

Proposed Aberdeen Local Development Plan 2015 Representation Form

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

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

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Gary Purves
Organisation	Knight Frank LLP
On behalf of (if relevant)	Rubislaw Estates Ltd.
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan <input checked="" type="checkbox"/>		
	Proposed Supplementary Guidance <input type="checkbox"/>		
	Proposed Action Programme <input type="checkbox"/>		
	Strategic Environmental Assessment Environmental Report <input type="checkbox"/>		
Policy/Site/Issue	Greenbelt designation. Greenfield housing allocations.	Paragraph(s)	Various.

What would you like to say about the issue?

1. Additional greenfield housing land allocations should be made.
2. Land at Culter House Road does not warrant a Greenbelt and Green Space Network designation.
3. Land at Culter House Road (see Location Plan in Appendix 1 of the paper apart) is suitable for housing development post-2017 once the AWPR has been completed.

What change would you like to see made?

The land at Culter House Road should be removed from the greenbelt and green space network and identified in the final LDP for 12 houses post-2017.

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.

Land at Culter House Road, Milltimber

Response to the Proposed Plan

Rubislaw Estates

May 2015



Knight Frank

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Appendix 5 – Response to the Main Issues Report (March 2014)

1.0 Introduction

- 1.1 Knight Frank LLP write on behalf of Rubislaw Estates Ltd in response to the Proposed Local Development Plan.
- 1.2 Rubislaw Estates Ltd wish to comment on three principal issues:
 1. Additional greenfield housing land allocations should be made.
 2. Land at Culter House Road does not warrant a Greenbelt and Green Space Network designation.
 3. Land at Culter House Road (see Appendix 1) is suitable for housing development post-2017 once the AWPR has been completed.
- 1.3 The rationale for commenting on each of these topics is contained within this supporting statement.
- 1.4 This supporting statement should be read in conjunction with the background documentation including the original development bid (Appendix 4) and the response to the Main Issues Report consultation (Appendix 5).

2.0 Greenfield Housing Allocations

- 2.1 The current 2012 LDP has failed to provide sufficient housing land to meet with the SDP's targets for growth and this has not been addressed within the Proposed Plan 2016.
- 2.2 The previous structure plan sought 12,000 new greenfield housing land allocations for the period 2007-2016. The 2012 LDP allocated 11,834 units during this period.
- 2.3 The majority of these sites are large-scale developments which require substantial time/investment to come forward. As a result, there is an under-supply in "shovel-ready" development sites in Aberdeen.
- 2.4 From the 11,834 houses allocated for development in the current LDP, only around 1,000 units have been completed or commenced construction which equates to merely 10% of the total greenfield housing land targets.
- 2.5 It is acknowledged that a number of the major sites are in the pipeline and are likely to commence in due course. However, even once these sites are underway, there will still be a limit to what each housebuilder can realistically expect to build.
- 2.6 To compound the under supply, the Strategic Development Plan (SDP) requires 5,000 additional greenfield units in Aberdeen during the period 2017-2023. The strategy of simply "rolling forward" the 2012 LDP is therefore flawed on the basis that even the previous allocations were inadequate to deliver the structure plan's aspirations for growth.
- 2.7 To ensure the LDP strategy that is deliverable and credible it is essential to consider a number of factors such as constraints, marketability, ownership, infrastructure and realistically gauge how many units will be built. Where there are large-scale allocations and delays in bringing these forward for development then the housing land supply must be augmented by finding relatively small-scale sites which are free from constraints, attractive to developers, and which can deliver housing to meet local need.
- 2.8 In conclusion, the LDP strategy of allocating major development sites should be pursued, but these allocations must be supplemented by a number of relatively small-scale, readily deliverable "shovel-ready" greenfield sites.

