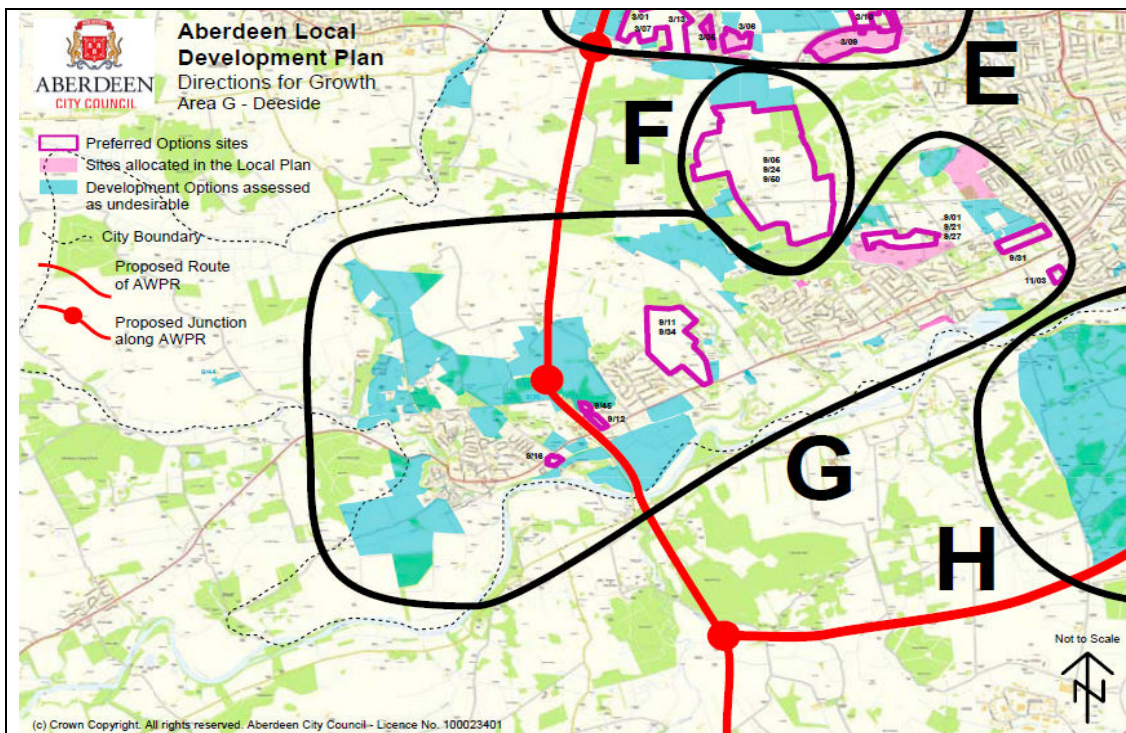


**aberdeen** local development plan  
**Main Issues Report – Consultation Responses**

**Area G Deeside: Summary of Responses**

**Wards: Lower Deeside and Airyhall/Broomhill/Garthdee**

**1. Main Issues Report Proposals**



**Area G: Deeside**  
 Sites shaded pink are already zoned for development in the Aberdeen Local Plan 2008. Sites outlined in dark pink were development options assessed by Planning Officers as being 'desirable' sites for housing, employment and related uses in the Main Issues Report. Sites shaded blue are development options submitted, but considered 'undesirable' following assessment by Planning Officers.

Sites	Local Development Plan period		Future Growth
	2007 – 2016	2017 – 2023	2024 – 2030
9/11 and 9/34 Oldfold	500 homes	50 homes	-
	5 ha employment		-
9/12 Edgehill Road	5 homes	-	-
9/45 Culter House Road	3 homes	-	-
9/16 Peterculter East Site 2	25 homes	-	-
9/31 Craigton Road Pitfodels	20 homes	-	-
11/03 North Garthdee Farm	80 homes	-	-
9/01, 9/21 and 9/27 Friarsfield North (part)	-	185 homes	-
<b>Housing Total</b>	<b>633 homes</b>	<b>235 homes</b>	<b>0 homes</b>
<b>Employment Land Total</b>	<b>5 ha</b>		<b>-</b>

## Summary of Responses

### 2. Source of Responses

There are 879 responses from 208 respondents for the Deeside area coming from:-

- Members of the public;
- Developers and landowners;
- The Scottish Environment Protection Agency;
- Scottish Natural Heritage
- Scottish Water
- Cults, Bieldside and Milltimber Community Council
- Culter Community Council
- Braeside and Mannofield Community Council.

A wide range of comments were also made at the community consultation events at Milltimber Primary School, Cults Community Centre, Culter Primary School and Airyhall Primary School. A note of those meetings is attached.

### 3. Summary Overview of Responses

There were 323 representations on the 'preferred' sites of which 278 were objections, 23 in support of their inclusion and 9 comments. There were 8 representations promoting new development options.

There were 255 representations on the 'undesirable' sites of which 208 agreed with their undesirable status, 39 believing that these sites should be included in the plan and a further 8 comments.

A small number of respondents agreed with the preferred option for the Deeside area. Some developers felt that there should be more development with one suggesting changing the Academy catchment boundary to accommodate this. SNH agreed that there should be a presumption against any proposals on the floodplain of the Dee.

Most of the remaining representations objected to development in Deeside in general, with reasons being listed below

- Develop brownfield land instead.
- Transport and infrastructure capacity.
- Public transport unreliable – convert Deeside line for tram or light rail use.
- Loss of green belt.
- Lack of services and facilities.
- Promoting ribbon development.
- Cycling is dangerous along A93.
- Impact on tourism.
- Sewage at capacity.
- Loss of green spaces.
- Loss of views.
- Don't want extra facilities.
- Coalescence and loss of village character.

- Impact on the landscape and wildlife.

Other more specific comments can be found in Section 5

### **Response**

It is accepted that the Deeside corridor contains a number of constraints in terms of transport infrastructure, environmental and landscape constraints and school capacity. The capacity of Cults Academy limits the amount of new development that can occur in this area. We still feel that the constraints here mean that it would not be appropriate to release the levels of housing development which would be required to support a new academy (around 3000 to 5000 additional houses).

The individual settlements have a separate identity and it is important to maintain effective buffer zones between them to prevent their coalescence and ribbon development. There is however, scope for development at Oldfold which could be accommodated whilst maintaining the separate identity of Bieldside and Milltimber. All the settlements are well contained by the 90 to 95m contour on the northern side of the Dee valley. Maintaining this as a northern limit to their development will help to prevent urban sprawl northwards where it would be isolated from the main transport corridors along the North Deeside Road and Deeside Line.

It is acknowledged that new greenfield housing development is likely to lead to an increase in traffic. We therefore need to ensure that the new sites which are allocated are those which maximise opportunities to use walking, cycling and public transport as a means of travel and which do not rely entirely on the car. This can be done by allocating sites close to existing facilities or ensuring that new facilities are provided. Should there be any shortfalls in service and service infrastructure arising from development then those shortfalls would have to be provided by the developers. This would include any water and sewerage requirements.

Flooding and drainage impact assessment could be required if this is found to be an issue with individual sites – SEPA could advise on this matter. We have avoided allocating new sites on the River Dee valley floor in order to avoid areas which are at high risk of flooding.

In respect of developing brownfield land instead of greenfield or green belt sites, the Aberdeen City and Shire Structure Plan is clear on the numbers that have to be allocated on each within the city. The local development plan has to conform with the structure plan. This means that both brownfield and greenfield sites will have to be identified in the local development plan in compliance with structure plan requirements.

The other development options on Deeside are considered undesirable for a number of reasons, most commonly impacts on the landscape setting and Dee valley, loss of biodiversity, trees and woodlands, poor accessibility and remoteness.

## 4. Site By Site Responses

### 4.1 Sites identified as 'Desirable' in Main Issues Report

Site Ref	Site	Total no. of respondents.	Respondents generally supporting Main Issues Report.	Respondents generally opposing Main Issues Report.	Respondent offering advice/comment only.
11/03	North Garthdee Farm	13	1	11	1
9/31	Craigton Road	16	4	12	
9/01	Friarsfield North	15	1	14	
9/21	Friarsfield North	20	2	18	
9/27	Friarsfield North	14	1	12	
9/11	Oldfold	83	2	79	2
9/34	Oldfold	78	2	74	2
9/12	Edgehill	27	3	23	1
9/45	Culter House Road	28	3	24	1
9/16	Peterculter East Site 2	29	4	24	1
	TOTAL	323	23	291	9

#### 11/03 North Garthdee Farm

##### Objects

- The site should be used as a link road between North Deeside Road and Garthdee Road.
- Increase in traffic.
- Inadequate roads and infrastructure.
- Impact on schools.
- Increase in road traffic.
- People will not use public transport.

##### Comment

- The site should be used as a link road between North Deeside Road and Garthdee Road.

##### Support

- The site should score more highly in the site assessment.

#### Response

There are no plans to build a link road between Deeside and Garthdee at this time, however this may depend on the outcome of strategic transport modelling, the results of which is expected in June 2010. The site has an access onto Garthdee Road. It is approximately 160 metres from a frequent city bus service and is next to the Deeside Line. It is close to the RGU Campus and the employment and services there. This means that opportunities exist to reduce its car dependency. It should also be possible to contribute towards improving recreational linkages between Deeside and Garthdee and on the Deeside Line. It may well be the case that some people may choose not to use public transport but at least the choice exists here. The site lies in the catchment of Kaimhill Primary School and Harlaw Academy and there is sufficient capacity at those schools to accommodate the pupils generated by this development.

**9/31 Craigton Road****Objects**

- Increased pressure on roads and infrastructure.
- Loss of green belt – wildlife – trees – rights of way – greenspace network
- Inadequate drainage.
- Public transport inadequate – nearest bus stop more than 400m away.
- Noise and light pollution.
- No green belt review has been carried out.
- No community facilities are proposed.
- Distance to employment and facilities will encourage car use.
- Proposal fails to respond to existing features and does not include a 50m buffer strip from the road.
- Impact on the conservation area.
- Would cause coalescence and ribbon development.
- Overdevelopment when compared to existing plot sizes.
- Brownfield sites should be used instead.

**Comments**

- Zoning should not prejudice consideration of the planning application for a care home at Airyhall House
- Area proposed is the maximum suitable for housing
- 20 houses is an appropriate number but southern area should be retained for walking and cycling and traffic calming and drainage needs to be considered.

