

Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input checked="" type="radio"/> Ms <input type="radio"/>
Organisation	Stewart Milne Homes
On behalf of (if relevant)	
Address	Osprey House, Westhill Business Park, Westhill
Postcode	AB32 6JQ
Telephone	01224 747201
E-mail	shelley.thomson@stewartmilne.com

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	See paper apart.	Paragraph(s)	

What would you like to say about the issue?

See paper apart.

What change would you like to see made?

See paper apart.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

PAPER APART

OBJECTION TO PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN (2016) ON BEHALF OF STEWART MILNE HOMES RELATIVE TO THE FAILURE TO IDENTIFY DEVELOPMENT OPTION SITE B0943 AT MALCOLM ROAD, PETERCULTER FOR RESIDENTIAL USE.

Introduction

Stewart Milne Homes object to the failure of the proposed Local Development Plan (LDP) to identify Development Option Site B0943 at Malcolm Road, Peterculter for residential development in accordance with their Bid submitted in June 2013.

The site, the subject of the Development Bid, extends to approximately 3.6 acres or thereby, lying to the west of Malcolm Road and immediately north west of the existing settlement of Peterculter. The site could accommodate up to 25 residential units, providing much needed new homes within the Aberdeen Housing Market Area. The submitted Development Bid is attached as Appendix 1. The Malcolm Road site is owned by Stewart Milne Homes and as such is an effective site and can be delivered within the first 5 years of the Local Development Plan. There are no constraints on the site, unlike allocations identified within the Proposed Local Development Plan OP52 and OP109. Objections were made to the inclusion of these sites within the Main Issues Report and are attached as Appendix 2.

Separate representations have been submitted in respect of the Housing Land Supply and the requirement for additional housing sites to be identified through the emerging Local Development Plan 2016. This objection requires to be read in conjunction with those representations.

Modification Required

Delete sites OP52 and OP109.

Allocate site B0943 within the emerging Local Development Plan for 25 residential units and associated infrastructure for release within the first 5 years of the LDP.

Justification

Stewart Milne Homes welcome that the City Council recognise the need for housing land to be identified within Peterculter, recognised through allocation of sites OP51, OP52 and OP109 within the Proposed LDP. We do not however believe that the sites allocated by the Council, are the right sites for sensitive, sustainable development within the settlement. There has been limited release of land for housing within Peterculter which has undermined the sustainability of the settlement within recent years. Key services including the primary school have seen decline with the school role currently only at 76% of its working capacity. SPP sets out that the LDP must identify a generous supply of land for each housing market area to support the achievement of the housing land requirement across all tenures and that they must maintain a 5 year supply at all times. SPP also focuses on enabling the delivery of these homes particularly in areas within city networks where there is a continuing pressure for growth. SPP acknowledges the impact that house building makes to the economy and that the

planning system should help address the challenges faced by the sector by providing a positive and flexible approach to development. Sites allocated within LDPs must be deliverable. The scale and range of sites and the deliverability of such sites have to be realistic to ensure the LDP can provide a 5 year housing land supply at all times and ensure that the sites and indeed affordable homes can realistically delivered within the LDP period. There is an identified shortage of affordable homes within the Deeside area with many young and lower income individuals unable to purchase their own home. The Stewart Milne site at Malcolm Road can be delivered in the short term and provide much needed homes for Peterculter helping to create a more sustainable settlement and ensuring the viability for key services such as the Culter Primary School.

The site falls within recognised national walking and cycling distances from key amenities, which is fully explored within Appendix 3, thus providing a site that is sustainable and can be readily accessed from the main road network as well as a wider network of footpaths and cycleways in the area.

Stewart Milne Homes welcome the principle of housing land release within Peterculter however, we do not accept the sites identified within the Proposed LDP, namely OP52 and OP109. Both these sites were identified within the Main Issues Report site assessment criteria as being constrained and indeed the allocations would appear to caveat that at least a portion of site OP52 is at risk from flooding. Without detailed Flood Risk Assessment being carried out, the Council cannot know how much of this site is actually deliverable for residential development. In addition to this, the ground associated with OP52 is identified as being part of the green space network with the trees identified as ancient woodland. The allocation of site OP52 on these grounds alone appear to contradict the Council's own Policies in relation to sites suitable for development. There are also known access constraints associated with both sites OP52 and OP109. Neither site has decent main road frontage with significant upgrade works required to service both sites.

The bid site B0943 has a main road frontage onto Malcolm Road which will provide adequate access to the development site. The Council within their assessment of the site have identified it as being adjacent to the River Dee and Culter Burn SAC and the Culter Burn LNCS. These are set out within the justification portion of the Council's assessment of why the site is undesirable yet, caveated, "without mitigation" clearly acknowledging the fact that at present the impact of this site to these areas of protection are as yet unknown. Further ecological investigative work will be undertaken at the appropriate time however, it is contended at this time that the development site is a sufficient distance from these designated areas as to not have any detrimental effects. The Council also identified that development would impact on the surrounding landscape. They do however fail to indicate whether that impact would be detrimental or otherwise. Stewart Milne Homes would suggest that all development, regardless of where the site, has an inevitable impact on its surroundings including brownfield re-development. It is therefore imperative that development allocated as part of the LDP can minimise any detrimental impacts, including that of landscape and provide well considered,

sustainable homes that meet the actual market needs of the area (Appendix 4). The proposed bid site at Malcolm Road can achieve this. It is further suggested that allocated site OP52 would have a greater impact on the existing landscape due to the required removal of a large area of identified ancient woodland, which also formed part of the green space network prior to allocation. The Malcolm Road development site is an area of rough grazing which sits adjacent to existing housing. The site is a natural extension to the existing settlement and can come forward for sensitive residential development without significant detrimental impact on the surrounding landscape.

It is therefore respectfully requested that site OP52 and OP109 be removed from the LDP as they cannot be developed without having significant detrimental impact on the surrounding landscape, removing large area of ancient woodland which also forms a part of the wider green space network and in their place, allocate site B0943 for up to 25 residential dwellings.

HALLIDAY FRASER MUNRO
PLANNING

P1902

14 June 2013

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

Dear Sir/Madam,

**ABERDEEN LOCAL DEVELOPMENT PLAN – BID SITES
PETERCULTER WEST (Phase 1A, 1B, 2A and 2B) for STEWART MILNE GROUP**

Please find attached four bid forms covering land at Peterculter West. These should be treated as four individual bid sites that make up a larger potential development area. By lodging these separately this offers an opportunity to customise development options appropriately to meet local and City-wide housing requirements. The four bids are:

Phase 1

Peterculter West, Site 1A – Approximately 8.8 Ha

Peterculter West, Site 1B - Approximately 5.3 Ha

Phase 2

Peterculter West, Site 2A - Approximately 6.7 Ha

Peterculter West, Site 2B - Approximately 1.2 Ha

However, we believe that the four bid sites could be combined to create a sustainable extension to Peterculter, phased appropriately. Given that premise we have produced a very initial draft framework masterplan to examine how that might work (enclosed). The vision is one where the development has a local centre and respects the natural valley to the west, drawing the countryside into the development to create a unique and highly rewarding place to live. We've also considered access, road networks, green networks and spaces to help identify the most appropriate development areas. This site can also accommodate local employment uses to help create a more sustainable development and provide new opportunities for local businesses. The local community, specifically the Community Council, have shown support for development of this type in Peterculter to help maintain and support local services and amenities.

The attached is an indicative framework that will be developed over the next few months and we will engage with the community and neighbours of the site for their opinions.

