and Culter CC areas of responsibility and support the re-drawing of boundaries accordingly. It follows that developments in Culter would naturally be favourable to the east of current development towards AWPR.

Priority needs are to address drainage and upgrade and flood prevention, to dovetail with the enhancement of the local infrastructure proposed. Main drivers of development in Culter should be:

- Permanent solutions to parking and traffic problems
- Permanent solutions to drainage, sewerage and flooding problems
- More entry level and affordable family housing suitable for family growth and expansion
- Enhanced schooling incorporating long term security of access to the high quality Cults Academy
- Focus on 'village within a city' with provision for growth from within and local business.

Culter wishes to retain its own identity and to a degree 'self-sufficiency'. With a diverse and appealing infrastructure of shops and services, we seek to enhance family development and the 'village within a city' experience for residents. The arrival of AWPR is seen as an opportunity to underwrite this broad aspect of development potential without promoting urban sprawl and by retaining the community experience and ambiance. To this end we see development tending to favour eastwards infill rather than westwards expansion, with AWPR as a natural eastern boundary. The 'green corridor' along River Dee is compromised by AWPR - Make use of the narrow corridor under the new AWPR Bridge over the river and develop existing common usage footpath along the river connecting Murtle, Milltimber, Culter and Drumoak. Addition to the core paths network would significantly enhance local walking experience at little cost and create first class amenity infrastructure.

ATTACHMENTS

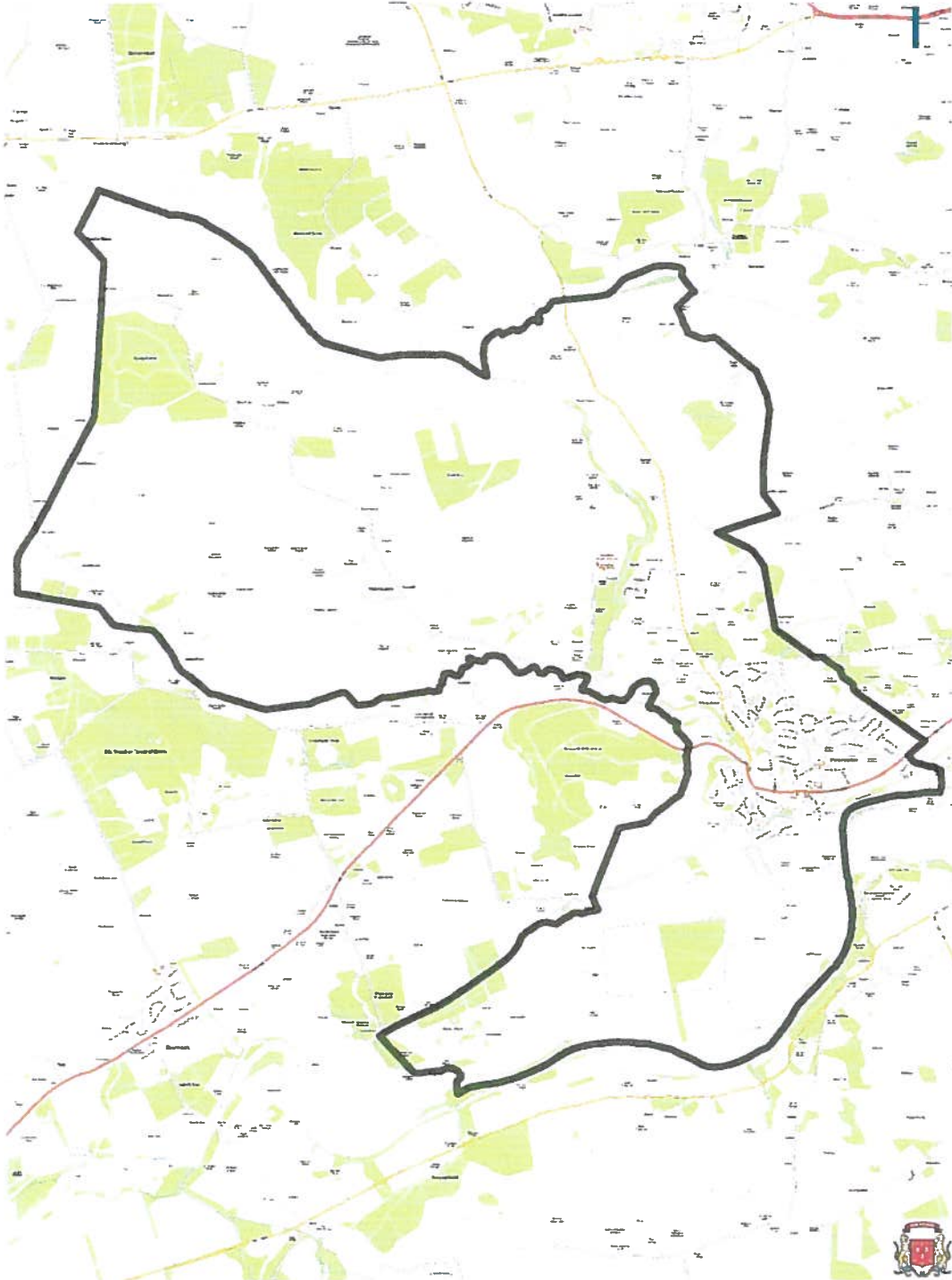
- 1. Culter CCC Boundaries**

- 2. ACC Boundaries**
- 3. Aberdeen Western Peripheral Route Adjacent to Culter**
- 4. Core Developments in Culter from ACC LDP 2012**
- 5. Designated Green Belt Areas**
- 6. Ordnance Survey Map References**
- 7. Core Paths/ Path Networks/Public Amenity Areas & Wildlife Corridors**
- 8. Business Park Option**
- 9. Public Transport Routes (not done yet)**
- 10. Affordable Family Housing Options (not done yet)**
- 11. Indicative River Flood Map (from Scottish Environment Protection Agency SEPA)**
- 12. Notes from previous public consultations**