3.0 Greenbelt and Green Space Network Designation

- 3.1 Scottish Planning Policy (SPP) states that the purpose of the green belt is to
 - a) direct planned growth to the most appropriate locations and support regeneration;
 - b) b) protect and enhance the quality, character, landscape setting and identity of towns and cities; and
 - c) protect and give access to open space within and around towns and cities.
- 3.2 In terms of point A, the land in question at Culter House Road has development on two of its sides in the form of OP46 and OP47 which are both currently under construction. The site is also on the Aberdeen-side of the AWPR and will be well contained. It is therefore considered that the site does not warrant a greenbelt designation in terms of directing development to other locations.
- 3.3 In terms of point B, the site is not visible from any important public vantage points. It does not contribute towards the landscape setting or identity of Aberdeen. The building of the AWPR will also vastly change the character of this area. The identification of the site as part of the greenbelt does not therefore protect or enhance the quality, character or landscape setting of the city.
- 3.4 In terms of point C, there is no public access to the countryside through the land in question. Culter House Road will in fact become a “dead-end” once the AWPR is complete.
- 3.5 The site offers nothing in terms of protecting or promoting wildlife, recreational or landscape access value to the wider green space network. Therefore Green Space Network designation is unwarranted and should also be removed.
- 3.6 The land at Culter House Road does not therefore warrant a Greenbelt or Green Space Network designation for the following reasons:
 1. The logical Greenbelt boundary is the line of the AWPR (with allowance for a buffer strip between the land in question and the line of the bypass).
 2. The land in question is effectively a gap site and development would infill between the OP46 and OP47 developments to the south and east and the line of the AWPR to the west.
 3. Removing the land in question from the Greenbelt will not lead to urban sprawl given the AWPR will contain the site to the west.
 4. The land has little or no value in terms of providing a landscape setting or access to open space.