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We've also identified suggested phasing for the bid sites and have shown this on the attached Location and Indicative Phasing Plan. It is always best to plan sites comprehensively. It would therefore be preferable that all of the sites are zoned, even if they fall within different plan periods.

The proposed bid sites sit adjacent to Peterculter on the main Westhill to Peterculter road. The land is currently used as farmland (grazing land) and includes a number of houses within its boundaries.

The site is located in an area where accessibility will be significantly improved over the coming years (via the AWPR and the subsequent reduction in traffic along Malcolm Road) and where access to public transport can be improved as a result of development. The sites are within 1.6km of the majority of Peterculter (including the Primary School, Sports Centre, village centre and Health Centre) i.e. within walking distances detailed by PAN 75. New and improvements to existing walking/cycling routes can also improve accessibility to these facilities locally. The nearby Bucklerburn Road can provide a safe pedestrian and cycle route to the Primary School on School Road.



Housing Delivery/Housing Land

Some of the current LDP allocations are having difficulty being delivered and this is having a negative impact on the LDP housing strategy. Figure 1 below demonstrates the major issue with the delivery of housing over the coming 10 – 20 years in the Aberdeen Housing Market Area [AHMA]. There is a clear over dependence upon major sites to the extent that only 10 major sites are expected to deliver 22,000 houses over the coming ten years. This creates a problem. It arises from the fact that these sites, at best, will only be able to develop and sell 40% to 50% of that 22,000 based upon the Housing Land Audit (HLA) returns from the key house builders and developers in the North East.

Following agreed 2012 HLA/LDPs

Reliance on Major Sites													
2007 - 2023													
	Allocation to 2023	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	total
Grandhome	4700	0	0	0	50	100	100	100	100	100	100	100	750
Newhills	3700	0	0	15	105	135	135	135	135	135	135	135	1065
Maidencraig	1700	30	50	50	50	50	50	50	50	50	50	50	530
Countesswells	3000	0	100	200	200	200	200	200	200	200	200	200	1900
Loriston	1100	0	100	100	100	100	100	100	100	100	100	100	1000
Cove	900	78	127	128	128	91	50	50	50	50	50	50	852
Muzjemoss	900	20	100	100	100	100	100	100	100	100	80	0	900
Elsick	4045	0	200	200	200	200	200	200	200	200	200	200	2000
Ellon	988	0	50	50	75	75	100	100	100	100	100	100	850
Urside	922	0	110	110	110	105	90	70	45	0	0	0	640
Total Major Sites	21955	128	837	953	1118	1156	1125	1105	1080	1035	1015	935	10487
AHMA 2007 - 2023	37250												47.8%

Footnotes
 1 Newhills, Maidencraig, Ellon and Urside are composites of several close sites
 2 Pink shading is Aberdeen, beige is Aberdeenshire

Figure 1 – Analysis of 2013 HLA and Reliance on Major Housing Sites

This matter is of serious concern because all agencies involved in the Economic success of the North East (and thus Scottish) Economy maintain that the principal limiting factors to economic growth are skill shortages and this is intrinsically linked to the availability of housing for sale or rent. Not just affordable housing but mainstream housing as well.

There are a number of responses available some of which are planning related, others more to do with finance and housing procurement.

However it is clear that the Planning Authority can't simply state – "we've allocated sufficient land for housing – now it is over to the private sector to deliver".

Several planning responses are available to assist with the problem. These include

- *Increasing the number of sites allocated* – preferably sites without significant infrastructure issues surrounding them. Planning guidance clearly suggests a 'range of sites, in a range of locations' are required to assist with the effective housing land supply. These additional sites can help front load the system by delivering development quickly.

Quite clearly these LDP residential bids could assist by adding deliverable housing sites to supplement the effective housing supply and specifically those Major sites that are presently unlikely to deliver in the short term.

Sustainability Checklist for Development Options

We have also completed the relevant questionnaire. The issues raised in that questionnaire and the "Sustainability Checklist for Development Options" and expanded on in an appendix to this letter.

Ownership

Sites 1A, 2A and 2B have sole owners. Site 1B has a limited number of ownerships within its boundaries. In principle, the existing housing is to be retained in Site 1B, considered fully within the masterplan process and either encompassed within the development or the development will be designed to respect existing houses. The masterplan process will draw out how the existing houses are to be considered over time.

Summary

To reiterate, this letter encloses four separate bids that we suggest can be masterplanned in two phases. We will be progressing that masterplan process and carrying out community engagement in due course. In the meantime we hope that we are able to discuss these bids, the phasing and the masterplan process further with the Council at the appropriate time.



We believe these sites can make a difference to housing delivery in the City, and at the same time support the local facilities in Peterculter and provide a much needed mix of new housing in Peterculter.

The site is adjacent to the village and has good linkages to sports, recreational and community facilities. We believe these sites could create a highest quality sustainable development where people will want to live.

Please get in touch if you have any queries.

Yours faithfully



Steve Crawford
Regional Director
Halliday Fraser Munro



Appendix 1 – Sustainability Checklist comments

1.Exposure

The site has tree belts at various locations and these can be increased where necessary to help provide shelter and privacy. However, none of the land is particularly exposed and the site offers ample opportunities to mitigate against local exposure issues where they may occur.

2.Aspect

The site is generally south east facing providing a clear opportunity to design development to take advantage of passive solar gain.

3.Slope

Although undulating none of the slopes would provide any issues for development..

4.Flood Risk

SEPA's flood extent maps show no flood risk associated with this site.

6.Built/Cultural Heritage Elements

The only element of cultural heritage is the "Shoddy" to the south of the site. This is now a Core Path and will not be affected by the proposed development as a new access is proposed onto Malcolm Road. However it could be enhanced as a result of the development.

7.Natural Conservation

The area to the west of the site is proposed as a new informal parkland area, tying in with the burn and its wooded banks. This will offer significant opportunities to improve the natural environment and biodiversity whilst providing far better access to the public.

8.Landscape Features

There will be very little loss of landscape features as the majority are either remaining untouched or being incorporated into the development. The site does not include significant landscape features of note.

10.Relationship to Existing Settlement

The proposed residential development is immediately adjacent to Peterculter and particularly housing as it runs up Malcolm Road.

12.Accessibility

The sites offer two vehicular access points onto Malcolm Road and links in to the Core Path network and other local path and cycle linkages to the village centre and other community facilities within Peterculter.

13. Proximity to Community and Civic Facilities – schools/shopping/health/recreation

A radius of 1.6km walking distance covers the majority of Peterculter. In particular it covers the Village Centre and the retail, sports facilities, community facilities and primary school in the village. The Village Centre is approximately 1km from the eastern edge of the bid sites. The nearby Bucklerburn Road can provide a safe pedestrian and cycle route to the Primary School on School Road.

14. Direct Footpath/Cycle Path Connection to Community and recreational facilities/resources

The proposed development will have direct footpath and cycle path connections to the Peterculter and sits immediately adjacent to the Culter Boys Club football ground.

15. Proximity to employment services

Although no major employment uses are located within 1.6km the sites are relatively close to two of the City and Shire's main employment areas – Prime Four Business Park, Kingswells and Westhill. These are only around 4km from the bid sites and directly accessible via the existing road network or the AWPR. We also propose approximately 10% of Phase 1 is developed for local employment uses promoting a mix of uses on site as well as new employment land to meet local needs. The exact mix will be determined during the proposed masterplan process.

19. Service Infrastructure Capacity

Phase 1 of this proposed development is approximately 14 Ha and Phase 2 around 8Ha. This could provide employment land of approximately 1.4Ha and housing land on the remainder at a density of 25 to 30 houses/Ha (in line with current Structure Plan targets). Impacts on service infrastructure capacity would have to be considered in light of the actual development potential and this will be considered through the proposed masterplanning process.