ATTACHMENT 1 Culter CCC Boundaries

Culter Community Council Area

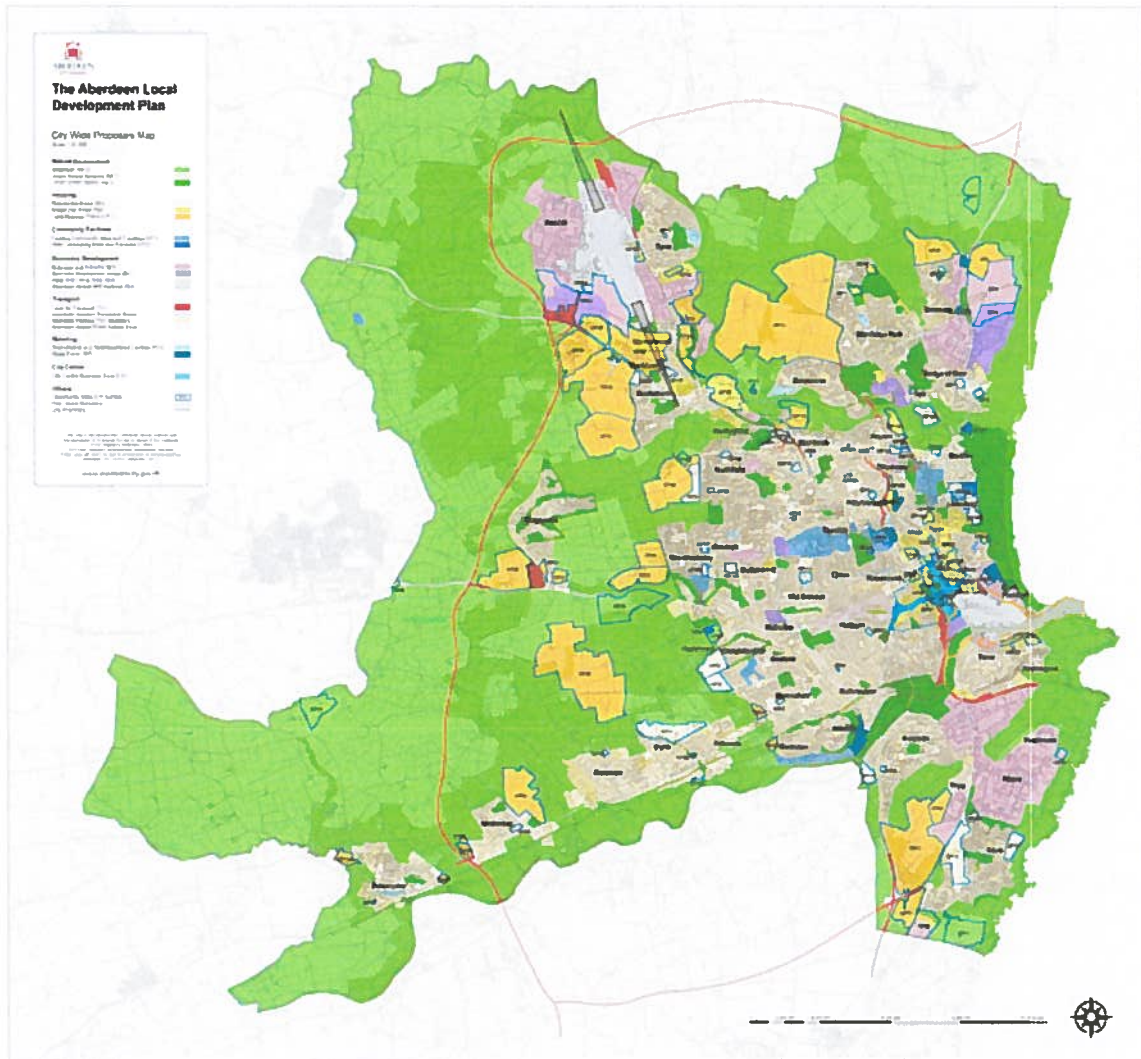
ATTACHMENT 2



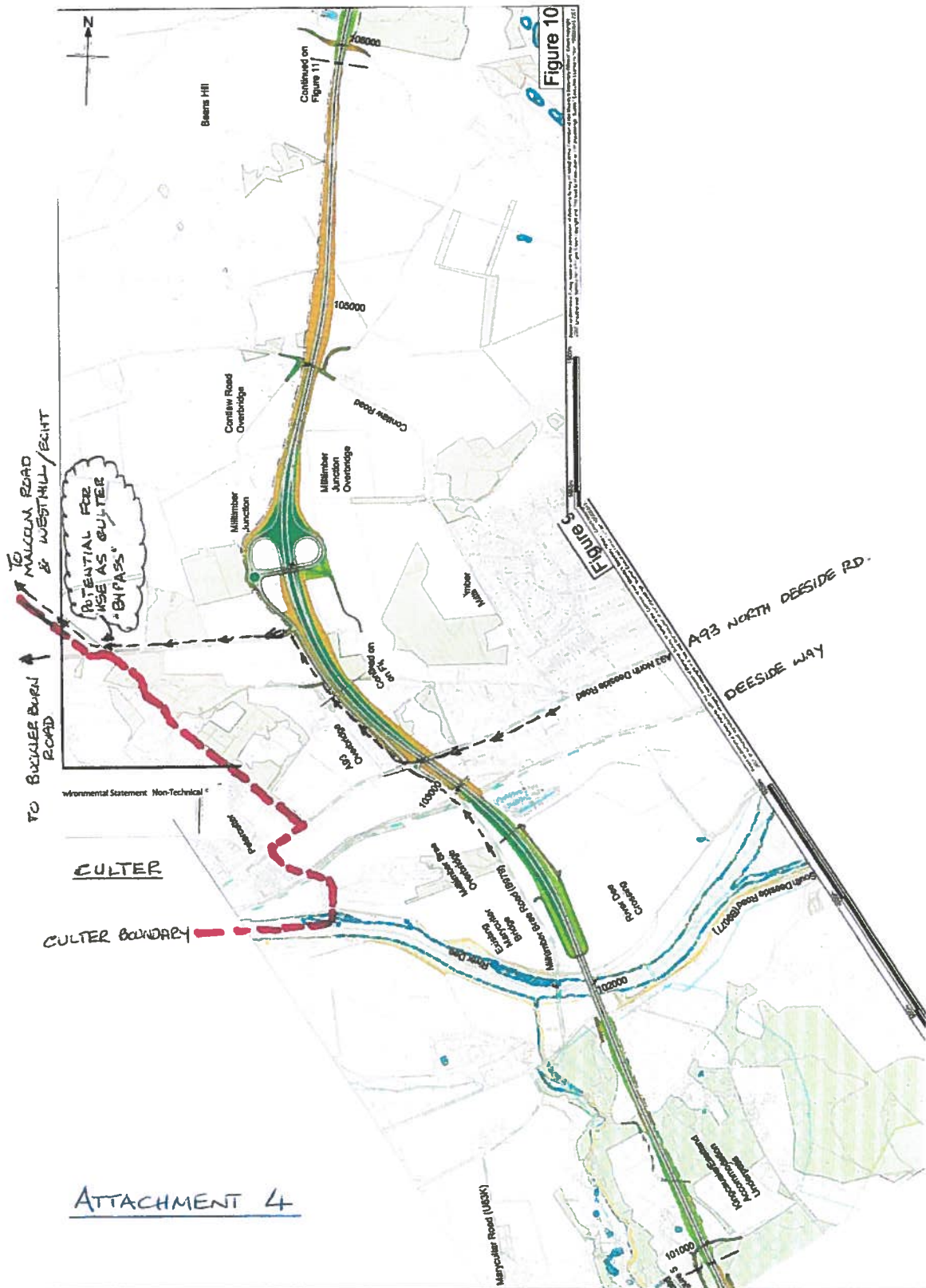
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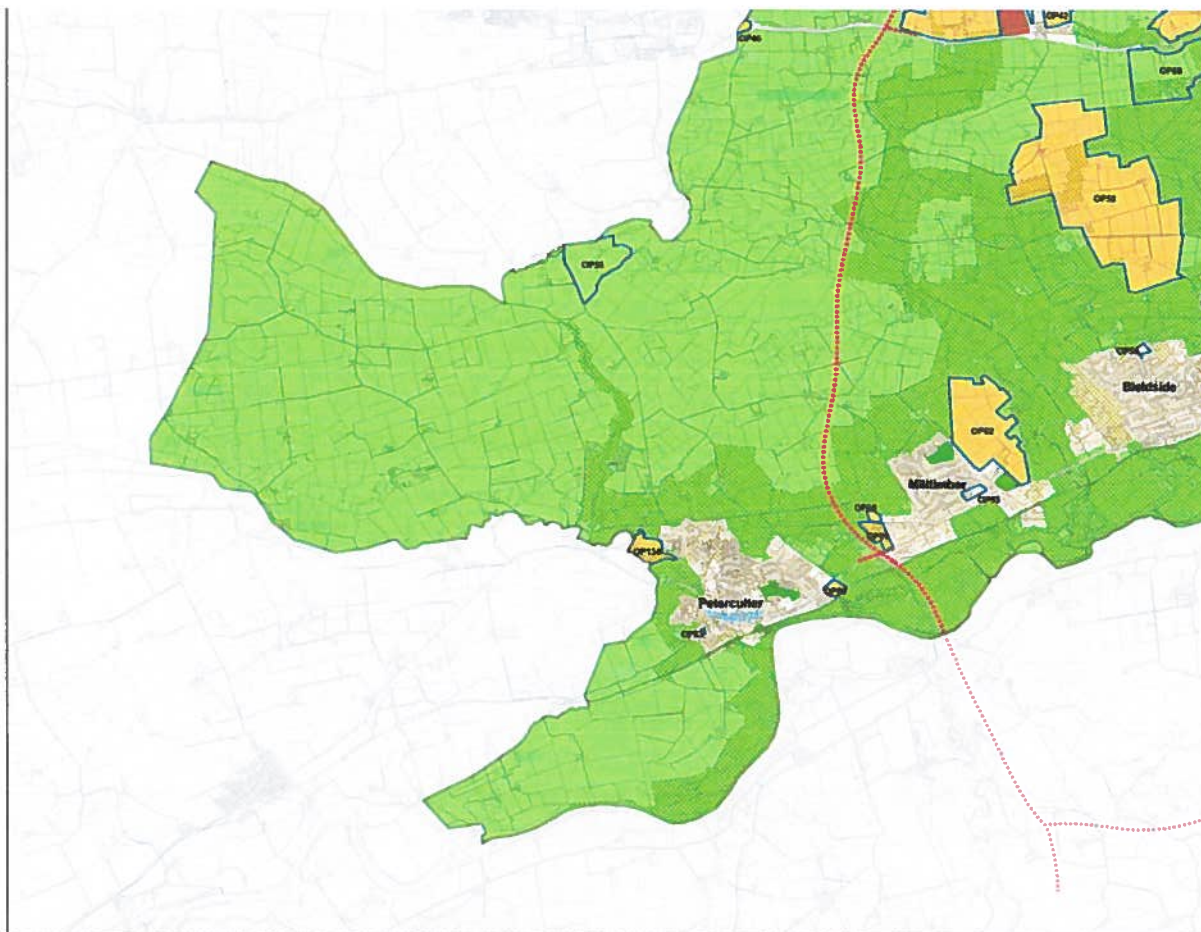
ATTACHMENT 2 ACC Boundaries



ATTACHMENT 3 Aberdeen Western Peripheral Route Adjacent to Culter



ATTACHMENT 4 Core Developments in Culter from ACC LDP 2012 (Orange Areas)



Extract from Aberdeen Local Development Plan 2012: “Directions for Growth: Development at Deeside” (Page 15)

2.28 Relatively limited development is proposed along the Deeside corridor with only one major site identified at Oldfold. There are significant transport and educational capacity infrastructure constraints in the area which restrict the scale of future development. The Oldfold development includes an opportunity to redevelop Milltimber Primary School.