**Supports**

- Supports inclusion of this site
- Supports inclusion but it should be expanded to accommodate 64 houses

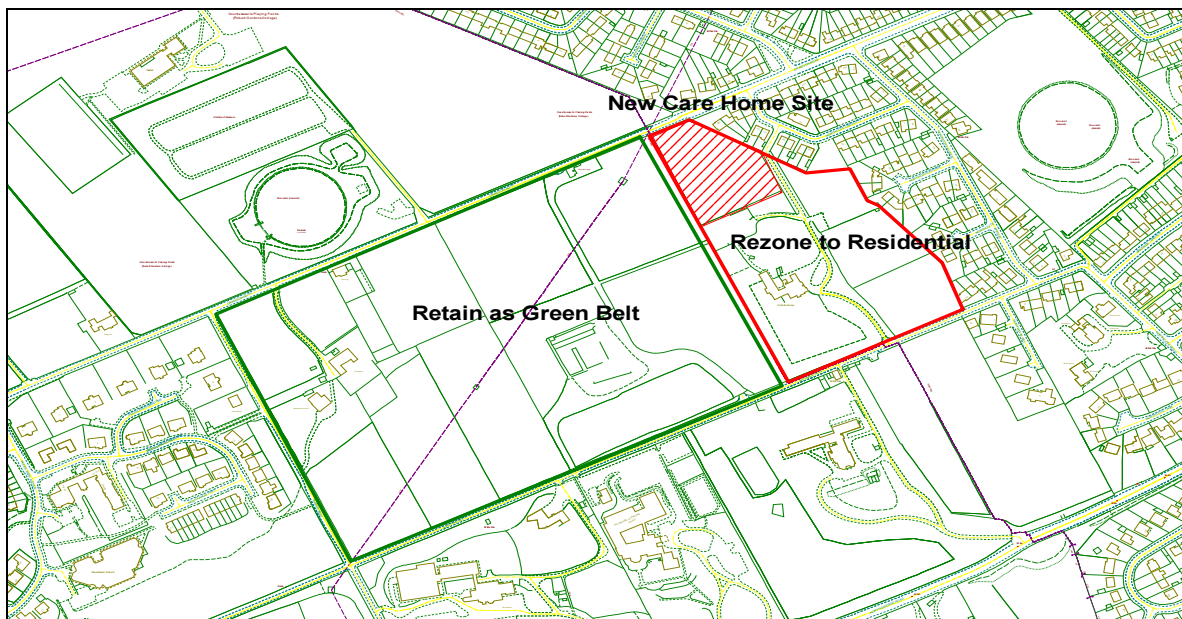
**Response**

A number of comments point out that this proposal could cause coalescence and ribbon development between Cults and Airyhall and that the proposal as set out in the Main Issues Report does not respond to the existing features there. In addition, planning permission has been granted for a new care home on green belt land to the north of Airyhall House. We think that these issues require a reconsideration of the green belt boundary in this area as it is accepted that the current proposal does not take into account existing features to create a defensible boundary. We would therefore propose to remove both the existing Airyhall House and the site of the new care home out of the green belt. Their western boundaries include lines of trees and field boundaries which are readily identifiable features. This would provide a stronger and more defensible green belt boundary than that currently proposed.

Between these sites and the western edge of Airyhall lie three small fields which could now be regarded as infill. The northern field is heavily treed and its development potential is limited by this. The two southern fields amount to around one hectare and it would be possible to fit the 20 house allocation on these fields. Access to this area is available from the south. They would also bring the whole development closer to public transport routes on Airyhall

Avenue and the shops and primary school on Craighton Road than the current layout would allow.

All of the land to the west of Airyhall House and the new care home would be retained as green belt. We think this would be a much better way of maintaining the green buffer between Cults at Woodland Hospital and Airyhall than the current proposal. It would help to maintain their separate identifies and would retain some of the informal recreation elements there. These characteristics give the land a legitimate green belt function. This layout would also address some of the landscape, coalescence, sustainable transport and accessibility concerns expressed in the consultation exercise.



### 9/01, 9/21 and 9/27 Friarsfield North

#### Objects

- Breaks the skyline and damages landscape setting.
- Impact on wildlife and biodiversity (bats and badgers).
- Road congestion/roads beyond capacity. Poor standard of roads and pavements – encourages car use – poor accessibility – long distance from employment and transport routes.
- School capacity issues/Cults Primary is full.
- Poor parking facilities at the Cults shops.
- Loss of green belt and green open space.
- Inadequate drainage and sewage infrastructure.
- 185 houses is too many – should be 50 low carbon units.
- Overdevelopment would destroy village character.
- Brownfield sites would be a better alternative.
- Safety of pupils at Waldorf compromised by extra traffic.
- Restricts expansion of Waldorf in future.
- Steep slopes with no shelter or mature trees/vegetation.
- No bus services - nearest would be North Deeside Road.
- No services/facilities proposed - this will lead to residents travelling to shops in Cults resulting in more traffic.

- Impact on local amenity.
- Site prevents urban sprawl.
- Development may affect access to existing houses.
- Flooding and drainage issues on Kirkgate and Friarsfield Road should be resolved first.
- Light pollution.
- Development should take place on Malcolm Road instead.

Comments

- Agrees with avoiding development further up the slope but concerned about safety of school pupils affected by traffic.

Support

- Site has good linkages to transport and services, no infrastructure constraints or other planning or marketing constraints. Could support existing services.
- Matters raised at the public event would not prejudice the site – school roll can be managed by restricting placing requests – Waldorf playing fields can be retained.
- A deliverable site that contributes to the structure plan housing requirement.
- Should be developed earlier to support infrastructure delivery.

**Response**

It is acknowledged that there is limited capacity at Cults Academy. Development at Friarsfield North was placed into the second phased to take account of this. However, the revision of school capacities carried out in February has resulted in a lowering of the capacity at Cults Primary School. Forecasts indicate that there would only be spare capacity for a further 50 houses in 2017. Because of this and the fact that there is still likely to be limited capacity at the academy, it is unlikely that the 185 houses proposed here could be accommodated. Nor do these numbers justify an additional primary school. It may therefore be appropriate to reduce the allocation to 50 houses, keeping it in phase 2 because of the limited capacity at the academy. The boundaries of the proposal would also have to be reduced from that currently indicated in the Main Issues Report.

Development of these sites should be restricted to the lower part of the slope. This would not intrude significantly into the surrounding landscape, would avoid the steeper ground and skyline and has the potential to relate well to the allocated part of the site and to the existing built up area of Cults. It would also restrict development to below the 95m contour which is a common feature of all the built up areas on Deeside and help to prevent urban sprawl. It would leave room to allow expansion of the Waldorf School if required. Matters such as pupil safety, access to existing houses and light pollution can be addressed at the masterplan and planning application stage. A flooding and drainage impact assessment could be required if this is found to be an issue – SEPA could advise on this matter. It is acknowledged that local road infrastructure improvements and possible public transport penetration would be advantageous. This is more likely to be delivered with a larger allocation which would release further financial contributions towards it.

**9/11 and 9/34 Oldfold****Objects**

- Lack of infrastructure – WPR will not provide a solution – Binghill Road inadequate.
- Lack of school capacity.
- Increase in road congestion – would encourage car use.
- Loss of attractiveness of the area – quality of life – village character.
- Would lead to coalescence.
- Brownfield sites should be used instead.
- Would damage the landscape and quality of the environment – loss of green space loss of green belt.
- Loss of wildlife and impacts on Murtle Den.
- Poor drainage and flooding at junction of Binghill and North Deeside Road.
- Closure of riding school.
- Doubts over the deliverability of affordable housing.
- Inadequate sewage system.
- No facilities in Milltimber – shops and business area are not wanted.
- Increase in noise, pollution, crime and light pollution.
- Harm to the peace and quiet for residents at Tor-na-Dee.
- Pressure on local health centres and dental practices already full.
- Questions the need for these houses.
- AWPR should not become a development corridor.
- No details of what amenities are to be provided.

**Comments**

- Should provide a link road north of Milltimber for direct access to WPR.
- Less crowded housing and better pedestrian access required.
- No mention of possible flood risk made in assessment.
- Care should be taken in sites 9/11 and 9/34 to avoid unnecessary landscape and visual impacts arising from development on upper slopes of the Dee Valley.
- Include an aspirational path to allow pupils to access Cults Academy from Milltimber.
- Not opposed but should consider minimising car use and awaiting AWPR.
- Concerned about traffic issues but provision of services at Milltimber would be good.

**Supports**

- Supports inclusion of the site.
- Access easier and landscape impact less than with other Deeside options.
- Site can be made available for a school, affordable housing will be provided, local centre can be provided, access issues can be addressed.

**Response**

There are very few physical, topographical or natural constraints on this site. Although development would be seen from the North Deeside Road, most of it would be hidden behind Oldfold Farm. Coalescence is often an issue along the Deeside communities, but in this instance, the intervening topography and woodland would ensure that neither visual nor physical coalescence would



occur between Milltimber and Bielside. An indicative masterplan shows a hill top park which will provide open space for Milltimber and will contain the main body of development below the 95m contour in line with the Deeside settlements.

It is acknowledged that new greenfield housing development is likely to lead to an increase in traffic. We therefore need to ensure that the new sites which are allocated are those which maximise opportunities to use walking, cycling and public transport as a means of travel and which do not rely entirely on the car. There is currently no local centre or employment site in Milltimber. The nearest are all outwith reasonable walking distances and this both discourages walking and increases reliance on the car. The provision of local services and employment opportunities in Oldfold will help to reduce car dependency – not only for the site itself but for Milltimber as a whole. At the same time good cycling opportunities are present on the North Deeside Road and Deeside Line and it is important to ensure easy access and improvements to these routes to encourage cycling. Restricting development to the north by providing the hilltop park will also reduce the distance between the northern limit of development and the bus services on the North Deeside Road, making them easier to reach on foot.

Forecasts indicate that it is possible to accommodate the pupils generated from this development into Cults Academy. Milltimber Primary however has limited capacity and no means of expansion. An opportunity exists to replace the primary school (which is not in the best of condition) with a new school with an increased capacity. The new school could also incorporate community facilities. The importance of the Murtle Den District Wildlife Site is recognised and the masterplan shows open space close to this area which can act as a buffer zone from the development. At the same time, opportunities can be taken to sensitively improve the linkages into Murtle Den, thereby increasing its accessibility and its value as an educational resource.

A flooding and drainage impact assessment could be required if this is found to be an issue – SEPA could advise on this matter. Should there be any shortfalls in service and service infrastructure arising from this development then those shortfalls would have to be provided by the developers. This would include any water and sewerage requirements. Affordable housing will be required from this development, as it would from any other. Local amenity, design, noise and light pollution issues would be dealt with at either the masterplanning or planning application stage.

### **9/12 Edgehill Road**

#### **Objects**

- Lack of infrastructure – WPR will not provide a solution.
- Lack of school capacity.
- Increase in road congestion – would encourage car use.
- Loss of attractiveness of the area – quality of life – village character.
- Would damage the landscape and quality of the environment – loss of green space – loss of green belt.
- Loss of wildlife.

- Increased risk of flooding and poor drainage.
- Doubts over the deliverability of affordable housing.
- Inadequate sewage system.
- No facilities in Milltimber.
- Increase in noise, pollution and crime.
- Loss of granite lodge and trees.
- WPR should not become a development corridor.
- Pressure on local health centres and dental practices already full.
- Questions the need for these houses.

### Supports

- Agrees with the proposal – should be renamed Edgehill House.

### Comment

- SNH would wish to discuss how these proposals (9/12 and 9/45 in particular) relate to the mitigation proposals for AWPR.

### Response

The site will be well contained by the AWPR to the west, North Deeside Road to the south, the existing built up area to the east (of which this should be seen as an extension) and Culter House Road to the north. Any parts of the site that are required for the AWPR should not be zoned. The site is well concealed from the surrounding area due to mature tree lines; therefore the dwellings could be accommodated without significantly impacting on landscape setting. This is a very small scale development whose impact on local schools, the road network, wildlife and services and facilities will be limited. A flooding and drainage impact assessment could be required if this is found to be an issue – SEPA could advise on this matter. It is agreed that tree loss should be kept to a minimum as these are an important characteristic of the site. Any planning application should be accompanied by a tree survey which should show where further planting may be required – either to compensate for any tree loss or to supplement what is already there. The granite lodge is not listed or in a conservation area. Any planning application would however need to take account of local plan policy 13 retention of granite buildings (or its replacement policy). It is not considered that this site contributes to making the AWPR a development corridor – it is very small scale and access to the site will not be taken from the AWPR.