The issue of education provision, however, is perhaps more transparent at this time than other service infrastructure. Culter Primary School is sitting at about 75% capacity and in need of improvement. Cults Academy is presently under capacity and although the school roll is forecast to increase that does not take into account the provision of a new secondary school at Countesswells and any resulting rezoning of pupils that would free up additional capacity at Cults Academy. Secondary education can therefore be managed effectively through the ongoing review to provide for pupils originating from this proposed development.

Aberdeen City Council has been carrying out a review of the education provision across the City. The consultation element of this was reported to the Education, Culture and Sport Committee on 7th February 2013 under the title "Nursery/Primary School Estate Review". The key findings from that report include:

A growing school roll forecast across the City, primarily linked to the 36,000 new homes allocated to Aberdeen under the Local Development Plan. School capacity issues, however, are different across differing areas with some under capacity and others already or soon to be at or over capacity. 20 of the City's Primary Schools are predicted to exceed capacity over the next four years.

The recommendations/options in that report are clear for the Culter Primary School and Cults Academy catchments. These include:

- Improving the existing Victorian School;
- Establishing a new larger combined primary school for Culter and Milltimber; and
- Increasing provision at Cults Academy by utilising the Cults Primary School site

These actions will improve the Primary School provision and provide new secondary capacity for development at Peterculter West. On a broader scale, school capacity is an issue across the City that should be considered in light of LDP allocations rather than driving the allocations.



P1902 –
Peterculter
West
Phase 1B

Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

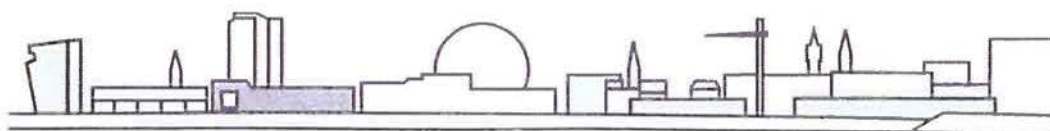
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

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- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

To be confirmed – site would benefit from masterplan approach with the adjacent sites and this would determine the capacity of this part of the wider site. The site could accommodate a mix of house types and local employment use. Using the Structure Plan density of 30 house/ha this part of the proposed Phase 1 development option could accommodate approximately 143 houses.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

A mix of local employment uses across Phase 1 that could include local retail, business use, service uses and others. The mix will be determined by the masterplan process as it moves forward but an initial assumption that 10% of the phase 1 sites (approx. 1.4Ha) could be used for employment purposes has been adopted.

- 12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

See attached statement

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

We anticipate holding a series of community events including meetings with the Community Council, a public drop in session and any other consultation event organised by the City Council as part of the MIR process. Additional analysis and indicative masterplans will be produced to assist in visualising the development opportunity.

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

Significant loss or disturbance

Some potential loss or disturbance

No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

Significant intrusion

Slight intrusion

No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

Unrelated (essentially a new settlement)

Partially related

Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

No contribution

Some contribution

Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away		<input checked="" type="checkbox"/>	
Access between 400-800m			
Access within 400m	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>		
Local shops			<input checked="" type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>		
Public transport networks	<input checked="" type="checkbox"/>		
Primary schools			<input checked="" type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

No available connections

Limited range of connections

Good range of connections With additional connections to be made available

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report		✓
Flood Risk Assessment		✓
Drainage Impact Assessment		✓
Habitat/biodiversity Assessment		✓
Landscape Assessment		✓
Transport Assessment		✓
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)		✓

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

The proposed bid will bring new housing across a variety of tenures to Peterculter. The lack of an appropriate mix of new housing has been an issue in this location for some time. New housing will help support the local facilities and may promote improvements in the village centre that has seen some decline in recent years. It may also assist in the provision of improved education facilities and support the possible actions outlined in the "Nursery/Primary School Estate Review" reported to the Education, Culture and Sport Committee in February 2013.

The new employment uses proposed on this site recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

✓ Masterplan/ Framework attached



P1902 –
Peterculter
West
Phase 1B

Aberdeen Local Development Plan Review

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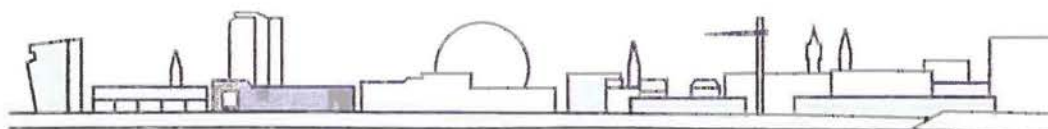
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- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

To be confirmed – site would benefit from masterplan approach with the adjacent sites and this would determine the capacity of this part of the wider site. The site could accommodate a mix of house types and local employment use. Using the Structure Plan density of 30 house/ha this part of the proposed Phase 1 development option could accommodate approximately 143 houses.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

A mix of local employment uses across Phase 1 that could include local retail, business use, service uses and others. The mix will be determined by the masterplan process as it moves forward but an initial assumption that 10% of the phase 1 sites (approx. 1.4Ha) could be used for employment purposes has been adopted.

- 12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

See attached statement

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place, please detail how you will do so in the future.

We anticipate holding a series of community events including meetings with the Community Council, a public drop in session and any other consultation event organised by the City Council as part of the MIR process. Additional analysis and indicative masterplans will be produced to assist in visualising the development opportunity.

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

Significant loss or disturbance

Some potential loss or disturbance

No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

Significant intrusion

Slight intrusion

No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

Unrelated (essentially a new settlement)

Partially related

Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

No contribution

Some contribution

Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away		<input checked="" type="checkbox"/>	
Access between 400-800m			
Access within 400m	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>		
Local shops			<input checked="" type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>		
Public transport networks	<input checked="" type="checkbox"/>		
Primary schools			<input checked="" type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

No available connections

Limited range of connections

Good range of connections With additional connections to be made available

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report		✓
Flood Risk Assessment		✓
Drainage Impact Assessment		✓
Habitat/biodiversity Assessment		✓
Landscape Assessment		✓
Transport Assessment		✓
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)		✓

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

The proposed bid will bring new housing across a variety of tenures to Peterculter. The lack of an appropriate mix of new housing has been an issue in this location for some time. New housing will help support the local facilities and may promote improvements in the village centre that has seen some decline in recent years. It may also assist in the provision of improved education facilities and support the possible actions outlined in the "Nursery/Primary School Estate Review" reported to the Education, Culture and Sport Committee in February 2013.

The new employment uses proposed on this site recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

✓ Masterplan/ Framework attached



P1902 –
Peterculter
West
Phase 2A

Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

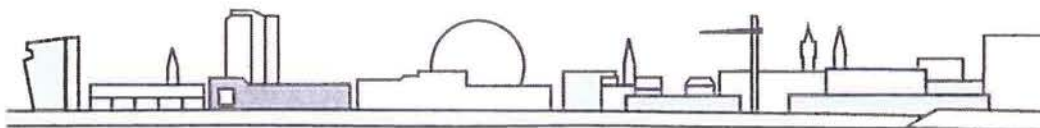
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer: STEWART MILNE GROUP C/O HALLIDAY FRASER MUNRO Date: 14.06.2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN

Postcode: AB10 1UR

Telephone: 01224 388700

Email: planning@hfm.co.uk

2

Name of landowner: The Property Booth

Address: c/o Agent

The site and your proposal

- 3 What name would you like the site to be known as?
[The site name could be descriptive or an address]

Peterculter West, Phase 2A

Have you any information for the site on the internet? If so please provide the web address:

No

- 4 Please provide a map showing the exact boundaries of the site you would like considered.