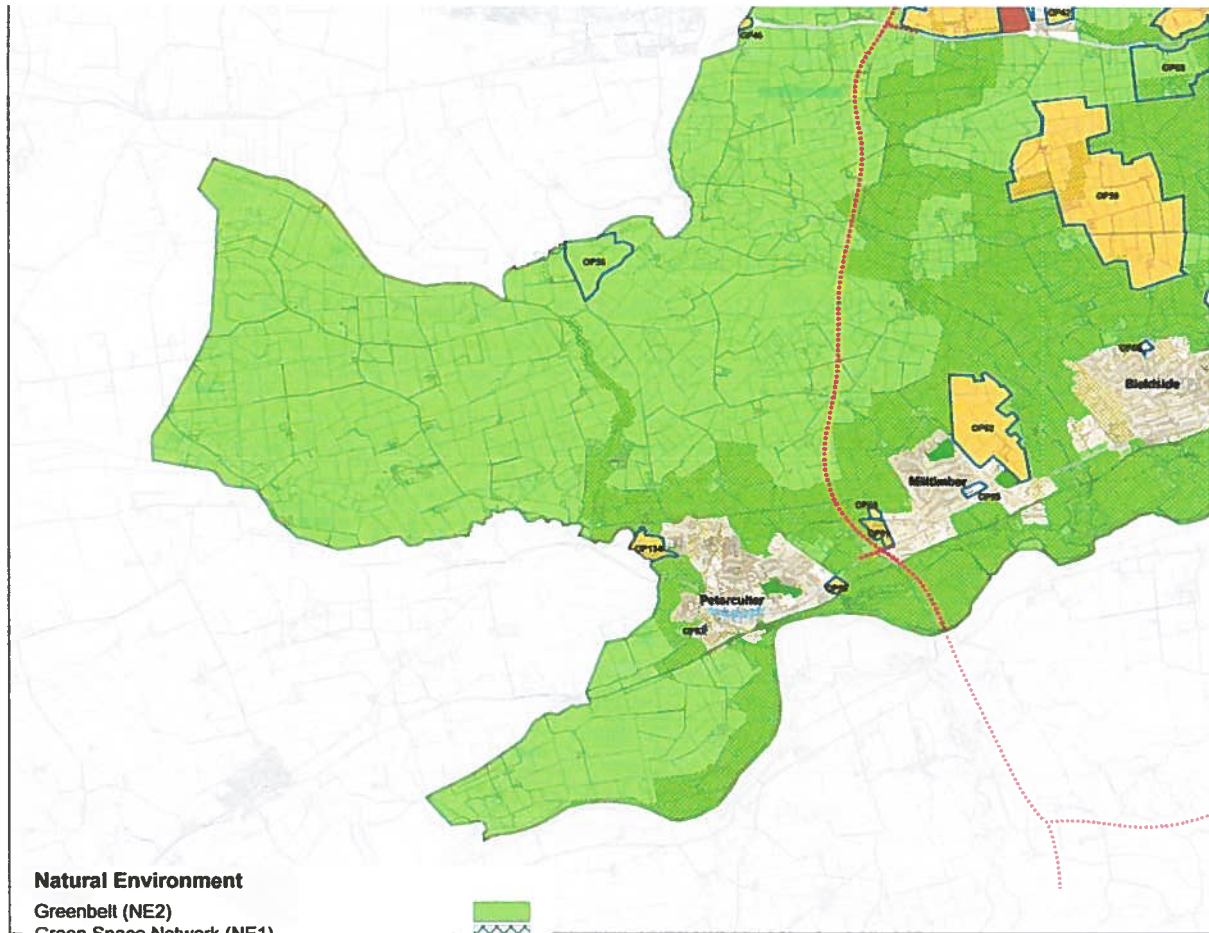
Table 9 Development at Deeside

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
OP59 Peterculter East	25 homes	-	-
OP60 Culter House Road	5 homes	-	-
OP61 Edgehill Road	5 homes	-	-
OP62 Oldfold	400 homes	150 homes	-
	5 ha employment		-
OP64 Craigton Road / Airyhall Road	20 homes	-	-
OP65 North Garthdee Farm	80 homes	-	-
OP134 Peterculter Burn	19 homes	-	-
Housing Total	554 homes	150 homes	0 homes
Employment Land Total	5 ha		-

Notes

- Masterplan required for OP62.
- North Garthdee Farm requires a planning brief.
- A planning brief will be required for OP134 setting out (a) specific measures needed to avoid damage to, and enhance the District Wildlife Site, and (b) the requirement to provide a construction method statement that will avoid adverse effects on the qualifying interests of the River Dee SAC (Atlantic Salmon, Freshwater Pearl Mussel and Otter).

ATTACHMENT 5 Designated Green Belt Areas (Green areas and dotted areas)



Natural Environment

- Greenbelt (NE2)
- Green Space Network (NE1)
- Urban Green Space (NE3)

Housing

- Residential Areas (H1)
- Mixed Use Areas (H2)
- Land Release Policy (LR1)

Community Facilities

- Existing Community Sites and Facilities (CF1)
- New Community Sites and Facilities (CF2)

Economic Development

- Business and Industry (BI1)
- Specialist Employment Areas (BI2)
- West End Office Area (BI3)
- Aberdeen Airport and Harbour (BI4)

Transport

- Land for Transport (T1)
- Aberdeen Western Peripheral Route
- Aberdeen Harbour Port Boundary
- Aberdeen Airport Public Safety Zone

Retailing

- Town, District and Neighbourhood Centres (RT3)
- Retail Parks (RP)

City Centre

- City Centre Business Zone (C2)

Others

- Opportunity Sites (OP number)
- City Centre Boundary
- City Boundary

Taken from Aberdeen Local Development Plan 2012 (Page 11) :