### 9/45 Culter House Road

#### Objects

- Lack of infrastructure – AWPR will not provide a solution.
- Lack of school capacity.
- Increase in road congestion – would encourage car use.
- Public transport, walking and cycling opportunities are poor.
- Loss of attractiveness of the area – quality of life – village character.
- Would damage the landscape and quality of the environment – loss of green space – loss of green belt.
- Loss of wildlife and trees.
- Increased risk of flooding and poor drainage.
- Doubts over the deliverability of affordable housing.
- Inadequate sewage system.

- No facilities in Milltimber.
- Increase in noise and pollution.
- WPR should not become a development corridor.
- It would be preferable to develop larger sites.
- Pressure on local health centres and dental practices already full.
- Questions the need for these houses.

Supports

- Agrees with the proposal.
- Proposal should be increased to 5 houses.

Comment

- SNH would wish to discuss how these proposals (9/12 and 9/45 in particular) relate to the mitigation proposals for AWPR.

**Response**

The site will be well contained by woodland and could be seen as a small extension to the houses directly north of Culter House Road. It is well concealed from the surrounding area due to this woodland; therefore the dwellings could be accommodated without significantly impacting on landscape setting. This is a very small scale development whose impact on local schools, the road network, wildlife and services and facilities will be limited. A flooding and drainage impact assessment could be required if this is found to be an issue – SEPA could advise on this matter. It is agreed that tree loss should be kept to a minimum as these are an important characteristic of the site. Any planning application should be accompanied by a tree survey which should show where further planting may be required – either to compensate for any tree loss or to supplement what is already there. It is not considered that this site contributes to making the AWPR a development corridor – it is very small scale and access to the site will not be taken from the AWPR

**9/16 Peterculter East Site 2**

Objects

- Impact on infrastructure – N Deeside Road has no more capacity – noise pollution.
- Schools are at capacity.
- Sewage system requires upgrading.
- Area prone to flooding – development raises water table and cause flooding – poor drainage along southern border.
- Objects to affordable housing.
- Loss of green belt which helps to maintain quality of life.
- Site is used for sledging in winter.
- Poor access from Pittengullies Road.
- Overdevelopment – high density housing.
- Would be better used as an amenity area or play park.
- Could affect character and amenity of Deeside Way.
- Design brief required – should consider traffic calming.
- Bats and owls nest in trees on eastern boundary – these require protection.
- WPR should not be used as a development corridor.

- Environmental damage to River Dee SAC.
- Public transport inadequate.
- Increase in crime.
- Loss of green space and green corridor.
- Visual impact from North Deeside Road.
- Disturbance to pupils at Camphill.
- Pressure on local health centres and dental practices already full.
- Questions the need for these houses.

#### Comments

- Need to investigate possible flood risk.
- Would ACC consider an application for multiple dwellings on our (adjacent) site favourably?

#### Supports

- Supports small scale development.
- Agrees with this option.
- Supports inclusion of this site but others in the area should also be included.

#### **Response**

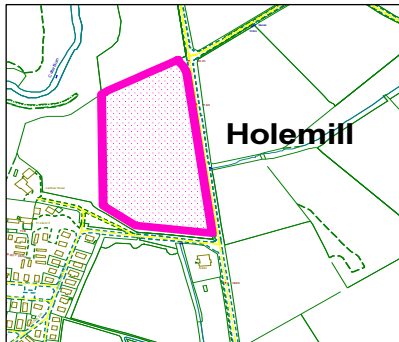
Area 2 is considered to represent a good opportunity to maximise development within the existing built-up area of the settlement. It is well contained by the Deeside Line to the south and woodland to the east which could provide strong green belt boundaries. The site is next to the bus route on North Deeside Road and cycle routes both there and on the Deeside Line. It is within 800m of the village centre at Peterculter. Taken together, these represent reasonable walking and cycling alternatives to using the car. It is acknowledged that access from Pittengullies Brae is difficult and the developer has suggested an additional access point directly onto the A93.

Capacity exists within both Culter Primary and Cults Academy for the pupils likely to be generated from the housing here. It is not considered that this site contributes to making the AWPR a development corridor – it is relatively small scale and access to the site will not be taken from the AWPR. The site is around 100m from Camphill and that, together with the intervening tree cover along the Deeside Line means that any disturbance arising to the school is unlikely to be significant.

A flooding and drainage impact assessment could be required if this is found to be an issue – SEPA could advise on this matter. It is agreed that any bats or owls nesting in the eastern trees should be protected. A survey accompanying any planning application should identify these and any mitigation measures which are required to be put in place for their protection. Should there be any shortfalls in service and service infrastructure arising from this development then those shortfalls would have to be provided by the developers. This would include any water and sewerage requirements. Affordable housing will be required from this development, as it would from any other.

**5. New Sites**

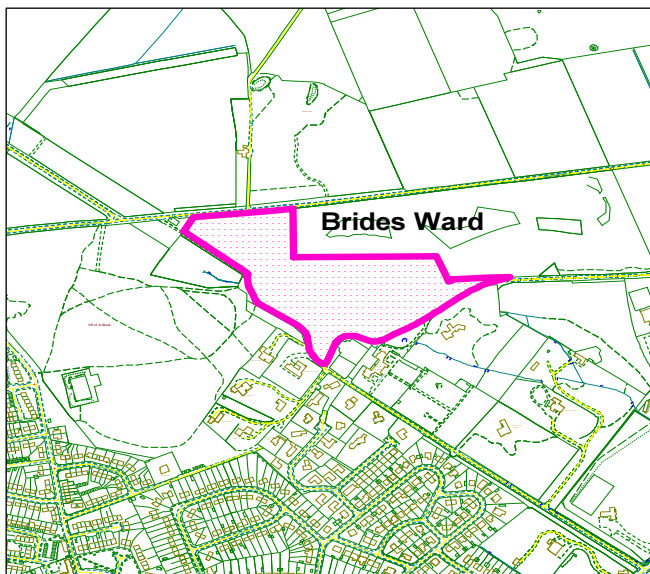
No of respondents	Main Issues Report Ref		Total	Support Main Issues Report	Oppose Main Issues Report	Comments
8	2j	Alternative Developments	8	0	8	0



**27/2 Holemill, Malcolm Road, Peterculter** - A residential development of 28 houses is proposed here which would help to contribute to transport and infrastructure improvements in the area.

**Response**

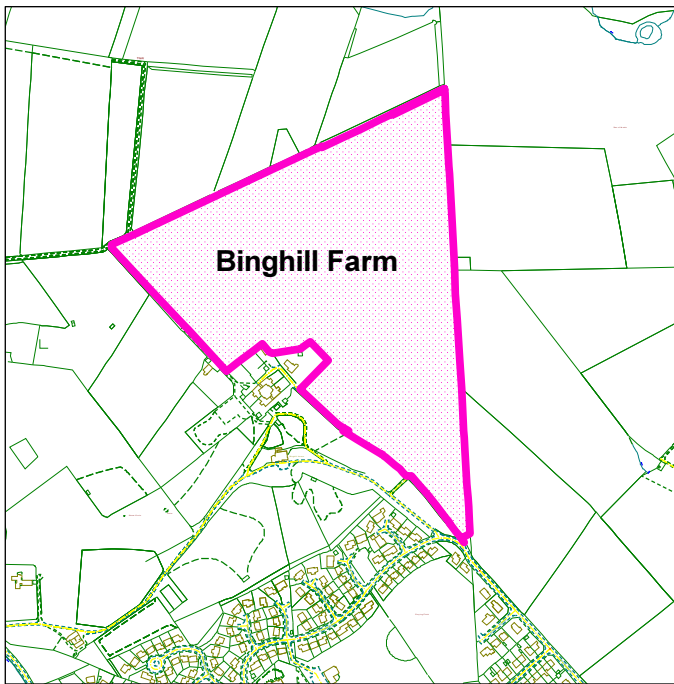
Despite the presence of the caravan park, development here will appear sporadic and isolated from the main built up area of Peterculter. 28 houses remote from the village centre is unlikely to support services there or be large enough to support any of its own. The site is remote from public transport, core paths, services and facilities and employment areas. Any development here will therefore be remote, disjointed and car dependent and should therefore be regarded as undesirable.



**156/1 Brides Ward, Peterculter** - The site is unmanaged woodland, and is well placed to accommodate a high quality, low density residential development, of 7 houses while retaining and respecting the existing woodland and taking advantage of existing infrastructure.

**Response**

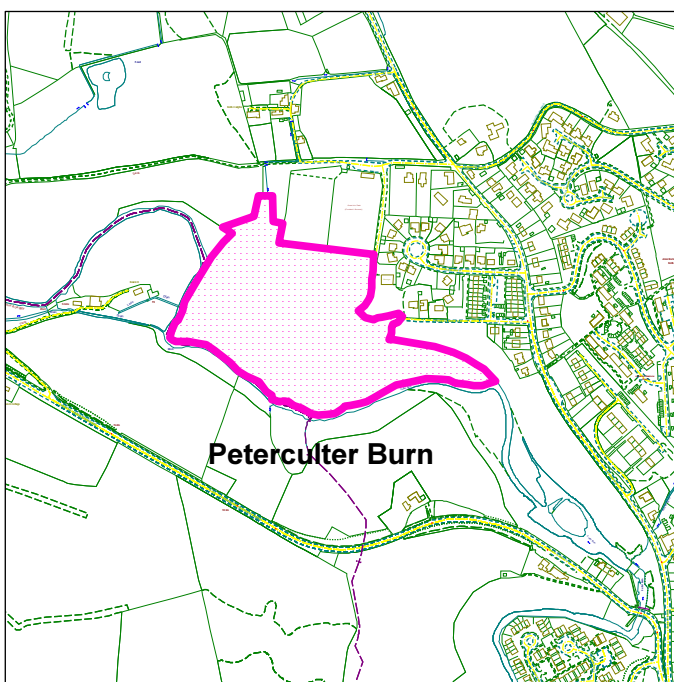
This site covers Culter House Woods District Wildlife Site and contains extensive woodland which is under Tree Preservation Order 189. There are potential effects on Culter House which is a category A listed building and its walled gardens, gazebo, doocot and gatepiers which are category B listed. The site is well utilised by the local people for recreation and is part of the buffer between Peterculter and Milltimber. It should therefore remain green belt. Culter House Road is a narrow single track road that may be negatively affected by further traffic.



**181/2 Binghill Farm, Milltimber** – This is a proposal for 45 to 65 low density houses and open space. There are no technical constraints to development of this site. Residential development of this site is not reliant on significant transport infrastructure investment and additional development here could be incorporated into the first phase.

**Response**

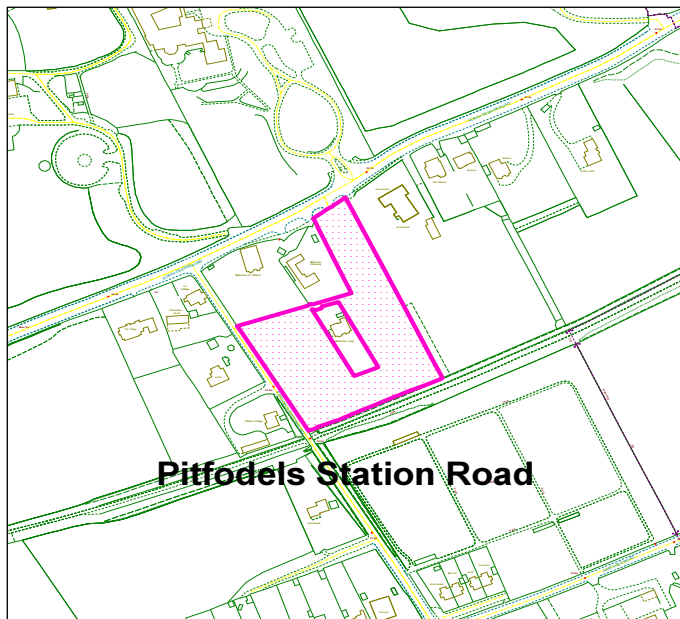
Most of the site would be a long walk from the bus route on North Deeside Road. Although local services, shops and facilities could be provided at Oldfold, much of Binghill would be over 800m from these up a slope and would once again, appear disjointed. School capacity is fine if this development takes place on its own. However, alongside the other preferred options on Deeside, this site could add further pressure to Cults Academy. It is acknowledged that the open space element is generous. However, due to landscape, distance and possible secondary schooling issues, there would be little else to gain from providing additional housing land to the preferred option at Oldfold which would in itself provide significant development and open space in the area.