✓ Map Provided

- 5 Please provide the National Grid reference of the site.

NJ829018

- 6 What is the current use of the site?

Farmland – grazing

Has there been any previous development on the site?

Yes

No ✓

If so, what was it?

- 7 What do you propose using the site for?

Housing



P1902 –
Peterculter
West
Phase 2B

Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

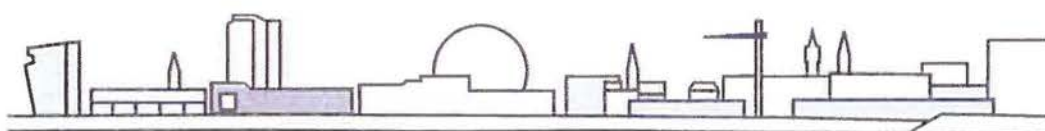
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

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- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

To be confirmed – site would benefit from masterplan approach with the adjacent sites and this would determine the capacity of this part of the wider site. The site could accommodate a mix of house types. Using the existing Structure Plan target density of 30 houses/ha this part of the proposed Phase 2 development option could accommodate approximately 36 Houses.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

Not Applicable - new employment uses proposed on Phase 1 sites.

- 12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

See attached statement

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

We anticipate holding a series of community events including meetings with the Community Council, a public drop in session and any other consultation event organised by the City Council as part of the MIR process. Additional analysis and indicative masterplans will be produced to assist in visualising the development opportunity.

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

Significant loss or disturbance

Some potential loss or disturbance

No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

Significant intrusion

Slight intrusion

No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

Unrelated (essentially a new settlement)

Partially related

Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

No contribution

Some contribution

Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away		<input checked="" type="checkbox"/>	
Access between 400-800m			
Access within 400m	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>		
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Sports facilities	<input checked="" type="checkbox"/>		
Public transport networks	<input checked="" type="checkbox"/>		
Primary schools			<input checked="" type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

No available connections

Limited range of connections

Good range of connections With additional connections to be made available

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report		✓
Flood Risk Assessment		✓
Drainage Impact Assessment		✓
Habitat/biodiversity Assessment		✓
Landscape Assessment		✓
Transport Assessment		✓
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)		✓

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

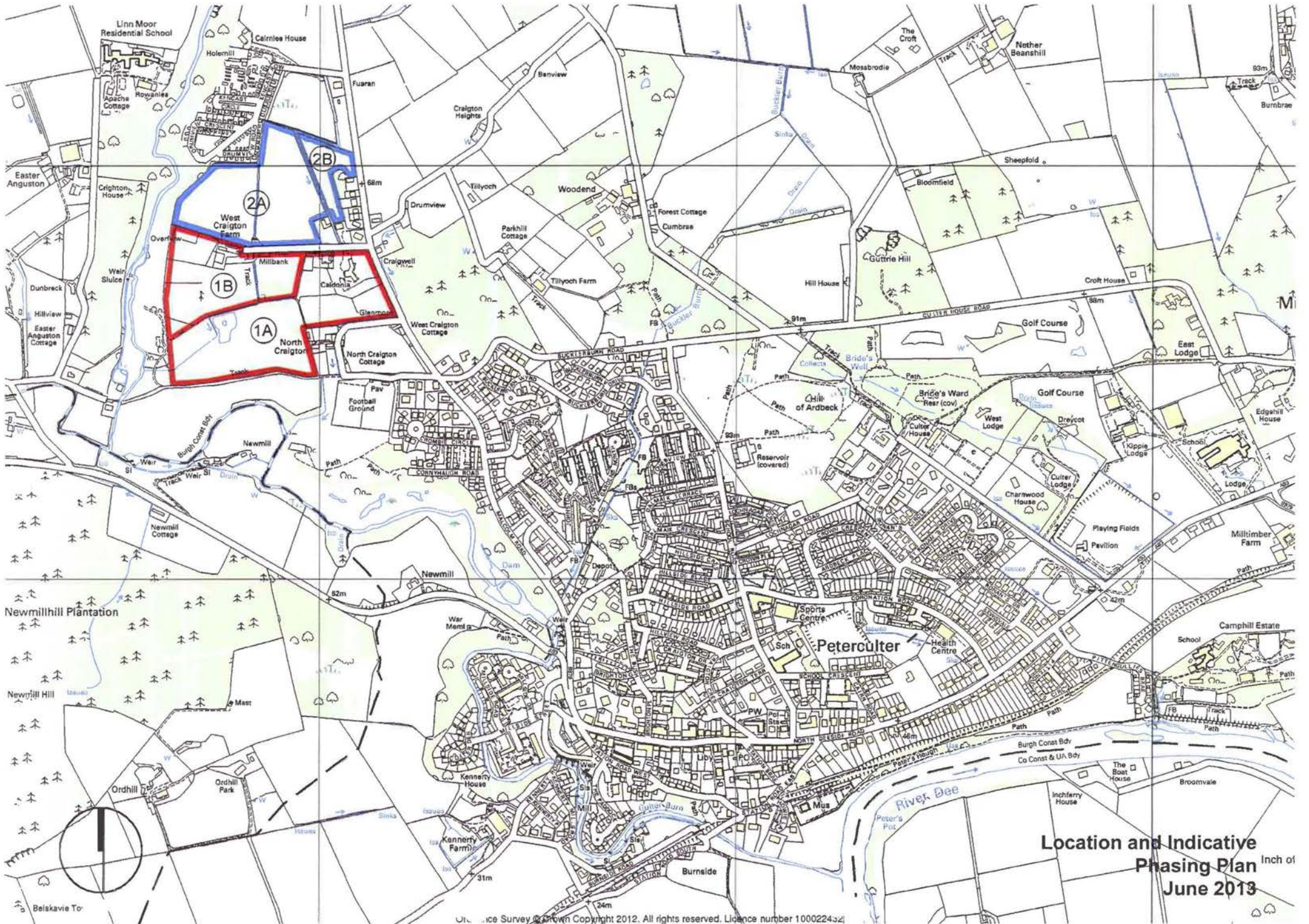
The proposed bid will bring new housing across a variety of tenures to Peterculter. The lack of an appropriate mix of new housing has been an issue in this location for some time. New housing will help support the local facilities and may promote improvements in the village centre that has seen some decline in recent years. It may also assist in the provision of improved education facilities and support the possible actions outlined in the "Nursery/Primary School Estate Review" reported to the Education, Culture and Sport Committee in February 2013.

