



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 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> + Mrs Thain
Organisation	
On behalf of (if relevant)	
Address	North Craighton Cottage Peterculter Aberdeen
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	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"/>	
Policy/Site/Issue	OP52 Malcolm Road, Peterculter	Paragraph(s)	Table 8: Development at Deeside

What would you like to say about the issue?

Fundamentally, development of this site would create unnecessary erosion of the Green Belt and set an unwelcome precedent for development of land with Green Belt status. Development of this site would ruin the character and setting which the village of Peterculter currently enjoys. This site currently forms a natural boundary to the built-up area of Peterculter. Bucklerburn Road, which extends westward across Malcolm Road to become The Shoddy, forms a well defined settlement boundary to the built-up area of Peterculter and provides a robust green belt boundary in this location. As a result, it contributes to protect the landscape setting of Peterculter. Significant development such as is proposed on OP52 would set an unmerited precedent for development, and one which should not be encouraged as it would make the current definition between the built-up area of Peterculter and the countryside less clear.

OP52 enjoys significant elevation above Malcolm Road level. Consequently, this residential proposal would erode the countryside setting of this area of Peterculter, and have a significant visual impact not only on the immediate surrounding character, but also on the approach to Peterculter village from the West (along the A93).

In the Report of Public Inquiry into the Finalised Aberdeen Local Plan 2012, the Reporter recommended the site remain as Green Belt and part of the Green Space Network citing amongst a number of items that development of this site would result in an isolated and obtrusive urban projection north into the countryside from the main built-up area of Peterculter. The site's isolation and poor accessibility (in terms of both distance and gradient) to employment opportunities, local facilities and public transport make the site undesirable for housing development.

The site is predominately covered by SNH Ancient Woodland. This designation remains valid despite clearing of certain trees. The woodland is both a natural refuge for wildlife (including roe deer, nesting buzzards, woodpeckers, badgers and bats) but it also provides a woodland walk for locals between Bucklerburn Road and Tillyoch. Such amenity has been enjoyed by residents for at least the last century.

Access to the residential dwellings is proposed from the east side of Malcolm Road. This is of grave concern. This section of Malcolm Road is extremely dangerous, and it has unfortunately been the scene of a number of serious Road Traffic Accidents over the years. Police Scotland regularly carry out 'speed checks' along this very stretch of Malcolm Road, due to the danger to public safety posed by speeding motorists. In addition, the volume of traffic has dramatically increased in very recent years due to the significant number of commercial office developments completed at Arnhall + Kingshill Business Parks in Westhill. Additional traffic movements as a result of new housing would only add to the safety concerns. It is difficult to determine how safe walking access to bus routes can be achieved since there is currently only a footpath on the east side of Malcolm Road, up to its junction with Bucklerburn Road. [It should be noted, however, that the section of this footpath is extremely narrow for approximately 70m immediately south of the Bucklerburn junction. Third party land ownership prevents the widening of this section of footpath. Two HGV vehicles cannot pass one another at this point without one of the vehicles coming to a complete halt, to allow the other past]. Persons wishing to continue on foot north of Bucklerburn Road are currently forced to cross to the west side of Malcolm Road. This is an extremely dangerous crossing point due to the poor visibility either way along Malcolm Road, a problem compounded by the speed of vehicles at this point. The developer has not demonstrated whether a continuous footpath north of Bucklerburn Road, on the east side of Malcolm Road is achievable? It is difficult to believe that developer contributions would provide for the upgrade of both the footpath and roadway south of Bucklerburn to the centre of the village, particularly given the third party land constraints and the cost associated with such road and footpath improvements. It has previously been suggested that with the creation of the AWPR, the volume of traffic using Malcolm Road will decrease, however, traffic approaching from the south and west of Peterculter, heading for Westhill, will continue to use Malcolm Road, due to convenience. It is likely that road safety issues will persist as a result.

The existing sewer on Malcolm Road is at capacity. The significant costs in upgrading the capacity of the sewer should be sought from the developers. There have also been significant issues with natural drainage from this site over the last 5 years. Ground water from this site, and the new Pet Resort centre at Tillyoch on its east, drains by natural means to the south of both sites. In times of moderate, but particularly heavy, rainfall, water currently cascades down the surface of Bucklerburn Road. The natural drainage ditch which once existed to the north of Bucklerburn Road has been 'filled in' over the years. This results in the water simply cascading down the unmade surface of Bucklerburn Road, on to Malcolm Road. The existing culvert at the north of the junction of Bucklerburn and Malcolm Road is inadequate to cope with the volume of water. The rainwater then continues in a culvert beneath the north side of The Shoddy Road. In December 2012, due to the level of silt build-up in the culvert from sand and gravel being washed from the surface of Bucklerburn Road, the culvert blocked causing considerable erosion to the surface of The Shoddy, exposing public utilities, making the road (part of Core Path 52) unusable. Development of OP52 will only increase the risk of flooding by reducing the natural ability of a functional flood plain to store and convey water.

There is currently sufficient housing allocation in the Aberdeen City and Shire Strategic Development Plan (2014) negating the requirement for a further housing site allocation in this locale.

What change would you like to see made?

Remove OP52 from the Proposed Aberdeen Local Development Plan, and retain the site as part of the Green Belt.

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

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 1st June.**

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