Greenfield Development

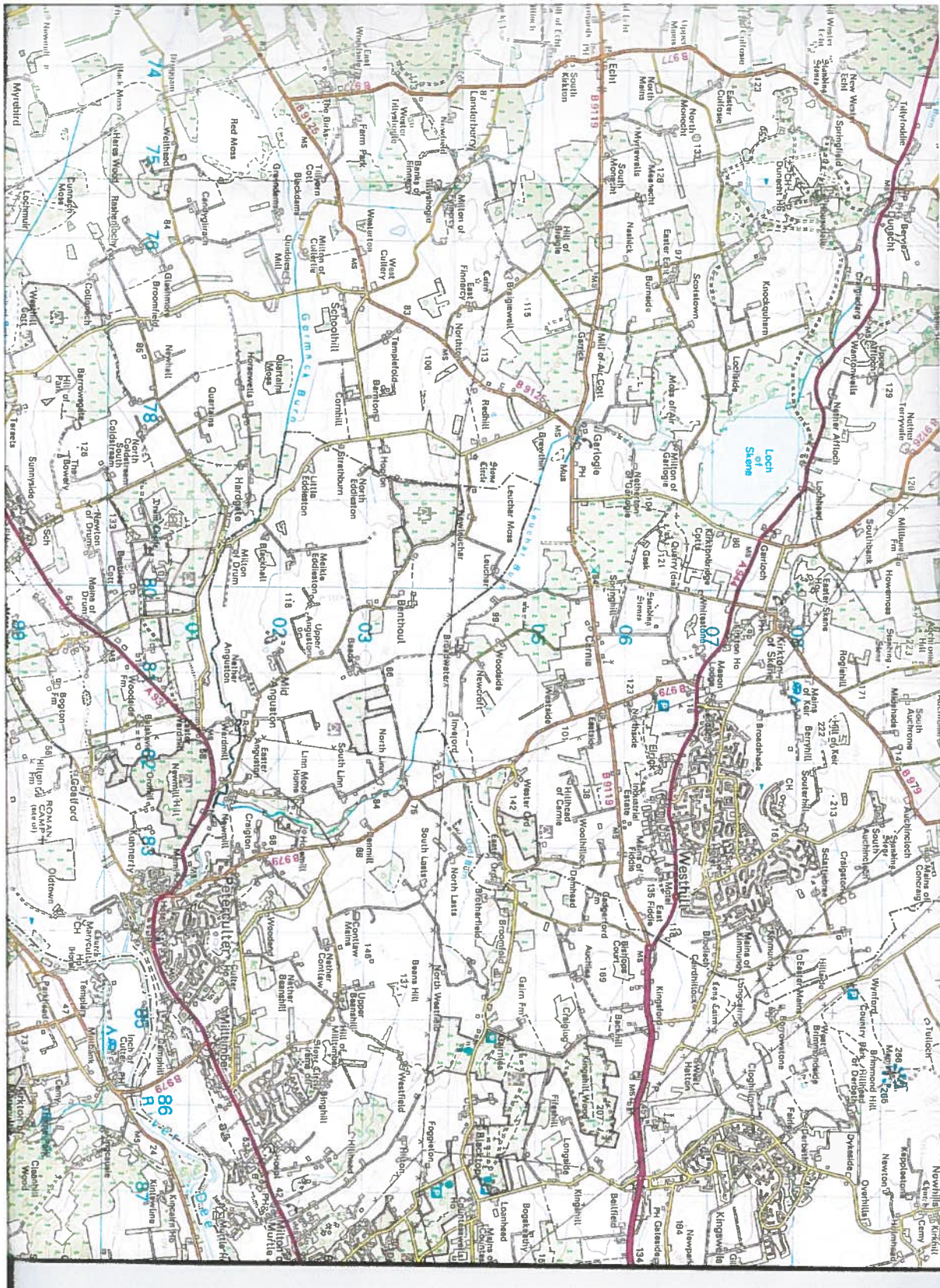
2.19 Sites have been identified to meet the requirements of the Structure Plan on greenfield sites - this includes both the 17,000 homes up to 2023 and 175 hectares of employment land up to 2030. Many of these opportunities have a mixture of uses. These are in addition to sites allocated in the 2008 Aberdeen Local Plan which have not yet been developed. The broad geographical distribution of these sites is shown in Table 4.

Table 4 Greenfield Development Allowances and Allocations

Housing Allowances	2007-2016	2017-2023	2024-2030	Total
Bridge of Don/Grandhome	3,210	2,100	2,300	7,610
Dyce/Bucksburn/Woodside	3,300	1,200	740	5,240
Kingswells and Greenferns	1,520	350	400	2,270
Countesswells	2,150	850	0	3,000
Deeside	554	150	0	704
Loirston and Cove	1,100	400	0	1,500
Total	11,834	5,050	3,440	20,328
Structure Plan Allowances	12,000	5,000	4,000	21,000

Employment Land (hectares)	2007-2023	2024-2030	Total
Bridge of Don/Grandhome	5	27	32
Dyce/Bucksburn	36	18.5	54.5
Kingswells and Greenferns	61		61
Countesswells	10		10
Deeside	5		5
Loirston and Cove	13	20.5	33.5
Total	130	66.5	196
Structure Plan Allocations	105	70	175