The new employment uses proposed on the adjacent Phase 1 sites recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

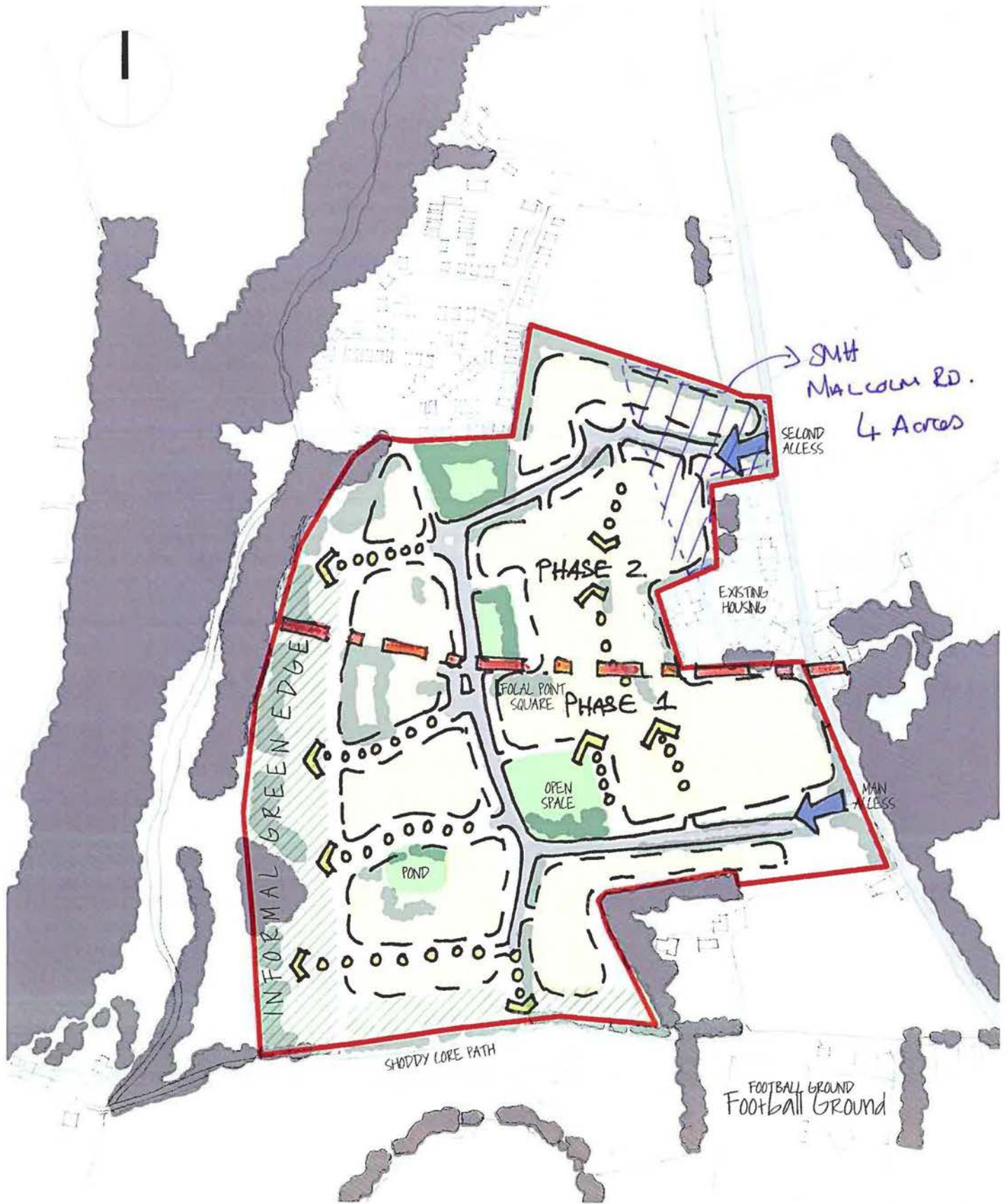
An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

✓ Masterplan/ Framework attached



Location and Indicative Phasing Plan
 June 2013



Indicative Framework Masterplan

Peterculter
West

Draft Indicative Framework Plan

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

To be confirmed – site would benefit from masterplan approach with the adjacent sites and this would determine the capacity of this part of the wider site. The site could accommodate a mix of house types. Using the existing Structure Plan density target of 30 houses/ha this part of the proposed Phase 2 development option could accommodate approximately 201 houses.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

Not Applicable - new employment uses proposed on Phase 1 sites.

- 12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

See attached statement

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

We anticipate holding a series of community events including meetings with the Community Council, a public drop in session and any other consultation event organised by the City Council as part of the MIR process. Additional analysis and indicative masterplans will be produced to assist in visualising the development opportunity.

Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk/localdevelopmentplan

Please provide the following information:

A) Exposure – does the site currently have

Little shelter from northerly winds

Some shelter from northerly winds

Good shelter to northerly winds

Additional shelter can be included within the masterplan and final design if required.

B) Aspect – is the site mainly

North facing

East or west facing

South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

Yes

If yes, approximately how much (hectares or %)

No **Not on the whole although very limited sections to the west of the site may be. In general the site is gently sloping.**

D) Flooding – are any parts of the site at risk of flooding?

Yes

If yes, approximately how much (hectares or %)

No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

Yes

If yes, approximately how much (hectares or %)

No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

Significant loss or disturbance

Some potential loss or disturbance

No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

Significant loss or disturbance

Some potential loss or disturbance

No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

Significant loss or disturbance

Some potential loss or disturbance

✓ No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

Significant intrusion

✓ Slight intrusion

No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

Unrelated (essentially a new settlement)

Partially related

✓ Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

No contribution

✓ Some contribution

Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away		✓	
Access between 400-800m			
Access within 400m	✓		✓

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	✓		
Local shops			✓
Sports facilities	✓		
Public transport networks	✓		
Primary schools			✓

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

No available connections

Limited range of connections

✓ Good range of connections With additional connections to be made available

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
 - Limited
 - Significant
- At present ... but this does include almost all of Peterculter and with the opening of the AWPR the employment opportunities at Prime Four Business Park (OP40) will become significant and easily accessible. Site is only 4km from Westhill. New employment use is included in Phase 1 sites adjacent

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity Or available to connect
- Gas Or available to connect
- Water and Sewage Or available to connect

If you are proposing housing, is there existing school capacity in the area?

- Secondary Capacity Cults Academy – yes but limited, proposals to create additional capacity – see attached statement
- Primary Capacity Culter Primary – yes, significant capacity

Are there any further physical or service infrastructure issues affecting the site?

None that are insurmountable. The junction of Malcolm Road and North Deeside Road has been evaluated previously and the findings identified that the road network can support additional development at Peterculter West.

Access arrangements onto Malcolm Road from the site has already been established and agreed with Aberdeen City Council.

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report		✓
Flood Risk Assessment		✓
Drainage Impact Assessment		✓
Habitat/biodiversity Assessment		✓
Landscape Assessment		✓
Transport Assessment		✓
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)		✓

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

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The new employment uses proposed on the adjacent Phase 1 sites recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

✓ Masterplan/ Framework attached

If you need help reading this document
(for example if you need it in a different
format or in another language), please
phone us on 01224 523317.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য সনদের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করুন।

如需帮助阅读此文件，或需要
其他格式或语言，请拨打
电话：01224 523317

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону :01224 523317

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamiem
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

Jej jus turite sunkumu su kalba/ vertimu
ar kitomis bendravimo formomis,
skambinkite 01224 523317

Jeśli potrzebujesz pomocy **językowej /
tłumacza** lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 523317



Thank you for taking the time to complete this form.
Please return completed forms to:

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

Or email it to: ldp@aberdeencity.gov.uk

March 2013
www.aberdeencity.gov.uk

Aberdeen City Council Main Issues Report 2014

Objection on behalf of Stewart Milne Homes

Land to west of Malcolm Road, Peterculter

March 2014

Stewart Milne Homes submitted a development bid for a site to the west of Malcolm Road, Peterculter for consideration and inclusion within the Aberdeen City Local Development Plan for housing. The site has been given the reference number B0943. This representation should be read in conjunction with this development bid.

We object to the failure of the Council within their Main Issues Report (MIR) to identify site B0943 at Malcolm Road as preferred for residential development. It is submitted that this site is suitable for residential development in its own right as a small infill gap site.