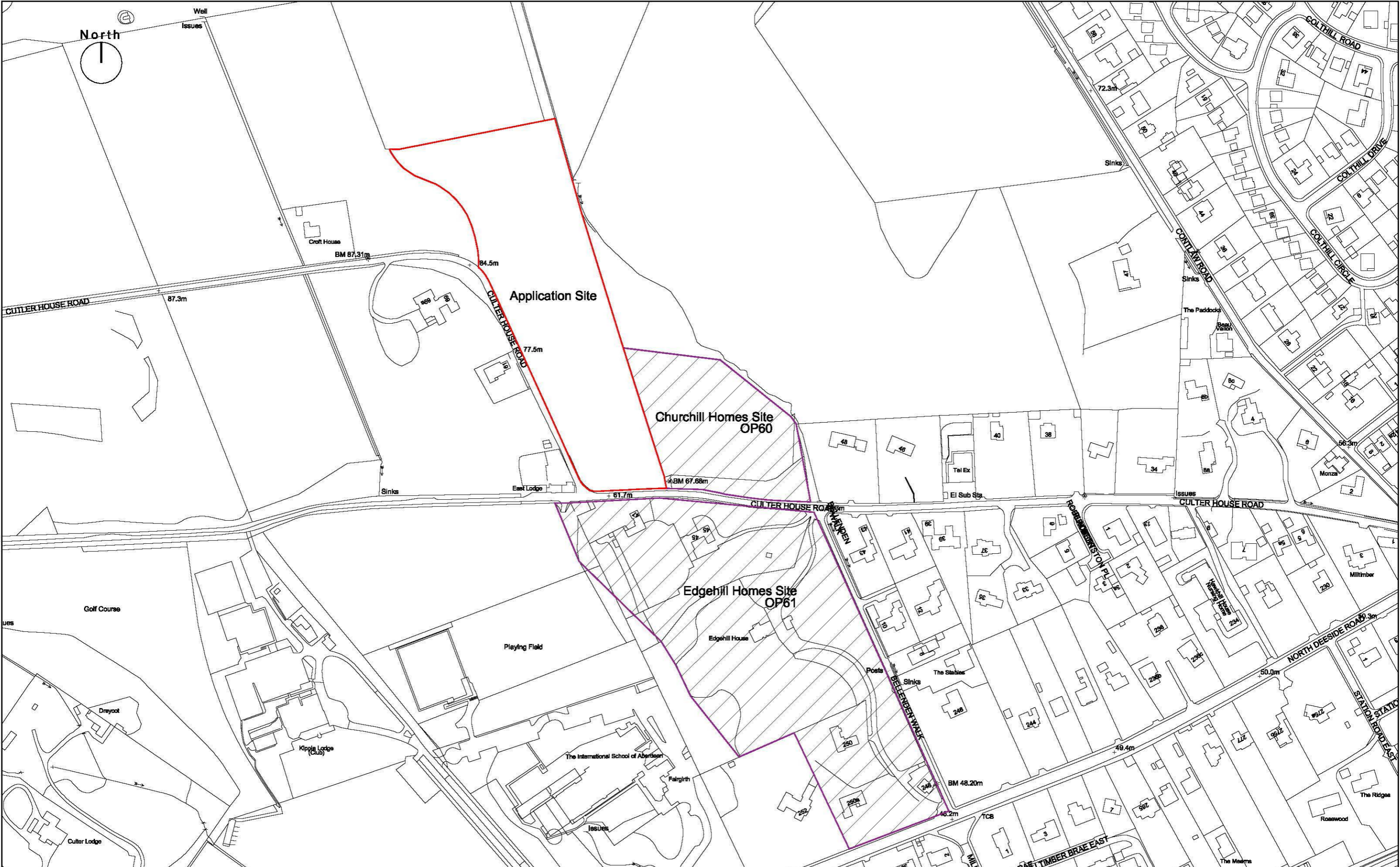
4.0 Future Housing Land Allocation

- 4.1 The land at Culter House Road is a logical extension to the edge of Milltimber. It is effectively a gap site situated between the OP46 and OP47 developments and the line of the AWPR.
- 4.2 The Reporter for the previous LDP Examination concluded that the site *“could be seen as an extension of OP60 [OP46] and the AWPR could provide a well-defined settlement boundary”*.
- 4.3 The site is “shovel-ready” for development and is free from any constraints. There is already street lighting along Culter House Road. The AWPR has now commenced construction and both OP46 and OP47 are underway (see aerial photograph in Appendix 2).
- 4.4 Rubislaw Estates Ltd intends to develop part of the site for 8no. low-cost townhouses. This approach is being taken following discussions with Culter, Bielside & Milltimber Community Council who expressed a strong desire to see more affordable properties in the local area to deliver starter homes for young people and smaller homes for older people looking to downsize.
- 4.5 The site is within walking distance of public transport routes on North Deeside Road which is just 400m to the south.
- 4.6 The site also connects directly onto the footpath link to the AWPR to provide ease of access to other areas.
- 4.7 There are pavements up to the edge of the site as a result of the OP46 and OP47 development sites which are both under construction.
- 4.8 There is a Core Path Network in the vicinity and the indicative site layout plan (Appendix 3) includes a new cycleway/footpath link through the middle of the site connecting to the AWPR footbridge.
- 4.9 Any suggestion that an adequate level of residential amenity on the site may not be possible is unfounded. In reality, the AWPR will be a “cutting” situated at a much lower level than the site and the new road already includes provision for substantial landscaping to prevent any undue road traffic noise.
- 4.10 Culter House Road will become a dead-end once the AWPR is completed and the existing local road network will be more than capable of accommodating the relatively small increase in traffic arising from the proposed development.

5.0 Conclusion