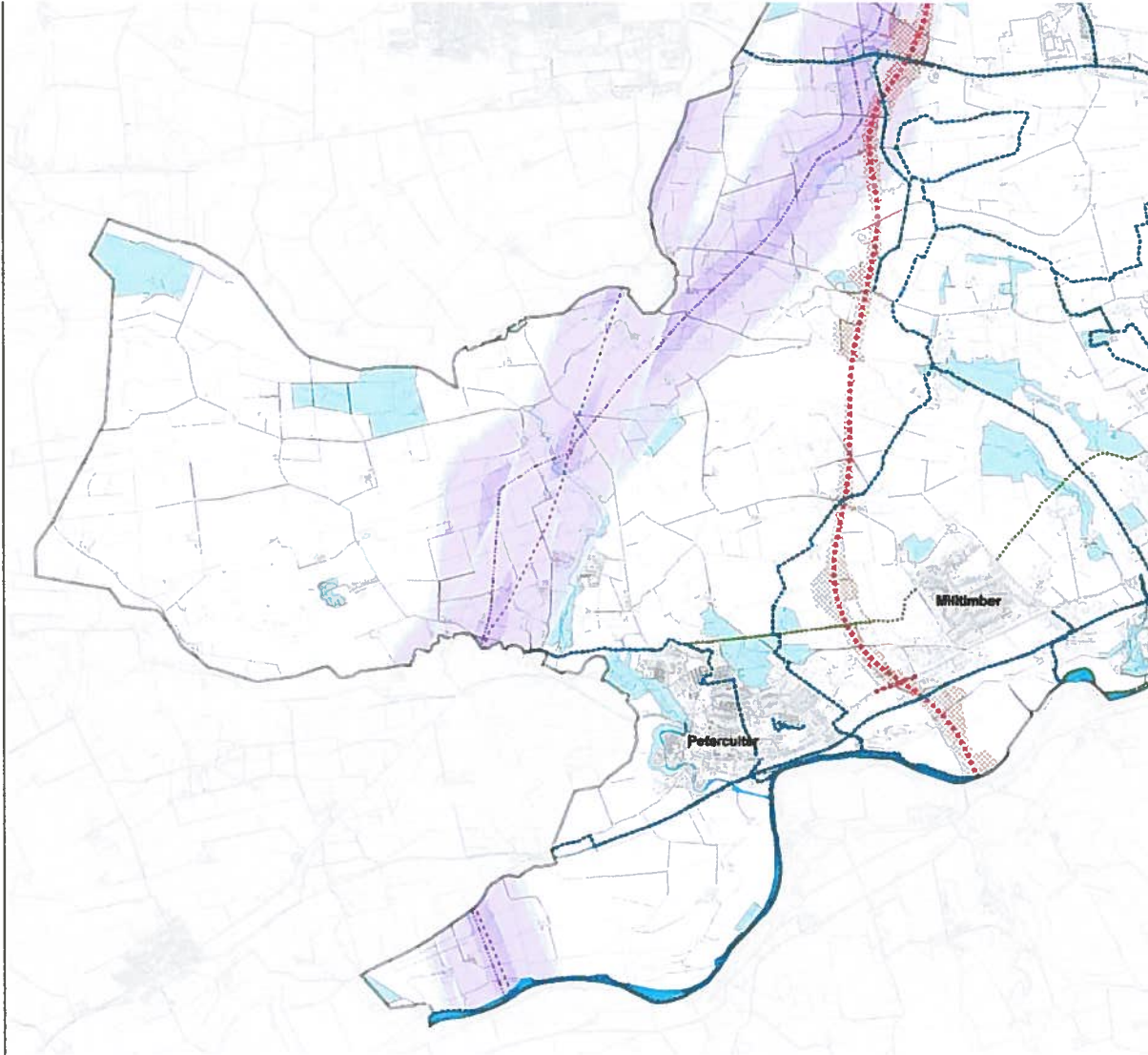
ATTACHMENT 6 Ordnance Survey Map References



ATTACHMENT 7 Core Paths/ Path Networks/Public Amenity Areas & Wildlife Corridors

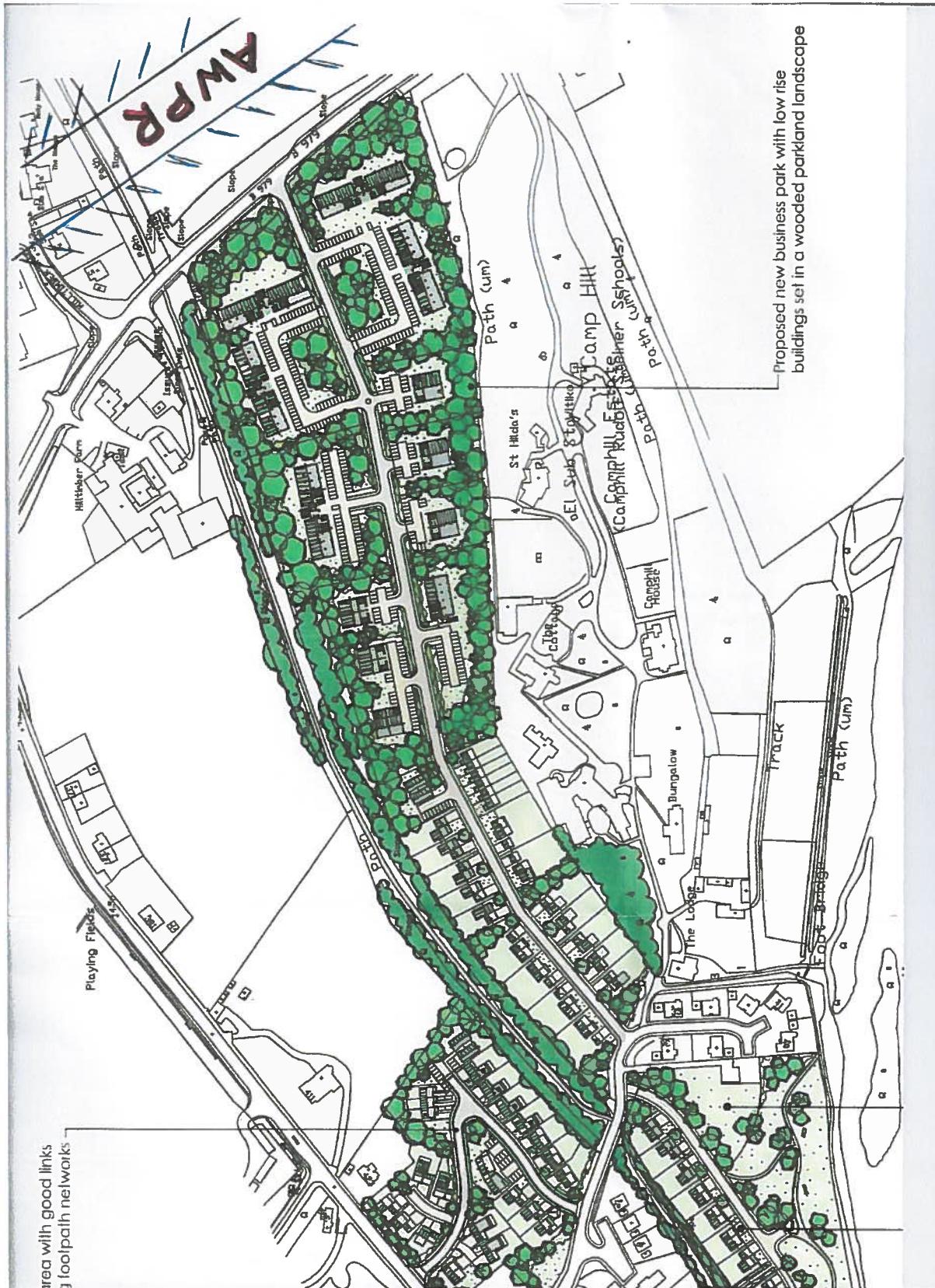
Map temporarily created using Restrictions in Culter Area Map taken from LDP 2012.