**152/1 Peterculter Burn** - Site is approx 2ha and is being promoted for 19 houses, hydro-electric scheme, fish pass for salmon, football pitch with changing facilities and car park and footpaths. Part of the site is currently identified as Opportunity Site OP12 in the adopted Local Plan. Proposed extension of the River Deeside SAC. Dwellings would exceed carbon neutral standards and reflect high standard of design.

**Response**

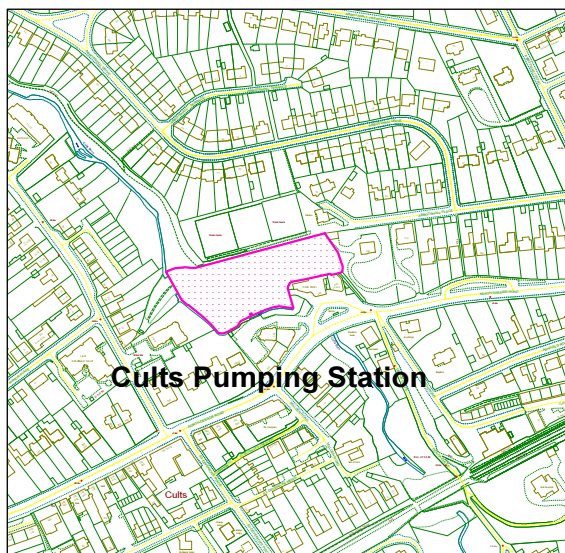
This is an interesting scheme with some positive aspects in terms of its carbon neutrality and its contribution to recreation and biodiversity. However, although the low carbon characteristics of the housing proposed here are acknowledged, the possible quality and character of housing that could be built on site should not determine policy designations in a local development plan. There is potential harm to the district wildlife site, tree preservation order area and potential flooding and ground movement issues that may require mitigation. This is a prominent site that can be viewed from the main gateway into Aberdeen at Peterculter. Other preferred sites are considered to be better options.



**195/1 Pitfodells Station Road** - This site of 0.45 hectares provides an opportunity to accommodate additional residential development in a recognised growth area without adversely impacting upon the landscape character of the area or the setting of the city. This area of land contributes little to the amenity of the area or its wider public enjoyment.

**Response**

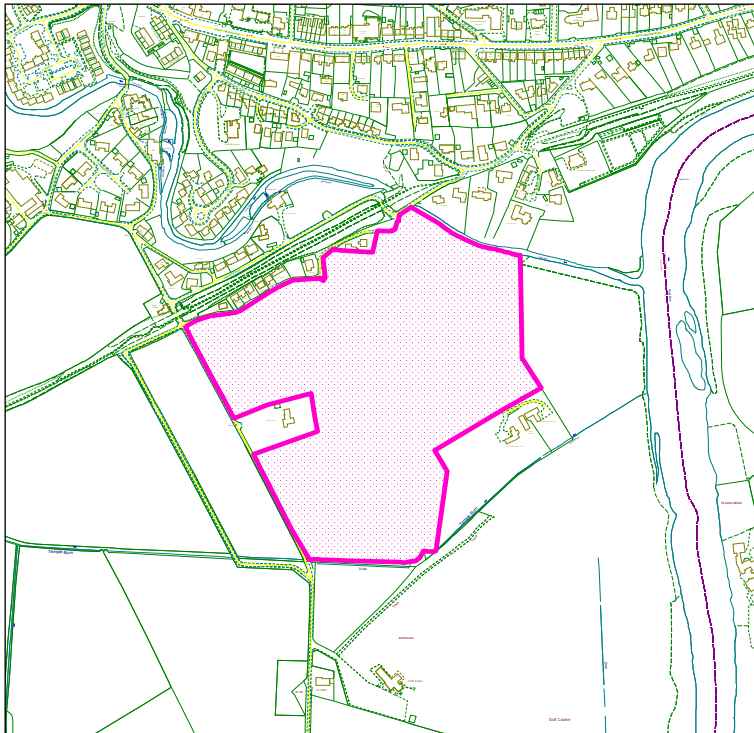
This is part of the green buffer between Cults and Garthdee which helps to maintain their separate identity. As such it contributes to the landscape setting of Aberdeen. Although relatively close to bus routes the site is remote from shops and schools and may therefore be car dependent. It is considered that the preferred options already identified represent better development options than this site.



**855/1 Cults Pumping Station** - land at the former Cults Pumping Station provides a sustainable brownfield housing site capable of contributing to the housing requirement for the Deeside area, and satisfying the development strategy.

**Response**

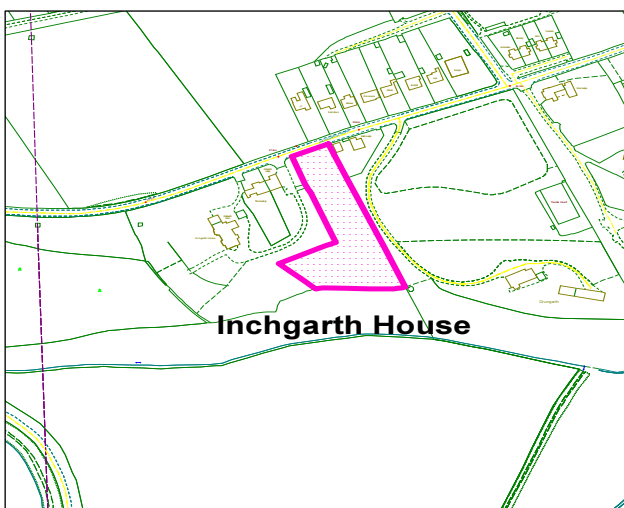
This development would make good use of a redundant building with few apparent constraints or problems. It is accessible and close to many services and facilities in Cults village centre. The developer has indicated that the allotments will be retained. Its relatively small scale (around 15 flats) means there is unlikely to be any issues with physical or service infrastructure capacity.



**194/1 Cobblestock, Peterculter** - Land of around 12 hectares at Cobblestock, Peterculter has scope to deliver future residential development and should be considered as a possible development option in the Aberdeen Local Development Plan. The land can be developed without impacting on the landscape setting of Peterculter, which sits at a higher level to the north.

**Response**

A major issue here is that road access is extremely poor – it is very narrow, single track, steep and with sharp bends in places. The physical characteristics of the access roads and the presence of gardens and houses next to it could restrict road widening and will make this a difficult issue to mitigate. It is felt that, despite some strengths, the other preferred development options for the Deeside corridor would be preferable to this one as they would have fewer constraints such as access and potential flooding and drainage issues. In addition should the other Main Issues Report preferred options go ahead, there would be no spare capacity at Cults Academy to accommodate pupils from here.



**316/1 Inchgarth House, Inchgarth Road** - The Inchgarth House site is capable of accommodating a low density residential development (6 houses) and would assist in spreading the impact of the housing load along Inchgarth Road by reducing the allocation at Garthdee Farm (11/03).



**Response**

This is a small site with few topographical constraints. It does however, contain a listed building and the trees in and around the area are locally distinctive. This is part of the Dee Valley – a primary landscape intrinsically linked with Aberdeen. It is also part of the buffer between Cults and Garthdee. As such it contributes to the landscape setting of Aberdeen. On the other hand, if the trees were to be retained, they would help to screen the site from other viewpoints. Although there are buildings and groups of buildings throughout this area, those to the south of Inchgarth/Garthdee Road tend to be large buildings in very generous policies. A group of modern houses in this setting may appear incongruous. Although relatively close to bus routes the site is remote from shops and schools and may therefore be car dependent. It is considered that the preferred options already identified represent better development options than this site.

**6. Sites identified as 'Undesirable' in the Main Issues Report**

Site Ref	Site	Total no. of respondents.	Respondents generally supporting Main Issues Report.	Respondents generally opposing Main Issues Report.	Respondent offering advice/ comment only.
9/02	Peterculter North	2	1	1	
9/03	Kennerty Road	2	1		1
9/04	Dalmunzie	1	1		
9/06	Denwood Craigton	3	2	1	
9/07	Waterwheel	6	4	1	1
9/08	Deeside Golf Club	5	4	1	
9/09	South Cults	3	2	1	
9/10	N Deeside Road	12	12		
9/13	Pinelands	9	7	1	1
9/14	Waterwheel	10	8	2	
9/15	Hill of Ardbeck	6	4	2	
9/16	Peterculter East	13	9	3	1
9/17	Peterculter West	9	7	2	
9/18	Milltimber South	21	19	2	
9/19	Craigton Road	4	3	1	
9/20	Thornhill	7	6	1	
9/25	West Craigton	4	4		
9/26	Woodend Culter	9	6	2	1
9/28	Inchgarth	4	3	1	
9/30	Denmill	6	5	1	
9/32	Netherton Lodge	4	4		
9/33	Site at Malcolm Road	6	5	1	
9/35	Land near Culter House Road	6	4	1	1
9/36	Murtle Den Road	9	8	1	
9/37	Contlaw Road Milltimber	8	5	2	1
9/38	Derncleugh	4	3	1	
9/40	Inchgarth	4	3	1	

9/41	Baillieswells Road West	5	4	1	
9/42	Malcolm Road East	5	4	1	
9/43	Malcolm Road	5	4	1	
9/44	Mid Anguston	4	3	1	
9/46	Malcolm Road West	21	19	2	
9/47	Land at Malcolm Road	18	18		
9/48	Albyn School Playing Fields	6	5	1	
9/49	Contlaw	7	5	1	1
9/51	Nether Beanshill	5	5		
9/52	Baillieswells Road East	2	1	1	
	TOTAL	255	208	39	8

**9/02 Peterculter North** – One representation agreed with its status as undesirable. This area is part of 9/26 Woodend Culter where the developers have commented provision of a new bypass will alleviate congestion, it will provide employment, schooling, affordable housing and community uses, is less isolated than Countesswells and well connected to the AWPR. Careful masterplanning will enhance the community and wildlife links.

**Response**

See response to 9/26 Woodend Culter.

**9/03 Kennerty Road** - One representation agreed with its status as undesirable. The community council commented that its development will improve its unkempt appearance.

**Response**

Agree that the site is undesirable. The site sits in a visually prominent strip of tree and scrub land within the area. If developed the house would be the only development on the north side of Kennerty Road which provides the green belt boundary within that vicinity.

**9/04 Dalmunzie** - One representation agreed with its status as undesirable.

**Response**

Agree that the site is undesirable. Because there are no Main Issues Report representations promoting its inclusion in the plan, no further action will be taken on this site.

**9/06 Denwood Craigton** - Two representations agree with its status as undesirable due to the loss of trees and wildlife. The site is isolated and not sustainable. One representation said the site should be included as part of the Friarsfield development. This is because development already exists in the area, Countesswells Road needs upgrading and land north of Craigton Road could be used to provide better access, there is no coalescence risk and few

other constraints. This is not woodland - three houses can be accommodated without harming existing trees.