- 5.1 Rubislaw Estates Ltd support the strategy of allocating large sites for development such as Grandhome and Countesswells but these allocations must be supplemented by relatively small-scale “shovel ready” development sites which are free from constraints and deliverable. This is essential to meet the demand for housing in Aberdeen, including much needed affordable housing, as well as delivering the targets of the SDP.
- 5.2 At present, the only future housing land allocation in Milltimber is Oldfold (OP48) which is controlled by one housebuilder which does not provide a choice of housing in a range of locations.
- 5.3 The land in question at Culter House Road does not merit a Greenbelt and Green Space Network as it does not accord with any of the criteria contained within SPP. These designations should therefore be removed and an alternative land use on the site should be considered once the AWPR is completed.
- 5.4 The land at Culter House Road should be identified for housing development post 2017. This is on the basis that additional housing land allocations are required to ensure that the Proposed Plan can actually deliver the amount of greenfield housing required by the SDP.
- 5.5 The land at Culter House Road is well suited to augmenting the housing land supply and ensure the SDP’s targets are met for the following reasons:
 - The land is immediately available for development and is free from any constraints.
 - The land is entirely within the sole ownership of Rubislaw Estates.
 - The site is effectively a gap between the OP46 and OP47 housing developments and the line of the AWPR.
 - There are no nature conservation designations affecting the site.
 - There are no historical or archaeological designations affecting the site.
 - There are no public rights of way affecting the site.
 - The Reporter for the previous local plan examination concluded that the site “*could be seen as an extension of OP60 [OP46] and the AWPR could provide a well-defined settlement boundary*”.
 - The site is within walking distance of public transport on North Deeside Road and street-lights are already present along Culter House Road.
 - Culter, Bieldside & Milltimber Community Council have indicated their support for the proposal on the basis that it will provide an element of low-cost homes and smaller properties for people looking to downsize.
 - The proposed development can also provide a new footpath through the site to connect Milltimber with the new footbridge over the AWPR.