Wildlife corridors not yet shown:



Natural Environment	
Distict Wildlife Sites	
Linear Distict Wildlife Sites	
SSSI	
Local Nature Reserve	
River Dee Special Area of Conservation	
Coastal Management - Coastal Area Development	
Coastal Management - Coastal Area Undeveloped	
Economic Development	
Pipelines	
Pipeline Notification Zones	
Transport	
Aberdeen Western Peripheral Route	
AWPR - Compulsory Purchase Areas	
Heritage	
Conservation Areas	
Others	
Core Paths	
Aspirational Core Paths	
City Boundary	

ATTACHMENT 8 Business Park Option



ATTACHMENT 11

Indicative River Flood Map (From Scottish Environment Protection Agency)

Indicative River & Coastal Flood Map

Please note: the flood map does not take into account all flood defences which may be in place now or in the future.



Some features of the flooding map are based on digital spatial data licences from the Centre for Ecology and Hydrology ©CEH, ©MO, ©NSRI, ©MLURI, ©OSNI, ©DARD(NI), ©Defra and includes material based on Ordnance Survey 1:50,000 maps with permission of the controller of Her Majesty's Stationery Office ©Crown Copyright.

Important Information

By viewing this page you are deemed to have read and understood the important information summarised below. The Indicative River & Coastal Flood Map (Scotland) has primarily been developed to provide a strategic national overview of flood risk in Scotland and does not provide enough detail to show the flood risk to individual properties. Whilst all reasonable effort has been made to ensure that the flood map is accurate for its intended purpose, no warranty is given by SEPA in this regard. SEPA reserves the right to change the information contained in the flood map without notice. Users are required to validate any information provided independently - any reliance upon the flood map is at the user's own risk. The criteria, assumptions and intended purpose of the flood map can be found in the full text of this notice, along with the terms and conditions associated with its use. © SEPA 2010 ALL RIGHTS RESERVED

LEGEND

INDICATIVE FLOOD MAP

- Areas at risk of flooding from rivers
- Areas at risk of flooding from the sea
- Areas at risk of flooding from both rivers and the sea

FLOOD DEFENCES

- 44 Defence scheme ref no. and location
- Embankment
- Wall
- Channel Improvement
- Area benefiting from flood defence relative to the scheme's standard of protection
- Storage area
- Pump
- Culvert
- Floodgate

ATTACHMENT 12: Comments from Consultation in 2009

1. **PRIOR CONSULTATION INCLUDED IN THIS FRAMEWORK** The last public community consultation on planning and development in the community took place on 26th September 2009. This was in the form of a half-day public presentation and consultation process held at the School on a Saturday morning. Attendance was good, and all current major development proposals together with general planning and development issues were addressed. No developers were present despite being invited. A total of ninety three written feedback returns were included in formal feedback on the current Local Development Plan to Aberdeen City Council.

A summary of community public feedback from this event in 2009 follows:

- a. **BEFORE further development:**
 - **AWPR** to be constructed
 - **Upgrade Infrastructure** (drainage/ communications/ roads/ public transport)
 - **Address parking and heavy traffic** particularly A93 North Deeside Road, School Road, Malcolm Road. Widespread views that AWPR will not resolve Culter traffic problems. Urgent need for village wide review and central off-street parking.
 - **Assumptions for sustainable economic growth not credible**
 - **Infrastructure unable to cope safely and reliably** with current loads so how will it manage increased demands of LDP and other proposals? Large volume of concerns regarding
 - Capacity of schools,
 - Parking,
 - Congestion,
 - Drainage and sewage,
 - Communications
 - Medical services capacity.
 - **Development of affordable family housing is priority** all we see is flats and luxury housing. No need for more flats and luxury houses - it is stable young families that are our community priority and main focus.
 - **Preserve local amenities such as walks, green spaces, wildlife habitat and community accessible woodlands, river banks and heaths.** Highlighted as a major reason why people want to live in Culter.
 - **Profit driven developers pushing own developments** when a large number of people in the community want only developments that are approved by their Councils. Strong case made for enhanced role of Community Councils in Planning Approvals. Strong support for Council preferred development options which do not compromise (but enhance) walks, wildlife habitat, infrastructure and services.
 - **Dee valley within city limits** should not be continuously developed. **Green belt** walks and habitats must be maintained and developed as a recreational asset used by whole population and many visitors.
 - **Reinstate Deeside Railway without sacrificing the Deeside Way** to provide commuter rail links along the valley, reducing traffic congestion and pollution. Re-

route Deeside Way along existing upgraded riverside paths to enhance views and wildlife experiences.

b. SPECIFIC DEVELOPMENTS:

Hill of Ardbeck & Culter House Woodland Areas

- **An almost unanimous objection to development of this area - the 'green lung' of Culter and a main amenity of the community.**
- **School Road already struggling with traffic burdens especially at peak commuting times which coincide with school drop-off and pick-up times.** Alternative safe access to and pick-up/ drop-off for school to be considered using public land to east of school.
- **Wildlife and rare plant habitat** with extensive wetlands and woodlands which our community must not lose.
- Possibility for development of a very small number (5 to 7 maximum) of unobtrusive houses on periphery near to water reservoir.