**Response**

It is not proposed to develop Friarsfield North up to Craigton Road so this development would be isolated and disjointed from that proposal and is further away from services and facilities. It would be very difficult to integrate new housing here with Cults. The ridge serves as a green backdrop to Cults. The green and rural nature of the plateau contributes to separating the northern limits of Cults and Friarsfield and the western edge of Aberdeen. In future it would also play a role in separating these areas from Countesswells. As a result the area contributes to the landscape setting of the city and should remain as green belt. There is no pressing need for 3 further houses in the area alongside those already proposed at Friarsfield.

**9/07 Waterwheel** - 8 representations agree with its status as undesirable due to disturbance to Camphill, inadequate roads and sewers and because retailing would harm existing centres in Culter and Bielside. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. Three felt this was a better option than Oldfold. One supported its inclusion as it has good public transport links. The development options assessment is disputed as this is a brownfield site which would provide a better mix of services in the area, including a much needed petrol station.

**Response**

This is a stand alone development which has no relationship with facilities in the existing settlements. It is over 600m from the edge of Bielside and around 750m from the edge of Milltimber. Because it is remote from existing residential areas, it would generate more traffic on the North Deeside Road as consumers would use their car to travel to the retail element. It may also harm existing local shops in Cults and Peterculter that are more accessible to those communities. In a similar vein, the housing proposed for this site will be remote from the rest of the existing settlements. Because there are very few facilities in walking distance of the site, people would be inclined to travel in their cars. The refurbishment of the hotel would be acceptable given its existing use.

**9/08 Deeside Golf Club** - 4 representations agree with its status as undesirable due to visual intrusion, its poor relationship to settlements, services and employment, flood risk and impact on Camphill. The developer disagrees with the site assessment saying it should score more because it is well related to other development, public transport and the Deeside Line and has little impact on the landscape and environment.

**Response**

The site is part of the River Dee valley which helps to maintain the landscape setting of the Deeside communities and the wider setting of Aberdeen. It lies to the south of the Deeside Line which forms a logical and well defined boundary between development to the north and the more open valley floor to the south. This prevents development proposals in the valley area of the River Dee and complements and protects the SAC. The sight has a disjointed relationship with

the existing settlement. There are limited community facilities in walking distance from the site and no significant employment opportunities nearby so people will be inclined to travel in their cars. The site should therefore remain as green belt.

**9/09 South Cults** - 2 representations agree with its status as undesirable. The developers disagrees with the site assessment in terms of exposure, slope, nature conservation, landscape, landscape setting, land use mix, connections, proximity to employment, infrastructure capacity and other constraints. It is not reliant on the AWPR or major infrastructure and is unobtrusive and good access can be provided.

**Response**

The site is part of the River Dee valley which helps to maintain the landscape setting of the Deeside communities and the wider setting of Aberdeen. It lies to the south of the Deeside Line which forms a logical and well defined boundary between development to the north and the more open valley floor to the south. This prevents development proposals in the valley area of the River Dee and complements and protects the SAC. The site also allows views from the Deeside Line thereby contributing to its recreational experience. Road access is narrow and steep. The site should therefore remain as green belt.

**9/10 North Deeside Road** - 12 representations agree with its status as undesirable on the grounds of green belt, environment, landscape, transport, sewage and school capacity, loss of open views, overdevelopment, poor access, effects on the floodplain, wildlife and loss of character.

**Response**

Agree that the site is undesirable. Because there are no Main Issues Report representations promoting its inclusion in the plan, no further action will be taken on this site.

**9/13 Pinelands** - 7 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. One comment suggested its development would complement the existing nature of Milltimber without destruction of greenbelt and without any of the problems associated with Oldfold and Peterculter East. The owner will not pursue the allocation of this site further but will seek a single dwelling instead – which could be used to replace houses demolished due the AWPR.

**Response**

The development of this site is unlikely to have any significant impacts in terms of landscaping or other planning constraints. Nevertheless it is fairly isolated, on a steep slope and likely to be car dependent. Although the scale of development means that its impacts are low – so are the advantages. There appears to be little justification in releasing an isolated site with little apparent benefit. The small scale of the site means that it could not act as a replacement for the proposals at Oldfold and Peterculter East.

**9/14 Waterwheel** - 8 representations agree with its status as undesirable due to effects on Camphill, traffic and drainage, wildlife, schooling and flooding issues. The developer feels it would be a good site for a petrol station and retailing which are needed in the area. They disagree with the site assessment in terms of landscape fit, nature conservation, land use mix, proximity to facilities, built heritage, landscape, exposure and relationship to settlements. It has good public transport links. Three others felt it was a better option for housing than Oldfold. One thought it was a good housing site.

**Response**

See 9/07 Waterwheel

**9/15 Hill of Ardbeck** - 4 representations agree with its status as undesirable. Two representations, including the developer, dispute the site assessment on slope, nature conservation, landscape features, landscape fit, contamination and other constraints. It is unobtrusive and close to services, school capacity exists and more sites are needed to deliver the structure plan allocations.

**Response**

Much of the site is covered by woodland. It is a District Wildlife Site and all of it is extensively used as open space by local residents. Its recreational use and designation as a DWS makes it an undesirable development option and it should remain as green belt.

**9/16 Peterculter East (non-preferred sites)** - 9 representations agree with its status as undesirable due to traffic, inadequate roads, loss of village character, school and sewage capacity issues, effects on Camphill, landscape impact, flooding and pollution in the River Dee SAC. The developer feels this site will contribute to affordable housing; AWPR will change character of the area and new housing should take advantage of this; good bus, cycle and pedestrian links; business land is needed in the area; plenty of primary school capacity available; good landscape fit; provides riverside park; no flood risk. The sites are wrongly scored - it should have higher scores. Two people thought site 4 has better access than the preferred option of site two. Three felt they were a better option than Oldfold.

**Response**

There are 4 non preferred sites. Three lie to the south of the Deeside Line. These form part of the River Dee valley which helps to maintain the landscape setting of the Deeside communities and the wider setting of Aberdeen. The Deeside Line forms a logical and well defined green belt boundary between Peterculter to the north and the more open valley floor to the south. This prevents development proposals in the valley area of the River Dee and complements and protects the SAC. The preferred Site 2 is north of this feature and can be integrated into Peterculter. However the site to the east of that helps to prevent the coalescence of Peterculter and Milltimber. Development of the non-preferred sites would therefore harm the landscape setting of the area and should remain as green belt.

**9/17 Peterculter West** - 7 representations agree with its status as undesirable due to poor accessibility, effects on the Deeside Line and Newmills Wood, wildlife and the character of the village. It is good agricultural land and used for recreation. Two representations believe that traffic and access issues can be addressed and the school has capacity. Altering the plans to remove housing from south of the Deeside Line will reduce visual impact. Other constraints can be mitigated.

**Response**

The majority of site is exposed, open agricultural land, with some wooded areas and an area of commercial forestry to the south which has recently been cleared. Clear views of site from Kennerty Road and Old Station Road as well as the Deeside Way which runs through the site. The developer has indicated that land to the south of the Deeside Line can be removed from their bid, thereby preserving view to the south from the line. The majority of site remains more than 400m from public transport and the facilities in Peterculter and the narrow roads, footways and terrain there may discourage journeys on foot. There are no employment facilities nearby and a considerable amount of new road infrastructure would be required to access the site. Although school capacity exists in Culter Primary, the development of the other preferred options would use up any capacity in the Academy. It is considered that Oldfold represents a more sustainable development option and that this area should remain as green belt.

**9/18 Milltimber South** - 19 representations agree with its status as undesirable due to impacts on the green belt, landscape, wildlife, environment, schools, infrastructure and sewage capacity, green space, open views, character of the village, flooding and poor access. It would cause ribbon development. Two representations state that development avoids the floodplain and would not lead to the loss of views. The school has capacity for the numbers proposed, there is no conflict with the AWPR and other constraints can be mitigated. Three felt this was a better option than Oldfold.

**Response**

The site is part of the River Dee valley which helps to maintain the landscape setting of the Deeside communities and the wider setting of Aberdeen. The green belt boundary is clearly identifiable in this area along both the North Deeside Road and Deeside line. This prevents development proposals in the valley area of the River Dee and complements and protects the SAC. From the vantage point of the A93, the northern site allows good views across the Dee valley. The southern area also allows views from the Deeside Line thereby contributing to its recreational experience. Providing shops and facilities in this area would require most of the current residents of Milltimber to cross the A93 to reach them. The area contributes to a sense of place and to landscape setting and should therefore remain as green belt.

**9/19 Craighton Road** - 3 representations agree with its status as undesirable. The owner thinks this is a gap site between a group of houses with minimal visual impact. One house should not undermine green belt principles and small scale infilling should be allowed in the green belt.

**Response**

Because it is not proposed to develop Friarsfield North up to Craigton Road, this development would be isolated and disjointed from that proposal and is further away from services and facilities. There is no pressing need for 1 further house in the area alongside those already proposed at Friarsfield. The ridge serves as a green backdrop to Cults. The green and rural nature of the plateau contributes to separating the northern limits of Cults and Friarsfield and the western edge of Aberdeen. In future it would also play a role in separating these areas from Countesswells. As a result the area contributes to the landscape setting of the city and should remain as green belt. Although this may be viewed as a gap site, green belt policy does not allow for housing. Allowing development in gap or infill sites in the green belt could be open to wide interpretation as to what a gap or infill site is. Current green belt policy is clear on this issue and should remain unchanged. The site should also remain as green belt.

**9/20 Thornhill** - 6 representations agree with its status as undesirable due to impacts on pupil safety and the Waldorf, inadequate roads, encouraging car use, distance from services, and impacts on the landscape and priority habitats. The developer feels there is little landscape or habitat impact, good access, good pedestrian connectivity. It will help to support public transport and the provision of other infrastructure.

**Response**

This proposal would break the skyline ridge to the north of Friarsfield which serves to contain the northern limits of Friarsfield and Cults. It would also be remote from the services and facilities in Cults, public transport on the North Deeside Road and employment areas. Even if public transport was provided at Friarsfield, the steep slopes which separate the two developments would discourage pedestrian usage. It would be very difficult to integrate new housing here with Cults. The ridge serves as a green backdrop to Cults. The green and rural nature of the plateau contributes to separating the northern limits of Cults and Friarsfield and the western edge of Aberdeen. In future it would also play a role in separating these areas from Countesswells. As a result the area contributes to the landscape setting of the city and should remain as green belt.

**9/25 West Craigton Peterculter** - 4 representations agree with its status as undesirable due to dangerous condition of Malcolm Road.

**Response**

Agree that the site is undesirable. Because there are no Main Issues Report representations promoting its inclusion in the plan, no further action will be taken on this site.

**9/26 Woodend Culter** – This site includes 9/02 Peterculter North. 6 representations agree with its status as undesirable due to dangerous condition of Malcolm Road, increase in traffic, presence of pipelines, its isolation and impacts on landscape, flooding, schooling and wildlife. Two representations, including the developer feel that provision of a new bypass will alleviate congestion, it will provide employment, schooling, affordable housing and community uses, is less isolated than Countesswells and well connected to the AWPR. Careful masterplanning will enhance the community and wildlife links.

**Response**

Most of the site would be a long walk from the bus routes in Peterculter and on North Deeside Road and is over 1.7km from the village centre. Primary school capacity could be provided through a new school but there is only enough capacity at Cults Academy for around half the number of houses proposed here (1500) and that assumes that no other development takes place on Deeside. The site occupies rising ground to the north of Peterculter. Much of it sits well above, and some distance from Peterculter and the northern building line of the Deeside settlements which generally follows the 90m to 95m contour. Along with Bucklerburn Road which provides a distinct green belt boundary, these features serve to contain the settlement and protect its identity. The land should therefore remain as green belt.