Peterculter has suffered through limited land release for a significant period of time which has been recognised by Aberdeen City Council in the proposed sites set out within the MIR. The limited release and lack of development of new housing within Peterculter has undermined the sustainability of the settlement for the existing and future residents. Key services including the primary school have seen decline in recent years with the school role currently only at 76% of its working capacity. The Council cannot take the view that there are sufficient allocations already in place through the adopted LDP. The scale and range of sites and the deliverability of such sites have to be looked at realistically to ensure the LDP can provide a 5 year housing land supply at all times and ensure that the sites and indeed affordable homes can realistically be delivered within the LDP period. There is an identified shortage of affordable homes within the Deeside area with many young and lower income individuals unable to purchase their own home. The Stewart Milne site at Malcolm Road can be delivered in the short term and provide much needed homes for Peterculter helping to create a more sustainable settlement and ensuring the viability for key services such as the Culter Primary School.

Stewart Milne Homes welcome the principle of housing land release within Peterculter as suggested by the Main Issues Report however, we do not accept the sites identified as preferred are the most sustainable or deliverable within this LDP period. The Council's 2 preferred sites within the MIR for Peterculter clearly highlight significant constraints to the deliverability of development in both instances as published within the site assessments. The Council's assessment of the preferred sites B0904 and B0905 score them as 46 and 43 respectively out of a possible 60 with constraints identified as accessibility and ancient woodland.

The development bid site subject of this objection scored 47 out of a possible 60 within the Council's assessment and is identified as being constrained due to being identified green belt. This development site is however sited adjacent to existing residential development on Malcolm Road and would be considered a small infill site which could provide much needed housing for the area. The assessment indicates that the site is detached from the main settlement however, preferred site B0904 is further detached from the settlement and in addition has been identified as constrained due to accessibility issues. The bid site is therefore a more appropriate small scale release for the settlement as it does not have the same access constraints, and is immediately adjacent to housing. The sites removal from the Green Belt will not compromise the integrity of the wider area of Green

Belt surrounding Peterculter. Indeed, its removal would enhance the Green Belt as it does not serve to prevent coalescence, create an area of significant landscape setting for the City, nor does it provide recreation uses.

Scottish Planning Policy (SPP) sets out that Green belt boundaries identified in local development plans should reflect the long term settlement strategy and ensure that settlements are able to accommodate planned growth. Inner boundaries should not be drawn too tightly around the urban edge, but where appropriate should create an area suitable for planned development between the existing settlement edge and green belt boundary. Boundaries should also take into account the need for development in smaller settlements within the green belt, and where appropriate leave room for expansion. It is therefore suggested that the greenbelt allocation on the edge of the settlement should not be considered a barrier to development without other significant justification as to the unsuitable nature of the site. There are no other constraints to delivering development on this site in early course and as such the Council should allocate it for housing in place of B0904 and B0905.

The bid site has a main road frontage onto Malcolm Road which will provide adequate access to the development site. The Council within their assessment of the site have identified it as being adjacent to the River Dee and Culter Burn SAC and the Culter Burn LNCS. These are set out within the justification portion of the Council's assessment of why the site is undesirable yet, caveated, "without mitigation" clearly acknowledging the fact that at present the impact of this site to these areas of protection are as yet unknown. To state these as reasons to justify the site undesirable therefore is not accepted by Stewart Milne Homes. The Council may flag this within their statement as a possible constraint, but cannot yet justify whether development on this site would in fact create any detriment to either the SAC or the LNCS designated areas. Further ecological investigative work will be undertaken at the appropriate time. The Council have also within this same section, identified that development would impact on the surrounding landscape. They do however fail to indicate whether that impact would be detrimental or otherwise. Stewart Milne Homes would suggest that all development, regardless of where the site, has an inevitable impact on its surroundings including brownfield re-development. It is therefore imperative that development allocated as part of the LDP can minimise any detrimental impacts, including that of landscape and provide well considered, sustainable homes that meet the actual market needs of the area. The proposed bid site at Malcolm Road can achieve this.

The preferred site B0905 therefore cannot be viewed as having no detrimental landscape impact as it would require the destruction of an area of ancient woodland and, cannot therefore be supported by the Council as acceptable for housing development. Both the sites identified as preferred by the Council within Culter are each constrained in their own right, with the larger of the 2 sites being a plantation designated as ancient woodland which is proposed for 14 residential dwellings. This site in particular should not be allocated for development within the Local Development Plan as it is

designated "ancient woodland" forming a defensible boundary to the north of Bucklerburn Road and provides substantial landscape containment to the north of the settlement.

It is therefore suggested that the Council reject the site B0904 and B0905 for development and in place, allocate the Stewart Milne Home site B0943 for residential development for the reasons stated above.

110189: Malcolm Road, Peterculter - Supporting Transportation Statement for Local Development Plan Bid

- 1.1 The site is located directly adjacent to the B979 Malcolm Road, on the edge of the established settlement of Peterculter. The site is located in a marketable location, free from significant constraint and would be capable of delivering up to 40 residential units over the next LDP period. It is considered that this scale of development could be absorbed into the settlement.



Site Location

- 1.2 With direct access available from the B979 Malcolm Road, the site offers good connectivity to existing developments. Footways and street lighting already extend along the B979 Malcolm Road beyond the site boundary providing safe pedestrian connections from the site. The footway currently provides a pedestrian connection to / from the derelict Caravan Park north of the site, although the 30mph speed limit currently only extends to mid-way along the proposed site boundary and would therefore require to be extended further North. With a site access established on the

B979 Malcolm Road at the north end of the site, 30mph visibility splays of 2.4m x 43m can be achieved to the North and South of the B979 Malcolm Road. This is shown on Diagram A in the appendix.

- 1.3 A key objective of the proposals is to promote active travel opportunities and encourage walking and cycling for trips undertaken by residents to fulfil their everyday needs. Pedestrian footways already exist around the proposed site which allows easy access, to a range of retail, leisure and community facilities throughout Peterculter.
- 1.4 The B979 Malcolm Road provides a direct route to Westhill and connects with the A93 North Deeside Road, which in turn provides direct links to Aberdeen, Banchory and the surrounding local road network which has capacity to accommodate the small scale of development proposed.
- 1.5 There is an extensive range of walking and cycling facilities which have been built up throughout Peterculter and the surrounding area which have undergone extensions and improvements as Peterculter and the local area has expanded. The walking catchment for a development is considered to be 1600 metres, recognised in PAN 75 as being broadly in line with observed travel behaviour. There are a number of existing attractions available within the specified 1600 metre walking distance identified in guidance and therefore the site is well positioned to encourage access to these facilities on foot. Facilities which are presently available within walking distance include a medical centre, sports centre, primary school, post office, community facilities and local shops. These are all indicated on Diagram B in the appendix.
- 1.6 Transportation guidance suggests that a cycling threshold of approximately 30 minutes is a typical catchment to be considered, which equates to a cycling distance of approximately 8km. This not only includes Peterculter, but also neighbouring communities at Milltimber, Bielside and Cults in addition to major employment hubs in Westhill and Prime Four Business Park, Kingswells. National Cycle Network Route 195 'The Deeside Way', is located approximately 2km to the south of the site and allows segregated bicycle travel, not only in to Aberdeen city centre, but also further west towards Banchory.
- 1.7 Further employment, retail and leisure opportunities are located in Aberdeen which is approximately 7 miles away and is easily accessible via the A93 North Deeside Road by public transport. Existing high frequency bus services to the City Centre can be accessed from a bus stop on the B979 Malcolm Road 700 metres from the site with additional services to the City Centre and towards Banchory accessed via bus stops 1600 metres from the site on the A93 North Deeside Road.
- 1.8 The Aberdeen Western Peripheral Route (AWPR) is due to open in 2017 and will become the primary route north to south past Aberdeen, linking residential zones to employment and education facilities. The A93 North Deeside Road is one of only two non-trunk primary distributor roads that will have a junction with the committed AWPR, which will follow an alignment approximately 3.5km to the east of the site. The A93 North Deeside Road will therefore remain a primary route carrying traffic between the AWPR and Peterculter.
- 1.9 The B979 Malcolm Road currently endures higher levels of traffic than it should due to commuting traffic avoiding travelling through Aberdeen City to access major employment areas at Dyce, Aberdeen Airport, Kingswells, Westhill, Inverurie, Altens and Portlethen. With the AWPR in place, traffic levels on the B979 Malcolm Road are expected to reduce significantly as traffic re-distributes onto the AWPR.