Kennerty

- **Low level support only** if for affordable housing. Views and Vistas to be protected.
- **Concern about traffic levels and congestion** strong opinions voiced about access.
- **Need to protect Roman Camp**
- **Desire to return Deeside Way to commuter rail line**
- **Need to provide extensive additional parking**
- **Need to upgrade already over subscribed utilities infrastructure**
- **Inadequate drainage and flood risk from burn**
- **Concerns expressed regarding proximity to main natural gas pipeline**

Development of Culter East – Pittengullies Area (ATTACHMENT 9)

- **Support for Pittengullies Brae area development** as it is more an extension of the village than e.g. sprawl up Malcolm Road, especially if affordable housing included.
- **Support** in view of likely route for AWPR with less traffic/ congestion/ parking impact and little 'through traffic impact.
- **Development would need new roads** linking Milltimber Brae and NDSR
- **Concern** at proximity to BP garage, M&S Shop; Coronation Road & Ploughman junctions
- **Concern** at building on low lying areas which flood and in a stream fed area which regularly overflows – drainage needs complete re-build
- **Strong concern** at lack of stability and close proximity to main sewer plus existing drainage problems and regular overflow of sewage to Dee from Pittengullies relief station at times of heavy rain.
- **Strong concern at loss of green belt and wildlife corridor** but recognised that AWPR would in any case result in loss of these features in this area, so if development takes place, then alternative green space and wildlife security essential to retention of public amenity.
- **Concern at loss of farm land**

Development of Culter East – North of NDSR

- **Few comments received**

- **Concern at lack of connectivity (AWPR bisects area)**

Development of Malcolm Road Area

- **Support** as area seen more suitable to development than (say) Kennerty
- **Support** for limited development of (say) up to 10 units
- **Concern** on basis of traffic, utilities, infrastructure and population growth impact on schools and services
- **Strong general objection to any building in flood plain of Culter burn (Leuchar and Cormack burns)**
- **Areas available are too far from village centre** thus proliferating unwanted 'urban sprawl'
- **Millbank & Denmill flooding** highlighted as examples of inappropriate development with inadequate drainage
- **Importance of Shoddy and Bucklerburn Core Paths & long views** to public amenity highlighted which should not be compromised
- **Difficulty of safe access all along Malcolm Road** highlighted
- **Presence of unmarked streams and high ground wetlands/ flooding** highlighted.

CITY AND SHIRE INTERFACES AND CONSULTATION

Green Belt Review

Aberdeen's Greenfield housing and employment land requirements will have to be met on sites that are currently green belt. This means we have to weigh up a site's suitability for development against its suitability as green belt.

The proliferation and unsightliness of wind turbines is causing rising concerns with little confidence of any long term future in this technology for economic reasons. Note further concerns at the proliferation of power transmission lines and medical problems for residents in close proximity to them.

Witness the major disruptions when over ground power distribution systems are impacted by increasingly adverse weather extremes – snow & ice bringing down power lines and resultant cost of repair and to economy. Underground services do not suffer from these problems and are at least as cheap to install with modern 'trenchless' technology.

With the recent political impetus towards a general relaxation in planning constraints for housing plus a relaxation in green belt protection we are under notice at national level that there is a strong determination and political will to kick-start the economy with building projects. This requires a flexible but clearly defined approach from Communities who may otherwise be ignored in the deepening economic stress many communities now face.

LAND OWNER AND DEVELOPER INTERFACES AND CONSULTATION

Substantial development proposals in Culter include:

- Scotia Homes – Peterculter North
- Bancon Developments – Hill of Ardbeck

- Bancon Developments – Peterculter East (ATTACHMENT 9)
- Bancon Developments – Peterculter West
- Stewart Milne Homes North Scotland – Malcolm Road
- Paul & Williamsons/ Cordiner Pensions Trust – Culter House Road
- Churchill Homes (Aberdeen) Ltd – Malcolm Road & Mid Anguston & Culter House Road
- Ryden LLP on behalf Albyn School & Stewart Milne Housing – Albyn School Playing Field
- Ryden LLP on behalf Stewart Milne Homes – Contlaw
- Halcrow – Nether Beanshill

This list is not exhaustive, probably not completely up to date and should only be treated as indicative of the levels of development being vied for by developers.

The LDP 2012 only has three developments allowed: OP 53 Kennerty Farm Steading, OP 58 Pittengullies Brae and OP 134 Leuchar/Culter Burn Housing and associated Hydro scheme.

Substantial developments in surrounding areas, which will impact on and influence Culter include:

- Macdonald Estates - The Waterwheel Inn, NDSR which has planning permission.
- CALA Homes (East) Ltd – Oldfold Farm Milltimber & NDSR
- Bancon Developments – Milltimber South
- Scotia Homes – Countesswells
- Churchill Homes – Murtle Den Milltimber
- Knight Frank LLP on behalf Glaedale (Central Scotland) Ltd – Countesswells
- Substantial developments to the west and north of Culter within the authority of Aberdeenshire CC which will increase pressure of roads, amenities, schooling, utilities etc, etc. – List to be obtained and included
- Development of 220 dwellings and 60 affordable houses + golf centre and equestrian centre at Blairs College, including footbridge over River Dee.

More details of the above and their status to be included following further research and update.

The consultation process with developers/ prospective developers will be included in this planning framework – to follow.

ATTACHMENT 9 Public Transport Routes - To follow

ATTACHMENT 10 Entry Level Housing Options - To follow

REFERENCES - To follow

NOTES ON FEEDBACK & UPDATE POST ISSUE - To follow