**9/28 Inchgarth** – 3 representations agree with its status as undesirable. Two representations say this is a small development so school and transport constraints do not apply. The site is an infill site, surrounded by trees and public access would be provided to the river. Houses in large feus would be consistent with character of the area. Given the proximity to the village centre there is no need to provide other uses. Some of the units allocated to site 11/03/North Garthdee Farm should instead be allocated here.

**Response**

Although there are other developments in this area, its predominant character is still rural. This, together with the tree and woodland cover prevents both the visual and physical coalescence of Garthdee and Cults. Further development would shift the balance from predominantly rural to a more urban character. This site is an important part of the area which prevents coalescence and therefore serves a green belt function that should remain.

**9/30 Denmill** - 5 representations agree with its status as undesirable due to dangerous condition of Malcolm Road, poor access, no public transport, highly visible, isolated, impact on wildlife and pipelines and no school capacity. The owner says the site is a Less Favoured Area with low food production, unlike other sites. It will include an area for new learner drivers, a recreation area, large natural wildlife habitat, retail and business unit which will create much more employment for the area and affordable housing.

**Response**

Access to the site is poor and Malcolm Road is substandard. There is no access to the public transport network or to local facilities, such as neighbourhood or district centres and schools within 2km of the centre of this site. Although these could be provided on site, parts of the area are exposed to northerly winds and subject to steeper slopes. Development here would essentially be a new settlement as it is unrelated to the main settlement of Peterculter. However, its relative remoteness and lack of containment in the landscape means that it should remain undeveloped.

**9/32 Netherton Lodge** - 4 representations agree with its status as undesirable due to substandard nature of Baillieswells Road, no footpaths or lighting.



**Response**

Agree that the site is undesirable. Because there are no Main Issues Report representations promoting its inclusion in the plan, no further action will be taken on this site.

**9/33 Site at Malcolm Road** - 5 representations agree with its status as undesirable. The developer states the site will provide affordable housing, upgraded footpaths, is south facing, has good access and no constraints. Culter has had limited development recently and there is ample school capacity in the primary.

**Response**

This site is not considered suitable for development due to its isolation and poor accessibility (in terms of both distance and gradient) to employment opportunities, public transport and local facilities. It is unrelated to the main settlement at Peterculter and would appear to be visually incongruous ribbon development along the north of Malcolm Road – essentially housing in the countryside. It is part of an area north of the well defined settlement boundary at Bucklerburn Road and the unnamed road continuing to the west on the other side of Malcolm Road which contributes to protecting the landscape setting of Peterculter. As a consequence, it should remain as green belt.

**9/35 Land near Culter House Road** - 4 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. 2 representations support its inclusion as it will be well connected to the AWPR, there is no flooding, it is well screened and can provide facilities in a central location for Milltimber with opportunities for a bus connection. Parts are similar to 9/45 which is a preferred option.

**Response**

The site can be treated as two areas split by the AWPR. The two fields to the east are proposed for low density, high quality residential accommodation. The three fields to the west are proposed as employment use or roadside facilities, possibility a retail outlet. At present the sites are isolated from community facilities and from public transport. They will be disjointed from the existing settlements of Peterculter and Milltimber (particularly the western section) unless other development options and parcels of land are developed linking into either of these villages. This may lead to the coalescence of Milltimber and Peterculter along the Culter House Road, and even though the AWPR separates them physically, it is still important to maintain a green buffer between the two settlements in order to maintain their identity. The most westerly part of the site is Gutterie Hill District Wildlife Site. For these reasons, the sites should remain as green belt.

**9/36 Murtle Den Road** - 8 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. One comment suggested its development would complement the existing nature of Milltimber without destruction of greenbelt and without any of the problems associated with Oldfold and Peterculter East.

**Response**

This is a very prominent site which is highly visible from the North Deeside Road. Although next to the preferred option at Oldfold, this site is located to the east of Murtle Den Road which provides a good green belt boundary for development to the west. Murtle Den Road is also tree lined and this helps to screen and contain Oldfold. The effect of this would be lost if development occurred here. The small scale of the site means that it could not act as a replacement for the proposals at Oldfold and Peterculter East.

**9/37 Contlaw Road Milltimber** - 5 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. 2 representations support its inclusion. One comment suggested its development would complement the existing nature of Milltimber without destruction of greenbelt and without any of the problems associated with Oldfold and Peterculter East. The owner feels 3 houses would have no impact on schools, flooding, infrastructure or the landscape and there would be minimal tree loss. It is close to the AWPR, a bus stop, cycle and footpaths and within east walking distance to services.

**Response**

The site is situated in an attractive landscape setting which provides a green wooded backdrop to Milltimber. The woodland along with Contlaw Road itself provides a clearly defined boundary between Milltimber and the green belt in this area. As such it contributes to the landscape setting of Milltimber and is therefore worthy of retention as green belt.

**9/38 Derncleugh** - 3 representations agree with its status as undesirable. The developer disagrees with the site assessment in terms of relationship to settlements, proximity to services, land use mix, footpath and cycle connections, landscape, slope and natural conservation. The site has an appropriate density for the area and can contribute to the structure plan housing requirements.

**Response**

Despite the completion of the OP5 Friarsfield, development here would still be separated from this by a steep slope and intervening tree cover. The green and rural nature of the ridge and plateau contributes to separating the northern limits of Cults and Friarsfield and the western edge of Aberdeen. In future it would also play a role in separating these areas from Countesswells. As a result the area contributes to the landscape setting of the city and should remain as green belt. It is also more remote from services and facilities and public transport routes than Friarsfield. It should therefore remain as green belt.

**9/40 Inchgarth** - 3 representations agree with its status as undesirable. Two support its development because it does not impact on the green belt or landscape. It is sheltered by trees, accessible to services in Cults, to public transport and the cycle and footpath network. The assessment is flawed as it doesn't show how problems can be mitigated. Part of the allocation at 11/03 Garthdee Farm should go here instead.

**Response**

Although there are other developments in this area, its predominant character is still rural. This, together with the tree and woodland cover prevents both the visual and physical coalescence of Garthdee and Cults. Further development would shift the balance from predominantly rural to a more urban character. This site is an important part of the area which prevents coalescence and therefore serves a green belt function that should remain.

**9/41 Baillieswells Road West** - 4 representations agree with its status as undesirable due to substandard nature of Baillieswells Road and because there are no footpaths or lighting. The developer states that the site is not designated and has no historic, natural or landscape value, is well contained and would improve the sense of arrival to Bielside. Core paths are close by.

**Response**

This site is not considered suitable for development due to its isolation and poor accessibility (in terms of both distance and gradient) to employment opportunities, public transport and local services and facilities. It would be entirely car dependent. It is unrelated to the main settlement at Bielside and would appear to be sporadic and isolated development along Baillieswells Road – essentially housing in the countryside. It is part of an area of well wooded countryside north of Bielside which helps to contain that settlement and which provides a green backdrop. The site is therefore part of an area which contributes to protecting the landscape setting of Bielside and as a consequence, it should remain as green belt.

**9/42 Malcolm Road East** - 4 representations agree with its status as undesirable due to substandard nature of Malcolm Road. The developer cites support from the community council and consultation events for their unique low energy houses. There would be little impact on the green belt or traffic, employment areas are accessible by bus and services in Culter are close by. Gradients can be altered and woodland would not be lost. This forms a natural extension to Culter.

**Response**

Although the low carbon characteristics of the housing proposed here are acknowledged, the possible quality and character of housing that could be built on site should not determine policy designations in a local development plan. The existing green belt boundary is clearly defined in this area by Bucklerburn Road. This development would make the current definition between the built up area of Peterculter and the countryside less clear. As a result, the site should remain as green belt.

**9/43 Malcolm Road** - 4 representations agree with its status as undesirable due to substandard nature of Malcolm Road. The developer feels it brings a mix of properties to the site, are committed to sustainable design and it provides much needed family housing. It will help sustain the village centre and other services there. It will not overload the present infrastructure. Access, design and layout issues can be fully developed.

**Response**

Although the low carbon characteristics of the housing proposed here are acknowledged, the possible quality and character of housing that could be built on site should not determine policy designations in a local development plan. The existing green belt boundary is clearly defined in this area by Bucklerburn Road. This development would make the current definition between the built up area of Peterculter and the countryside less clear. As a result, the site should remain as green belt.

**9/44 Mid Anguston** - 3 representations agree with its status as undesirable. The developer says this site is part of a settlement. It contains disused and derelict poultry sheds and an unsightly feed silo. The building contains vermin. Site does not encroach into the District Wildlife Site and would not disrupt it. Positive feedback from the local community received. Development would enhance the landscape and is part of the existing settlement, is serviced and a bus to Culter School serves the area. Potential for road widening or passing spaces.

**Response**

Although the site is next to Mid Anguston, it is remote from any main settlement where services and facilities are located. There are no such facilities at Mid Anguston and a few extra houses will not change this. Access to the public transport network is over 2km away from this site and accessibility to existing employment opportunities and local facilities is very poor. The development would therefore be car dependent and better development options exist in the Deeside Corridor. The site should remain as green belt.

**9/46 Malcolm Road West** - 19 representations agree with its status as undesirable due to substandard and dangerous nature of Malcolm Road, inadequate and dangerous pavements, poor pedestrian and cycle access, remoteness from bus stops and Culter. There is no opportunity to improve safety. Schools are full and landscape setting and residential amenity would be harmed. Traffic has got worse since the site was rejected at the PLI due to development at Westhill. 3 representations think it should be developed because it would have no impact on wildlife and the landscape, drainage is not an issue and a green corridor provided. AWPR will ease traffic on Malcolm Road. Site should score better in the Transport Framework. Disabled/enabled housing would be welcomed.

**Response**

This site is not considered suitable for development due to its isolation and poor accessibility (in terms of both distance and gradient) to employment opportunities, local facilities and public transport. The proposer indicates that bus services could be re-routed into the area. However, the proposal is poorly related to the main settlement at Peterculter and is part of the countryside north of Malcolm Road which serves to maintain its setting. It is north of the well defined settlement boundary at Bucklerburn Road and the unnamed road continuing to the west on the other side of Malcolm Road which contributes to protecting the landscape setting of Peterculter. These issues should also apply to disabled/enabled housing. As a consequence, it should remain as green belt.

**9/47 Land at Malcolm Road** - 18 representations agree with its status as undesirable due to substandard and dangerous nature of Malcolm Road, inadequate and dangerous pavements, poor pedestrian and cycle access, remoteness from bus stops and Culter. There is no opportunity to improve safety. Schools are full and landscape setting and residential amenity would be harmed. It is sporadic development out of character with what's there. Drainage is poor and sewers are at capacity. Traffic has got worse since the site was rejected at the PLI due to development at Westhill.

**Response**

Agree that the site is undesirable. This is part of the larger area of 9/46 Malcolm Road West. Because there are no Main Issues Report representations promoting its inclusion in the plan, no further action will be taken on this particular development option. Reference should be made to 9/46 for the wider area.

**9/48 Albyn School Playing Fields** - 5 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. The developer states that there is good access to public transport, the AWPR and pedestrian links. There is no loss to biodiversity, landscape, trees or woodland and coalescence won't occur. To increase school capacity the academy can be expanded or rebuilt, or development phased for when capacity eases.