Appendix 1 – Location Plan



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Revision	Date	Revision	Date

Revision	Date	Revision	Date

Project
**Proposed Housing Development
 Culter House Road, Milltimber**

Drawing
**Site Location Plan
 As Existing**

Drawn RR Checked Approved

Date	03.03.15	Scales	1:2500
Project Nr.	1262	Drawing Nr.	202
Revision			

Appendix 2 – Aerial Photograph (May 2015)



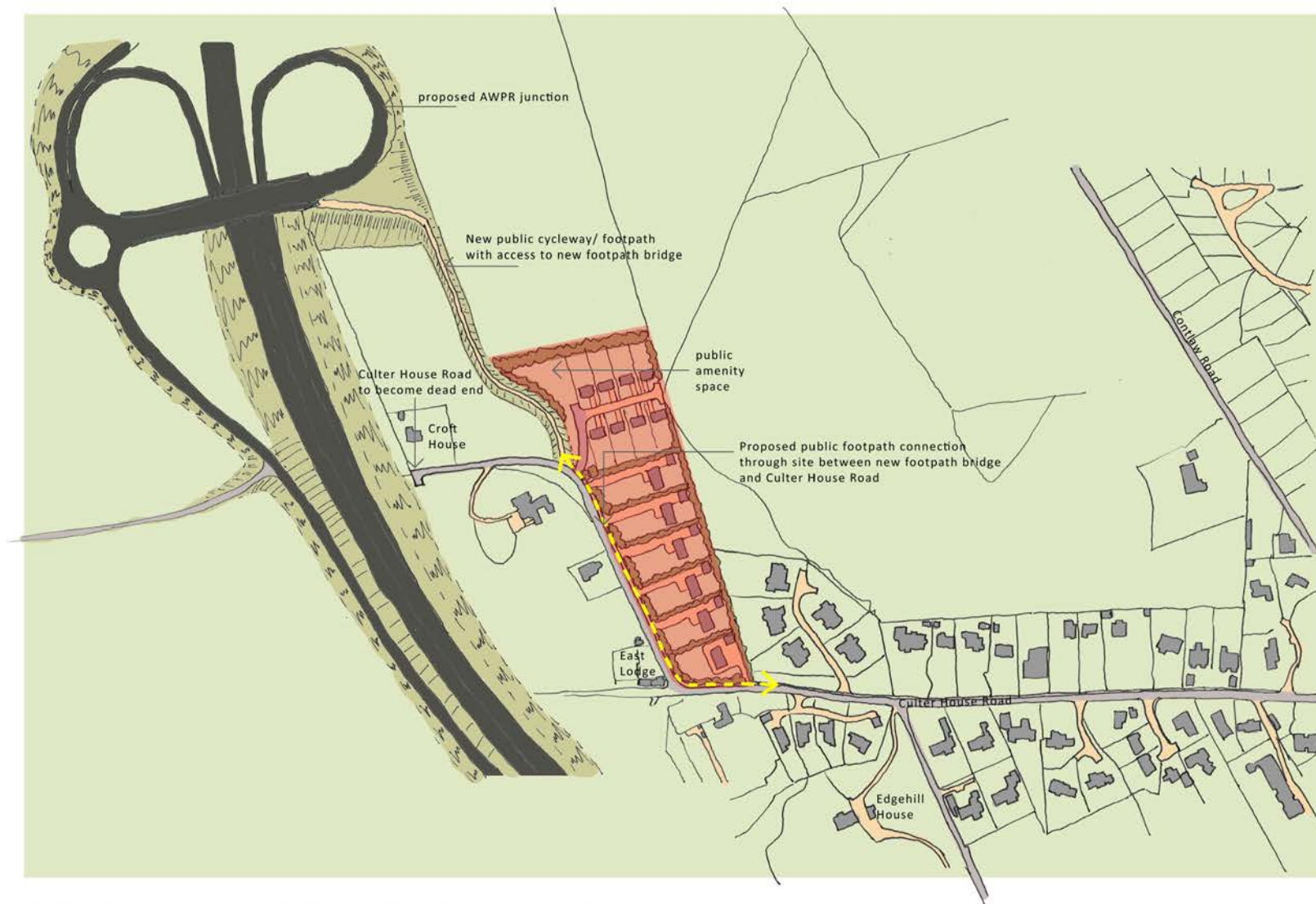
AWPR

Rubislaw Estates Site

Churchill Homes -
under construction

Culter House Road

Appendix 3 – Indicative Layout Plan (May 2015)



Shows proposed public footpath connection through site between Culter House Road and new footpath bridge

Appendix 4 – Development Bid (May 2013)



Culter House Road Milltimber Aberdeen

Development Bid

Rubislaw Estates Ltd.

May 2013

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1.0 Introduction and Vision

- 1.1 Knight Frank LLP, on behalf of our client Rubislaw Estates Ltd, are submitting this development bid to Aberdeen City Council for land at Culter House Road in Milltimber (see Figure 1) as an expression of interest to be included in the Local Development Plan (LDP) 2016. As a first step, we would ask that the site be included in the LDP Main Issues Report as a preferred site when it is published later in January 2014.
- 1.2 This supporting statement sets out the justification for why we consider our client's land should be identified for development in the new LDP. The land is considered to be suitable for a compact and relatively small-scale peripheral expansion on the edge of the existing settlement of Milltimber. This statement should be read in conjunction with the accompanying 'Proposal for a site to be included in the Main Issues Report' form.
- 1.3 This development bid has been prepared by Knight Frank LLP with architectural support from Michael Gilmour Associates. The land was subject of a development bid as part of the process leading up to the adopted LDP 2012. Since then, the site has changed ownership and is now controlled by Rubislaw Estates Ltd.



Figure 1 – Site Plan

2.0 Site Characteristics and Background

- 2.1 Milltimber is a suburb located to the west of Aberdeen (see Figure 2). It is situated approximately 6 miles to the west of Aberdeen city centre along the North Deeside Road corridor. The settlement has primarily a commuter role with people working in and around Aberdeen; along with the nearby settlements of Cults and Bielside, it is home to some of the wealthiest residents in Aberdeen. Facilities in Milltimber are somewhat lacking at present, with the nearest shop situated in neighbouring Bielside. Milltimber is, however, home to a highly rated primary school, a Church, and a community building which is used for private functions. The Kippie Lodge Petroleum Club is a sports facility whose members are predominantly oil industry employees. Milltimber is also home to the playing fields of Albyn School.
- 2.2 The land subject of the development bid is in the sole ownership of Rubislaw Estates Ltd. and does not form part of any agricultural unit. The site subject of the development bid measures 3.6 hectares.
- 2.3 In terms of infrastructure, Milltimber is served by North Deeside Road (A93), a main distributor road that runs from Aberdeen to Peterculter and leading on to Banchory in Aberdeenshire. Regular bus services are operated by Stagecoach and First Bus along this route.



Figure 2 - Location Plan

3.0 Planning Context

3.1 The site is located immediately outwith the current 'Residential Area' for Milltimber as defined by the LDP (see Figure 3) and the Green-Belt and Green Space Network policies apply. The site sits immediately adjacent to sites OP60 and OP61 which is coming to fruition which means that the development bid site feels like part of the settlement when viewed on the ground.

Aberdeen City and Shire Structure Plan (2009)

3.2 The Aberdeen City and Shire Structure Plan was approved in 2009. The plan advocates a high rate of growth for the North East and is also promoting a spatial strategy which focuses future development into three Strategic Growth Areas, one of which is the administrative area of Aberdeen City is one.