- 1.10 Preliminary estimates of travel demand for residential development of this type would generally suggest that a development of approximately 40 dwellings would see a one way generation of approximately 21 vehicular trips departing during the AM peak hour and 18 vehicular trips entering the development in the PM peak hour.
- 1.11 It is considered that this scale of development could easily be absorbed into the settlement with minimal impact on the local road network with the additional trips being less than fluctuations in daily traffic on the B979 Malcolm Road and the A93 North Deeside Road.

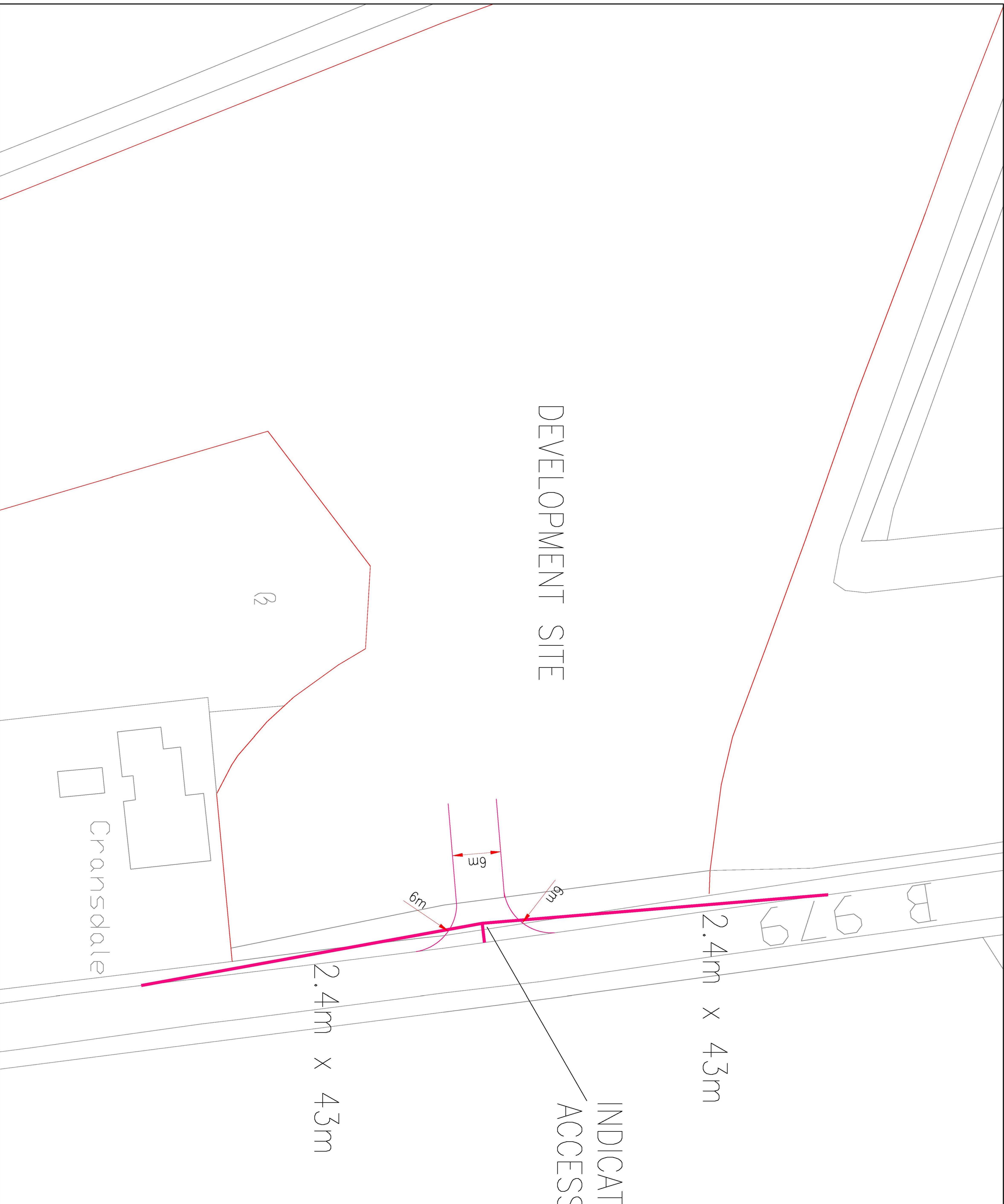
Mark Peters BSc (Hons) IEng MCIHT
Principal Transport Planner
22/05/2015