**Response**

Services such as schools, shops and doctors, as well as employment opportunities are a significant distance from the site which may encourage car dependency, although it is acknowledged that public transport is readily available nearby. The loss of playing fields is an issue in that they provide recreation – a green belt function – albeit on a private basis. The site is peripheral to nearby Peterculter. The tree lined road to Culter House provides a strong green belt boundary in this area. Development beyond this may contribute towards the coalescence of Peterculter and Milltimber, which would impact upon the character and amenity of the area and the separate identity of the two communities. The presence of the AWPR through this area makes it even more important to maintain a green buffer between the two settlements. The green belt functions of the area should therefore be retained.

**9/49 Contlaw** - 5 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling. Two support its development. The developer states it is well connected to the A93/AWPR junction, could be easily accessible by public transport and provides employment land and a mix of uses. The academy could be expanded or rebuilt to accommodate pupils or development phased. It is a better option than Oldfold in terms of nature conservation, landscape features, landscape fit and accessibility.

**Response**

Most of the site would be a long walk from the bus route on North Deeside Road although it is acknowledged that the site is large enough to accommodate its own facilities. A new primary school would be required (as with Oldfold).

However, should the amount of housing development go beyond the 550 suggested for Oldfold (assuming this site replaces it) then further pressure would be added to Cults Academy. The site occupies rising ground to the north of Milltimber. Much of it sits well above, and some distance from there and the northern building line of the Deeside settlements which generally follows the 90m to 95m contour. Contlaw Road itself and the woodland north of Milltimber provides distinct green belt boundaries and these features serve to contain the settlement and protect its identity. The presence of the AWPR through this area also makes it even more important to maintain a green buffer between Milltimber and Peterculter. The green belt functions of the area should therefore be maintained.

**9/51 Nether Beanshill** - 5 representations agree with its status as undesirable. Housing will not enhance the area, will strain infrastructure and lead to loss of green belt. Bad effects on wildlife, floodplains and schooling.

#### **Response**

Agree that the site is undesirable. This site is part of 9/49 Contlaw. Because there are no Main Issues Report representations promoting its inclusion in the plan, no further action will be taken on this site. Reference should be made to 9/49 Contlaw instead.

**9/52 Baillieswells Road East** - 1 representation agrees with its status as undesirable due to substandard nature of Baillieswells Road, no footpaths or lighting. The developer states this would be a low density development where trees can be retained and connections made to mains water. It has good access and no significant impact on wildlife, recreation, landscape or the built heritage.

#### **Response**

This site is not considered suitable for development due to its isolation and poor accessibility (in terms of both distance and gradient) to employment opportunities, public transport and local services and facilities. It would be entirely car dependent. It is unrelated to the main settlement at Bielside and would appear to be sporadic and isolated development along Baillieswells Road – essentially housing in the countryside. It is part of an area of well wooded countryside north of Bielside which helps to contain that settlement and which provides a green backdrop. The site is therefore part of an area which contributes to protecting the landscape setting of Bielside and as a consequence, it should remain as green belt

## **7. Other Responses**

A number of representations were made on the following specific issues;

- Loirsbank should be zoned back to green belt due to the site flooding.

#### **Response**

The decision to allocate Loirsbank was taken by the Council in December 2007 and it was included in the 2008 Aberdeen Local Plan. It is our intention to carry over all of the allocated greenfield sites into the new local development plan as

these matters have been concluded. The potential flooding issue is however recognised and the local plan requirement for an acceptable Flood Risk Assessment to be carried out prior to its development still remains.

- A link road should be provided between N Deeside Road & Garthdee Road.

**Response**

There are no plans to build a link road between Deeside and Garthdee at this time, however this may depend on the outcome of strategic transport modelling, the results of which is expected in June 2010.

- Culter Community Council believe a business park should be allocated to Culter together with around 50 additional houses to the west of Malcolm Road.

**Response**

The issue of allocating an employment site in or around Peterculter was thoroughly explored at the public inquiry into the 2008 local plan when no site was identified. A considerable amount of development options around Peterculter were also considered in drawing up the Main Issues Report and are being further considered here. The reasons for rejecting sites around Peterculter as development options (other than the housing site at Pittengullies Brae) are given in the individual responses above. Our conclusions remain that because of topographical, landscape, wildlife and access reasons, there are very few development opportunities in or around Peterculter. However, the lack of employment land in Deeside is acknowledged and a small employment area is proposed at Oldfold. Although not in Culter, it does at least provide an employment element in the Deeside corridor.

- The Bush should remain as a roads depot.

**Response**

Agree. There are no proposals to develop this site for housing so it would be appropriate to remove the opportunity site from the local development plan.

- Others suggested the Bush could be suitable for employment.

**Response**

It could be said that, as a roads depot, the site is already in employment use. The site is probably too small to warrant an employment land designation. However, we would intend to remove it as a housing opportunity site in response to other objections.

- Deeside Christian Fellowship Church are looking to expand and willing to participate in any masterplan proposals for the area.

**Response**

The Church is an important community facility and its continuing interest in remaining in Milltimber and participating in its development is welcome. Because no specific site is being promoted by the church our suggestion would

be to approach the owners of the preferred development options at Oldfold to see if the requirements of the church could be accommodated there. Their proposals include a community core and a church would be compatible with this.

- The Deeside development should take place in the Blacktop area.

**Response**

This area is very isolated and has poor access links, no proximity to employment opportunities, services and facilities and would likely push school limits over capacity. No development options have been received for Blacktop.

There is a proposal for a new village of 500 houses to the south of Blacktop (9/22 Foggieton/Countesswells) where it is proposed that services/facilities would be provided within the development. However, there are doubts as to whether 500 houses could support any significant services and facilities and the development is likely to be car dependent. A larger proposal for 3000 homes and employment land at Countesswells is much more likely to be able to support a wide range of facilities and is one of the preferred development options.

- Development should take place along the route of the AWPR.

**Response**

Although there are some proposed developments close to the AWPR, it is important that the road is not turned into a development corridor as it would;

- Increase car dependency
- Increase congestion on the AWPR, and
- Harm its function as a bypass

It is important that developments promote the use of more sustainable forms of transport and are not totally reliant on road access.

- Development should take place along the old route of the AWPR.

**Response**

A number of development options are located close to the old corridor of the AWPR and these were subject to assessments in the same way as all other sites. Some were considered as preferred options (such as Oldfold and Countesswells) and others were not for reasons outlined in this report. There are no apparent advantages or disadvantages of using the old AWPR corridor as a development corridor so it was not used as a criteria in our assessments.



## **Milltimber Primary School 11<sup>th</sup> November**

### **Summary**

Approximately 120 people attended the consultation event, of which around 80 sat through the presentation followed by questions.

### **Comments**

Comments were made regarding:

- Population forecasts attributed to the requirement for 36,000 new homes.
- That the development proposed is dependent on delivery of the AWPR and that roads are already at capacity and can not take additional traffic.
- What are plans for the extra traffic that will be generation on North Deeside Road?
- Need more details on how developments will work in practice, especially in road traffic terms. Deliverability is key – we need to be very clear about what infrastructure is required (not just roads, but water and sewage, schooling as well) and how it will be delivered. Concern that infrastructure to support development won't be provided. The Plan also needs to be coherent on issues such as affordable housing.
- Free school bus transport to Cults Academy from Milltimber and Peterculter would help to ease traffic.
- School capacity at the new Cults Academy is lower than before, despite views expressed in the past that capacity needed to be higher.
- Milltimber Primary School is not fit for purpose and does not have adequate capacity – a new school should be built.
- Green Belt should be left as it is – why are sites which have been rejected in the past being considered again?
- Development could destroy the pleasant environment and green space around Milltimber – factors which attract people to live there in the first place – don't want to lose this.
- New shops are not required – choice is available in Peterculter and Cults.
- Needs to be made clearer that the 'undesirable' development options are still live and that they could be still be reconsidered in future versions of the local development plan.
- Concern over the construction of development on green spaces – it could be a building site for years to come.
- Travellers could be accommodated on an expanded site at Clinterty.
- Some support was given to development further away from existing communities that could pay for and provide its own infrastructure, without impacting on existing areas.
- Representatives should be present from other services such as roads and education to answer detailed questions on these issues.
- Some people are cynical on the consultation process and feel that views are not fully taken into account. An example was the 'standard responses' given to many objectors to the AWPR.

## **Cults Community Centre 19<sup>th</sup> November**

### **Summary**

The evening began with members of the public asking some general questions and getting more familiar with the Main Issues and preferred options displayed on the boards. The presentation started at 7pm and concluded by saying that we would then

break down into smaller groups to allow for meaningful discussion. After the presentation, six large workgroups were formed where discussion over the sites and issues took place. Approximately 100-110 people attended the event.

### Comments

Comments were made regarding:

#### Countesswells

- Large developments are not practicable – it would be more appropriate to develop several smaller areas (of around 50 houses each). Smaller communities would be much more popular with residents and have more of a community or village feel to them. Their impact on the road network and landscape would be much smaller than what is currently proposed at Countesswells.
- 20,000 homes on Greenfield sites conflicts with government targets of reducing our global footprint. This would cause more road congestion and increase greenhouse gas emissions.
- Countesswells has several negative impacts;
- Road infrastructure cannot cope with existing traffic, this development would overwhelm it.
- There is a drainage problem on the Cults to Kingswells Road to the north west of Loanhead which can cause flooding.
- Negative impact on wildlife in the area.
- It is not practicable to make Countesswells Road bus only – it is a well used road.
- A development of this size would require more than one access point. Concerned about traffic filtering through the Deeside communities on inadequate roads.
- It is not practical to expect many shops and businesses to be attracted to Countesswells. It is not large enough to support them and people will use those at Westhill instead.
- Countesswells will add pressure to the A944 Lang Stracht. The traffic lights at the Lang Stracht and Old Skene Road junction have made congestion worse. This area is impassable during peak times.

#### Infrastructure

- The existing infrastructure is inadequate to support development, and there is a need to identify all the improvements that will be required as a part of development.
- The infrastructure is inappropriate for housing in Deeside currently. There is very little that can be done to improve the network into Aberdeen, and new development will add to the problems.
- Are medical services to be included in big developments?
- Developers should have the responsibility of providing facilities in their developments.
- What can be done to change the way developers handle developments? At the moment they just arrive, make their money and leave, without improving the area.
- We accept that there has to be development, but there must be the infrastructure to support it.

#### Retailing and City Centre

- The decline of Union Street could allow for consideration of alternative uses: more residential use, cafes and independent stores to improve the vitality of Union Street.

### Design

- Developments should be of a better quality, and should add to the appeal of Aberdeen rather than detract.
- High quality development – house type that fits in with the area.
- Policies to control quality and design of housing.
- Like that there seems to be an emphasis on design.
- The long views of development need to be looked at. The new school at Cults looks fantastic close up yet the long view of the site from the river is not so pleasant.

### Identity

- Village feel/identity of Cults.

### Environment and Biodiversity

- Avoid areas of flooding – i.e. Loirsbank.
- Protect existing woodland.
- Floodplains could be used for recreational facilities rather than housing.
- You must look at the impact of housing allocations on flood plains.
- What provision of housing will be zero carbon by 2016?
- Flooding is a major issue; development must take this into account. Especially with climate change and the possibility of more and more floods in the future.
- Has biodiversity really been taken into account? There are badgers and bats in the area which must be protected.

### Open Space

- The maintenance and management of open areas is very important. This has not been the case in many recent developments.