Aberdeen City and Shire Strategic Development Plan (2013)

3.3 The proposed Aberdeen City and Shire Strategic Development Plan (SDP) was published for consultation in February 2013 and it does not propose to change the current Structure Plan vision and spatial strategy. Greater emphasis needs to be given in the new SDP on the need for new LDPs to prioritise the release of deliverable sites in the Aberdeen Housing Market Area and to support settlements which are conveniently located and can provide new housing in areas which are popular with the development industry.

Aberdeenshire Local Development Plan and Supplementary Guidance (2012)

3.4 The LDP makes several housing land allocations for Milltimber including a major expansion to the west of the settlement at Oldfold Farm (site OP62) in the form of 550 houses plus associated employment land. Two other, small-scale sites are also allocated, the aforementioned sites at Culter House Road immediately adjacent to the development bid sites OP60 and OP61 which are both identified for 5 houses each.

3.5 The development bid site was subject of a previous bid in 2009. Ultimately, the site was not included in the LDP on the basis that the Scottish Government Reporters felt that the site was isolated from the existing settlements of Peterculter and Milltimber, and because development on the site may lead to coalescence between these two settlements along Culter House Road.

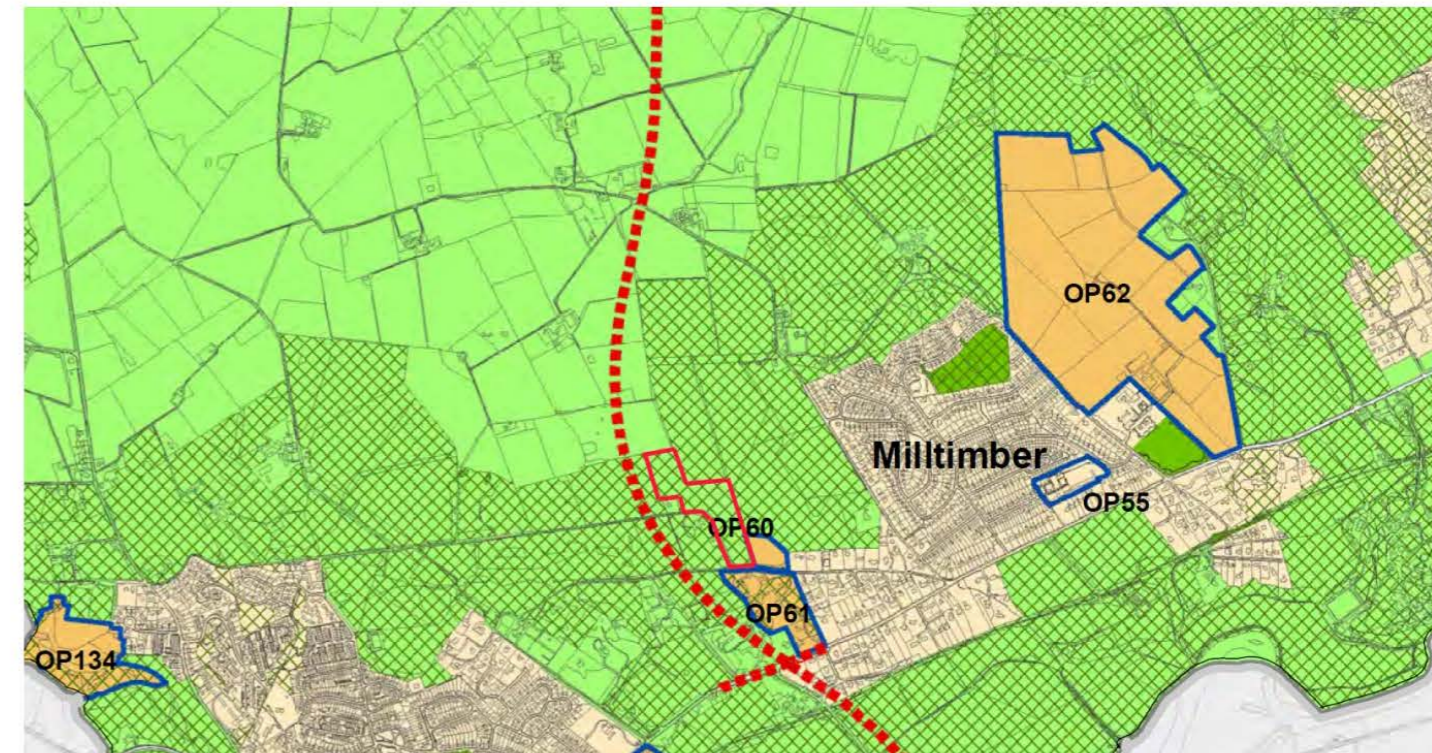


Figure 3 – Extract from the adopted LDP 2012

4.0 Site Analysis and Appraisal

- 4.1 The site is undeveloped grassland owned by Rubislaw Estates Ltd and is not part of a larger agricultural unit. The site was previously used for a commercial woodland plantation but this was felled several years ago.
- 4.2 The site is located to the north and west of the existing settlement of Milltimber. The site is situated immediately adjacent to the existing row of houses which adjoin Culter House Road to the south, and the site extends northwards to the east of Culter House Road to where the road bends westwards heading in the direction of Peterculter.

Landscape and Climate

- 4.3 The site has a gentle southward slope from the top of Culter House Road at Croft House down towards the row of existing dwellings along Culter House Road to the south.
- 4.4 Views from the site look out towards the open countryside across the River Dee valley towards Kirkton of Maryculter. The site is not visible when looking from North Deeside Road and development here will have minimal visual impact from the main public vantage points in the area.
- 4.5 A landscaped tree belt runs along the southern and western boundaries of the site contiguous with Culter House Road. A substantial area of woodland exists to the east of the site which will act as a landscape buffer between the site and Contlaw Road.

Ecology

- 4.6 The site is not covered by any nature conservation designations. New landscaping and tree planting will be incorporated into the development to provide habitat for wildlife. A tree survey for all the trees on the site will be undertaken by the landowner to provide for future management of the trees.

History and Archaeology

- 4.7 It is not considered that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development.



