

From: [REDACTED]
To: [LDP](#)
Subject: Objection to Peterculter Housing Development Plan
Date: 01 June 2015 09:45:12

Dear Sir/Madam

Proposal B0913 – Malcolm Road East and the remaining land to the South West between Malcolm Road and Bucklerburn Road

My objections are based on the undesirable nature of this development as described in the Aberdeen City Council's own 'Development Options Assessment Report'.

1. The site has '*steep slopes.*' *The site is very undulating. Areas to the south and east are fairly gentle in slope and there are some relatively flat areas. However, further north and west the*

slope is much greater with a gradient of around 1 in 8.

2. *There are no known risks of flooding. However, it is noted that there is an open water course to the north west of the site.'*

3. *The site is predominantly covered by SNH Ancient Woodland. Although this has been cleared the designation remains valid. The site is located in the River Dee Catchment Area.*

4. *Development would intrude slightly into the surrounding landscape. Existing woodlands provide good protection of views from Malcolm Road, however the elevation of the site would mean that*

any development would be fairly prominent. Bucklerburn Road is considered to provide a robust green belt boundary in this location.

5. *Residential development in this area would be unlikely to contribute to a better mix or balance of land uses as surrounding land use is predominantly residential.*

6. *The site is approx. 1500m away from Culter District Centre and approx. 1125m from Culter Primary School. The site is not in walking distance from a medical facility, therefore there are*

limited facilities in close proximity to the site.

7. *There are no significant employment areas within 1.6km of the site.*

8. *The site is zoned to Culter Primary and Culter Academy. Culter Primary has sufficient capacity, however Culter Academy is forecasted to exceed capacity in 2019.*

In addition to the above, please note that Malcolm Road has often been subject to severe flooding which reduces the road to one lane.

The road is already very busy and dangerous. The road has never been build for the amount of traffic and the number of heavy vehicles.

I consider Malcolm Road also dangerous for adults and children in particular walking to school or the bus stop due to the lack of one foot pass on one side of the road. Trucks and lorries driving on the only foot pass on this part of the road is a daily occurrence when two of them meet between Johnston Gardens and the dirt road to Buckler Burn.

Considering the current decline of the oil and gas industry I also think that the housing development in Peterculter should be put in hold.

For all of the above reasons I oppose the proposed developments along Malcolm Road.

Regards

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