### Transport

- Accessibility is a huge factor.
- It is essential that connections between Friarsfield and Craibstone are considered thoroughly.
- Is the transport modeling you are carrying out looking at public transport also?
- It is reassuring to hear that you are taking transport so seriously.
- The traffic at present is unsatisfactory at Friarsfield. Especially as parked cars block the road, impeding the flow of traffic.
- Affordability of public transport is an issue. It is very expensive to get in and out of town. This is impacting on our children who aged 16 have to pay adult prices. It is cheaper to drive our children into town than for them to get the bus.
- To compare Aberdeen to Edinburgh, we have the same bus company yet very different pricing, the park and rides in Aberdeen are nowhere near as successful as Edinburgh. Aberdeen is 20/30 years behind Edinburgh regarding transport, park and ride, parking charges.
- Successful places are those where there is good access through development for walking, cycling. Many people use the proposed sites to gain access to areas further afield for walking and cycling, activities that are going on now have to be able to continue and this will happen with good accessibility. Access to small shopping facilities, corner shops etc is also important.
- Lower Deeside has a lot of problems with traffic congestion, speeding, and an overall volume of traffic. Where is all the new traffic resulting from these developments going to go?
- Why would you choose preferred sites which are miles away from existing bus routes?

- How can developers be made to pay for road improvements into Aberdeen? Especially traffic resulting from the Countesswells development. It seems like in the past developers have got away with not paying.
- Everyone from Kingswells/Westhill uses the Lower Deeside road network, causing congestion plus the cars tend to speed.
- The traffic at present is unsatisfactory at Friarsfield. Especially as parked cars block the road, impeding the flow of traffic.
- This scale of development will not work without the Aberdeen Western Periphery Route, you need to consider this.
- Main Issue is roads, for example Craigton Road.

### Education

- There will be an impact on the school with the proposed level of housing. Cults academy has capacity issues, it had one 17 years ago and it continues to have one even with the new school.
- The projections of the numbers of children going to each school is vital and must be calculated correctly.
- You need to have clear plans for how education will be provided.

### Housing

- Where appropriate make use of higher densities to avoid the need for such large land allocations.
- People cannot afford to get houses in the City so they move out to the Shire.
- There tends to be a predominance of executive housing in new developments. There should be more of a mix.

### Other comments

- Issues are infrastructure (roads, drainage, sewage, water) and affordable housing. We also need safe and accessible cycle routes for all.
- Who makes the decisions about what should be a preferred site and what is not a preferred site?
- Where are all the people going to come from to grow the population to the levels suggested in the Structure Plan?
- The overall impacts of developments should be looked at. You must look at the implications of existing allocations plus the future allocations. It must all be masterplanned as a whole.
- When developers suggest numbers of houses in each area, do you bargain with them to get the numbers beaten down?
- The impact of light pollution has not been taken into account. There will be a particular issue at the Friarsfield development.
- There is a lack of jobs in the area, so everyone uses their car to travel into Aberdeen.
- Perhaps there should be less housing but more of a focus on sustainable construction.
- How do we get the current Local Plan (2008) allocation for the Loirsbank site deleted?
- We want the quality of life to continue yet 36,000 proposed houses means losing greenfield and putting up with badly designed roads, with speed calming measures such as speed bumps. These do not help our quality of life.
- There is an artificial division between the city and shire. You (ACC) have the hardest job as there is less room in the city for the 36,000 houses. Should there be a 50/50 split of housing, or should the Shire get more?
- Is the economic climate an impact on the LDP?

## Culter Primary School 25<sup>th</sup> November

### Summary

The evening began with members of the asking some general questions and getting more familiar with the Main Issues and development options displayed on the boards. The presentation started at 7pm and concluded by saying that we would then break down into smaller groups to allow for meaningful discussion.

After the presentation, six large workgroups were formed where discussion over the sites and issues took place. There were approximately 50-60 people in attendance of the event.

### Comments

Comments were made regarding:

#### Transport Issues

- There are serious traffic congestion issues with Oldfold farm.
- Surely all of these sites must be completely dependant on the AWPR being built. What will happen if the route isn't built?
- The position of traffic lights at Bielside cause serious traffic congestion problems.
- Parking along the Deeside road is a huge problem. People park outside the ATM at the bank and make it very dangerous for other drivers and pedestrians.
- The existing bus service is good, it is frequent and reliable. However, it does not offer people a cross country service and it does not offer a real alternative to the car for journeys which are not directly into the city centre.
- There are no dedicated cycle routes/pedestrian walkways.
- Agree junction on Malcolm Road is bad – too many lorries use the road – broken walls – improvements need to be done even when AWPR is built – need to pursue a feasibility study – a roundabout? Roads department could do something – traffic lights? Constraint with the A93.
- Will the AWPR actually happen?
- The location of the AWPR junction is daft.
- Is development to the east of the AWPR in anticipation of the AWPR and would it be the same without it?
- Why is there no development in Culter? New developments could be accessed from the AWPR junction.
- Will the AWPR take lorries of local roads as there are currently a lot of local lorries.
- Aberdeenshire Council was criticised by Transport Scotland for not making use of the AWPR junctions.
- For development in the Culter area there would be a need to improve the junction onto the AWPR.
- New development should make use of new infrastructure.
- There is at least one accident along Malcolm Road every day.
- Malcolm Road is one of the most dangerous roads in Scotland.
- It is impossible to consider further development along Malcolm Road until we see the effects of the AWPR.
- There should be no development at Kennerty.
- The hill of Ardbeck is a popular location for recreation and should be left clear of development. Dog walkers use the area frequently.
- General questions on the level of affordable housing that would be required. Current policy is a 10% requirement – the new local development plan will be informed the HNDA, although the structure plan suggest a figure in the region of 20-30%.

- Development at Oldfold, Milltimber will add traffic onto the North Deeside Road. If shops are to be provided here there should be ample off road parking provided to help traffic flows. A large development like this would require a new primary school.
- Public transport is only OK for people travelling to the city centre. The current shuttle bus takes too long.
- As the population gets older and there is more illness, provision must be made for this. This should include nursing homes, sheltered housing and health facilities.
- There are not enough small houses being built to accommodate the ageing population and smaller household sizes.
- Contlaw Road and Kennerty Road are too small for large developments.
- The plan should do more to boost tourism – more hotels are required (the garage/car sales was suggested as a site), there needs to be more parking in Culter and the Deeside Way and riverside should be protected.
- School buses would help to ease traffic congestion.
- It is important to retain the separate identities of the communities along Deeside.
- People are not convinced that the facilities and infrastructure that should be provided alongside development will be provided in time.
- Development should be much more individual and less catalogue style. Sydney was mentioned as a good example of how individuals influence house styles to make them much more interesting.
- Need more public transport – hourly bus service to Westhill Tesco.
- There are traffic issues everywhere: bridge of Don, Bucksburn, Haudagain
- AWPR – when will this be happening? This will help the development proposed in the city.
- Comments made regarding public transport and what can be done to improve this.

### Site 9/42 – Malcolm Road East

- Landowner felt that there were inconsistencies with the planning officer's assessment.
- He said that there is no woodland on the site which is described in the assessment as being Ancient Woodland.
- The slope is also not correct and indeed at the moment they are doing work to level out the slope to a gradient between 1:12 and 1:14, which is more acceptable.
- He could not understand how the development would have an environmental impact when the houses are proposed to be carbon neutral.
- He also felt that a small development of 10 homes would not adversely affect Malcolm Road as it has said in the assessment.
- He will draw up a response and submit to ourselves to communicate these points further.

### Housing

- More affordable housing – difficult start for youngsters in the area – need a mix of tenants.
- What is the definition of 'affordable housing'?
- Need to encourage mix of housing.
- It would be useful to see more housing in Culter but difficult to find somewhere. 9/46 and 9/23 areas might be okay but problem with Malcolm Road.
- There is a need to deliver a mix of house types, sizes and tenures on new sites.
- Affordable housing needs to be on-site.
- Why do we need 36,000 new homes in Aberdeen? Who decided this and why is the 'aspirational' element of the number so high?
- Affordable Housing in Culter would be a good thing. Housing to support the primary school would be a good thing.

### Employment Land

- More employment land – need something to happen in Peterculter or families will up root – missed opportunity – not much for kids to do – Culter remains stagnant compared to areas around e.g. Westhill and Drumoak.
- Where can you put commercial development in Culter? If there is none people will have to commute into Aberdeen to work.
- Could employment development take place on part of 9/51?

### Regeneration

- Rob Roy Caravan Park – recommend for regeneration – 2 people live there – what will happen when they move on?
- Brownfield sites should be used to build flats.

### Education

- Further education in the west of the city? People already get education across the boundary. Falling school roll of Peterculter Primary School – need to get more families into the village.
- What capacity does the Cults school have?

### Infrastructure and Services

- Doctors surgery good – like the amenities in Peterculter maintains a community feel.
- Waste – what are we going to do? What do you think of recycling? Need to do something with the illegal dumping ground in Peterculter. It was mentioned that Peterculter good for sustainable homes as it is on a south facing slope – solar energy and sheltered from northerly winds – sheltered

### General Issues

- What is the status of blue sites? What are the reasons for them being assessed as undesirable?
- Surprised that Council is developing the Bush, people there will then have to travel elsewhere.
- What will the impact of development at Westhill be on Aberdeen City?
- The hydro-scheme site is on contaminated land. Is it okay for them to make submissions now?
- What recourse do developers have now?
- The Local Development Plan website was good.
- Very pleased and relieved to see that sites within the River Dee flood plain have been assessed as undesirable.
- Aberdeen is completely unique; residents have quick access to the countryside. This is very important and should be protected.
- Satellite towns are a good idea, as long as they have the infrastructure necessary to make them sustainable.
- The Union Square development is good as it provides somewhere to shop without having to go from shop to shop outside. However, couldn't this land have been used for flats?
- Opposed to ribbon development along the route of the AWPR so that it does not become a commuter route.
- The concept of development at Countesswells is good. The idea of a sustainable community that can function independently of the city centre is good.
- Developers are only interested in making money. How can it be ensured that they take an interest in improving the quality of life of residents in the area?

- Culter is a village and the residents want to keep it that way. We don't want it to be ruined by development. The extra cars that result from the development will ruin the already busy roads.
- A hostel for homeless men and women should be provided within Aberdeen City. The Citadel provided an invaluable facility which helped hundreds of residents of Aberdeen.
- The maps are not thought of as being clear enough for people to read street names.
- Object to the houses on Culter House Road that will reduce the green wedge between Milltimber and Culter.
- We have done an excellent job to make most of the development options undesirable.

### **AIRYHALL PRIMARY SCHOOL – 2<sup>ND</sup> NOVEMBER 2009**

#### **Attendance**

Approximately 40-45 people attended the consultation event, of which around 25 sat through the presentation by SD followed by questions. After a few questions from the audience (see below) workshops were proposed, however the audience opted to stay as one group.

#### **Questions & Issues raised following presentation**

- Query over the population forecasts attributed to the requirement for 36,000 new homes.
- Impact of development on existing residents is more of a concern than the sites themselves.
- Concern that the development proposed is dependent on delivery of the AWPR and that roads are already at capacity and can not take additional traffic.
- Mixed views over the type, size and tenure of housing that should be provided.
- If development is absolutely required, then it should be mixed use.
- Concern over the perceived construction of development on green spaces.
- Concern that involvement in a 'workshop' may be misconstrued as supporting a particular decision in the future.
- Query over the reference made to the Council 'working with developers' in the context of the new planning system, and that close links with developers could in fact leave the Council subject to legal challenge.
- Desire to retain Union Terrace Gardens in its current state.
- Clarity sought about how much development is likely on some of the proposed sites: developers are promoting different levels of development than the Main Issues Report favours.

#### **Other Issues raised during exhibition**

- Concern that infrastructure to support development won't be provided.
- New development would be more acceptable if it truly led to a mix of available housing types including affordable housing.