



Local Development Plan Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

18 October 2013

Dear Madam, Sir,

Pre-MIR Consultation

We are writing to you because we noticed an apparent misrepresentation of Cults, Bielside and Milltimber Community Council's (CBMCC) submission to the Pre-Main Issues Report consultation, which unfortunately has been included in ACC's Toolkit Report of July 2013.

In our submission of June 2013 CBMCC's views on the planning of new developments in our area are captured in point H7, i.e.

"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."

In the Toolkit report this was summarized as: "New developments will place strain on local facilities" and "delay new developments until the road infrastructure is complete" completely missing the point that CBMCC is asking for a moratorium on the planning of new developments, not a delay of already agreed new developments.

Maybe we were not sufficiently clear in our write up hence we would appreciate if with this letter we could emphasize our strong views on this matter.

We decided to raise this matter because we are most concerned about the extraordinary volume of new development plans on greenbelt land proposed by land owners and the development industry in spite of your instruction to only look at brownfield sites. We offer the following comments for your consideration:

Christine McKay: Secretary, CBMCC



cbmcc@cbmcommunity.org.uk



Basically the proposals fall into four groups:

1. Plans for new developments adjacent to already agreed future schemes, i.e. B0902, 0918, 0921, 0924, 0933, 0944

We object strongly to any of these proposals being accepted. The currently planned developments in Friarsfield, Oldfold and Countesswells have not yet started and are not expected to be completed before 2030. Already the anticipated problems with traffic and schooling are proving difficult to solve causing delays in the start up of construction. The Link Road in Friarsfield will not be completed until 160 houses have been built, that - on current schedule - will not be until 2020. There is not even an indication how traffic from the new Countesswells town will reach city centre efficiently. Schooling for Oldfold and Friarsfield has also not yet been adequately solved.

In these circumstances it would be unwise to allow mushrooming of these development sites as, undoubtedly, this would lead to part completed projects with no clear accountability for additional infrastructure.

2. Plans for new developments adjacent to or outside of the future AWPR I.e. B0901, 0907, 0915, 0931, 0932, 0946

We are very concerned about these plans as they are based on the premise that residents in these new estates will use the AWPR to get to the city centre rather than the A93 - North Deeside Road or the A944. This assumption is very much doubted and unproven so far, especially as there is no concrete plan yet for solving the bridge of Dee situation. We request that none of these plans are to be considered for the LDP until the AWPR and new bridge over the Don have been completed and firm plans are in place for the bridge of Dee.

Another aspect of these proposals is that it should be questionable if housing developments immediately adjacent to a major motorway should be allowed in view of health concerns due to air pollution and stress induced by noise pollution. Please imagine the objections your department would receive if a major road like the AWPR would be planned to cut through a fully developed residential area as say Bieldside. The currently built-up areas of Milltimber and Peterculter are at a reasonable distance from the future road.

3. Plans for developments on various plots within or at the edge of the existing residential built-up areas i.e. B0906, 0911, 0916, 0922, 0925, 0926, 0930, 0940



CULTS BIELDSIDE AND MILLTIMBER COMMUNITY COUNCIL

These proposals should be considered on a case by case basis.

We object to the obvious retry to build four houses on the greenbelt/floodplain along the Loirsbank Road (B0916). This plan has been rejected before and there are no changed circumstances that could lead to possible reconsideration. Similar arguments should be used to reject proposals B0930 (Deeside Golf Club) and B0940 (Milltimber South of NDR). These proposals also illustrate the continuous erosion of greenbelt areas within our communities which should be resisted.

4. Plans for non-residential use of greenbelt land i.e. B0908, 0910, 0919

We note the proposed use of greenbelt land for a road service area close to a built up area (B0908, 0919). Ideally this should be on brownfield land.

Regarding the proposed use of the unused area along Inchgarth Road for sport fields (B0910) - We are not immediately negative about this idea provided the RGU building would be in keeping with the surrounding buildings elevations and the plan would also include provision for a connecting road to the North Deeside Road as proposed in the alternative plan for houses (B0912). We object to the latter proposal.

Proposed Housing Types

While a few of the proposals for new developments set out plans for a mixed type of housing (flats, terraced, semi-detached, detached) e.g. Scotia's proposal B0921, most are looking to build large detached houses. The lower Deeside area is badly in need of smaller detached and semi-detached houses and bungalows for those residents wishing to move to smaller properties in a familiar environment as they get older. It would be helpful if the city's planning department would exercise more control - directly and through the Local Plan - over the type of property approved for building and ensure the correct mix is provided.

Yours sincerely,

Christine McKay
Secretary for Cults Bieldside and Milltimber Community Council

cc Cllrs Malik, Malone, Boulton

Christine McKay: Secretary, CMBCC



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