APPENDIX

Diagram A: *Site Access Visibility Splay*

Diagram B: *Accessibility Map*

VISIBILITY SPLAYS ARE
SUBJECT TO A 30MPH SPEED
LIMIT ON THE B979



DEVELOPMENT SITE

INDICATIVE SITE
ACCESS LOCATION

2.4m x 43m

2.4m x 43m

Cransdale

2

Project Title:
DEVELOPMENT LAND BID
MALCOLM ROAD,
PETERCULTER, ABERDEEN CITY

FAIRHURST

88 QUEENS ROAD,
ABERDEEN, AB15 4YQ
Tel: 01224 321222 Fax: 01224 323201

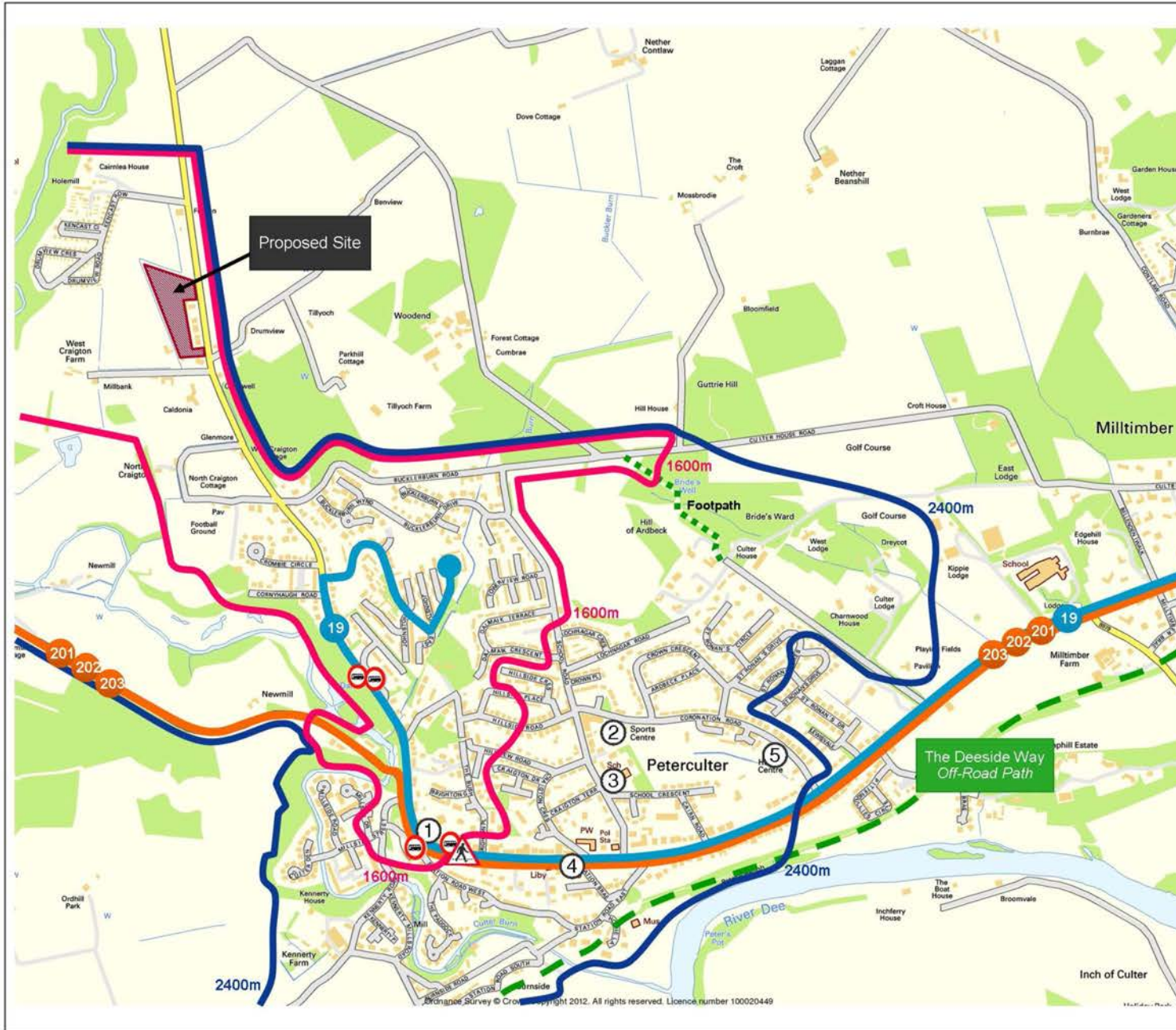
Scale of A0: 1:200
Status: For Information

Drawing Title:
INDICATIVE SITE ACCESS
VISIBILITY SPLAYS

Drawn:	Checked:	Approved:
KC	RMD	RMD
Date: 27/05/15	Date: 27/05/15	Date: 27/05/15

Drawing No.: 110187/DIAGRAM A
Revisions: -

FAIRHURST



FAIRHURST

Project Title:
110189 Malcolm Road, Peterculter
Development Bid Site

Drawing Title:
Walking and Cycling Accessibility
Walking Isochrones and Local Facilities

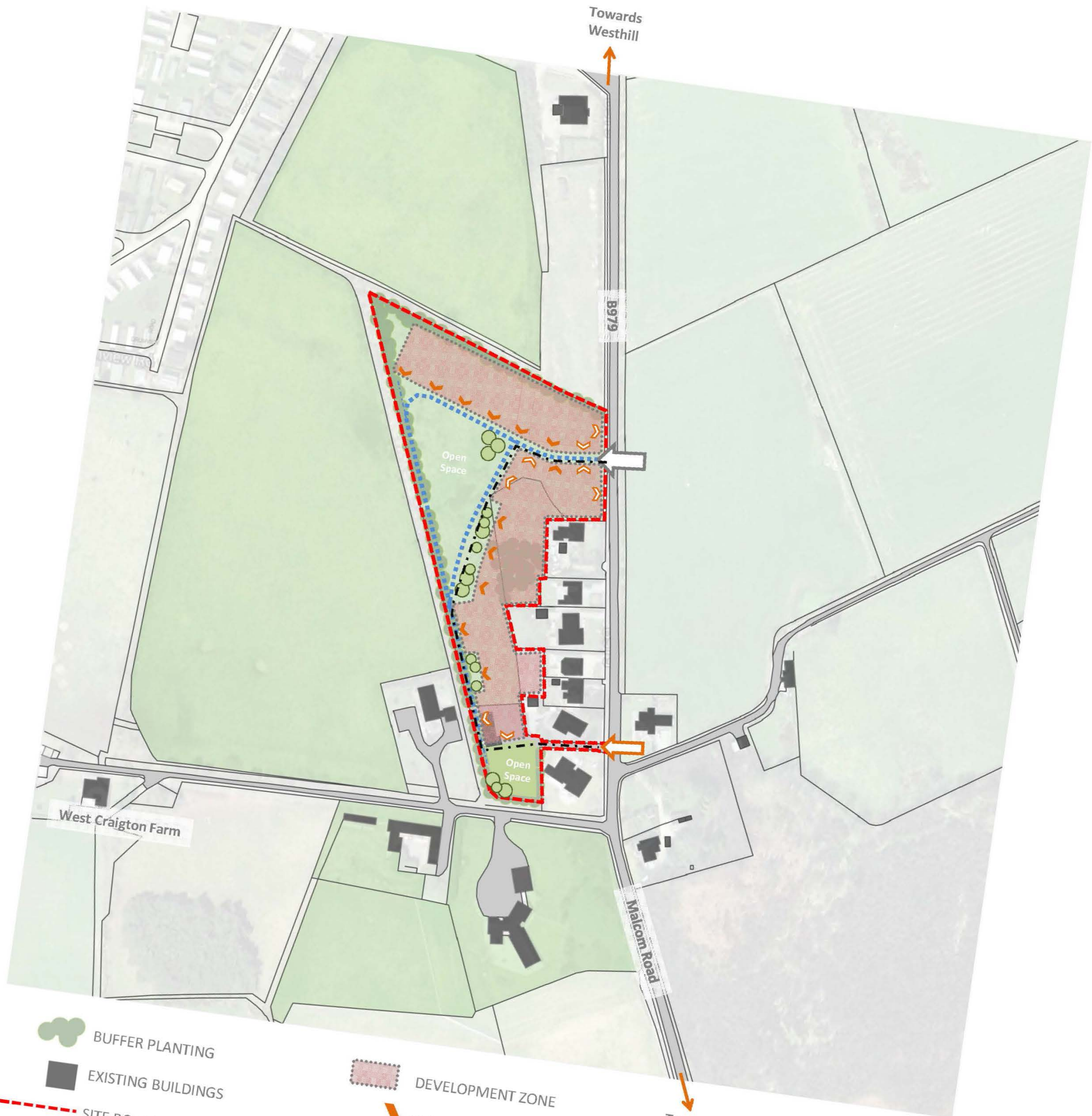
Diagram B

- KEY:**
- Development Site
 - Walking Isochrones:**
 - 1600 metres
 - 2400 metres - Useful Formal Crossing Points:**
 - Signalled Pedestrian Crossing - Local Amenities:**
 - ① Food Store
 - ② Sports Centre
 - ③ Culter Primary School
 - ④ Post Office
 - ⑤ Medical Centre - Local Bus Services:**
 - First Group Service 19
 - Stagecoach Services 201/202/203

Client:
STEWART
Milne
HOMES

Drawn by: KC
Date: 26/05/15
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AB15 4YQ
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-  BUFFER PLANTING
-  EXISTING BUILDINGS
-  SITE BOUNDARY 1
-  POTENTIAL ROAD
-  POTENTIAL VEHICULAR ACCESS POINT
-  PEDESTRIAN ACCESS POINT

-  DEVELOPMENT ZONE
-  FRONTAGE OF PROPERTIES
-  DUAL FRONTED PROPERTIES
-  PEDESTRIAN LINKS
-  LANDSCAPING