Drainage and Services

- 4.8 The site can be serviced in terms of water. The location of SUDS will be at the southern-most part of the site. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing public sewer network. There is not understood to be any capacity issues with the sewage treatment works at Culter.
- 4.9 Primary and secondary education for will be provided at Milltimber Primary and Culter Academy respectively. Both of these schools are nearly at capacity, however it is not envisaged that the addition of 12no. dwellinghouses will have any significant bearing on the overall roll of either school.
- 4.10 Milltimber is an important commuter suburb of Aberdeen; however it currently lacks much in the way of community facilities. Further population growth will help to provide a critical mass of people to attract new amenities to the area. Developer contributions from the area will also be used to improve community facilities in the area.

4.11 The development bid site is within walking distance to regular bus services provided by both Stagecoach and First Bus operate along North Deeside Road. There is a bus stop approximately 450m from the site adjacent to Milltimber Brae on the A93. There is street lighting along the length of Culter House Road providing well-lit access, and additional pavements and internal pedestrian routes will be provided through the development site to enhance access to North Deeside Road on foot.

Constraints

4.12 There are no physical constraints affecting the development of the site. There is a District Wildlife Site situated to the west of the site (shaded blue in Figure 4), however this will be on the other side of the bypass (once completed) as is far enough away not to impact on the development site. Due to the elevated level of the site above the River Dee, and relative distance from any major nearby watercourse, it is considered unlikely that any part of the site will be subject to the risk of flooding from existing watercourses. The SEPA flood map (Figure 5) has been reviewed and from their guidance this confirms that no flood risk is associated with the site.

Aberdeen Western Peripheral Route (AWPR)

4.13 The route of the AWPR runs to the west of the development bid site (see Figure 6) and the Milltimber Junction of the bypass is situated immediately to the north of the site (see Figure 7). Culter House Road will effectively become a dead-end. A pedestrian route from the AWPR junction and on to an over-bridge to provide pedestrian/cycle access to Culter House Road will be provided through the development bid site thus enhancing sustainable transport links from the site to the surrounding area.

4.14 The construction of the AWPR will have a significant impact on the landscape character of the area. The new road will increase the accessibility of the development bid site given the likelihood of new bus stops along the road which can be utilised by residents in the vicinity. The AWPR will also act as a physical barrier preventing the coalescence between Peterculter and Milltimber. As the development bid site is situated on the east-side of the bypass, it is considered to be capable of accommodating residential uses which will not lead to the sprawl of the built-edge of Milltimber as it will be kept in check by the line of the new road.

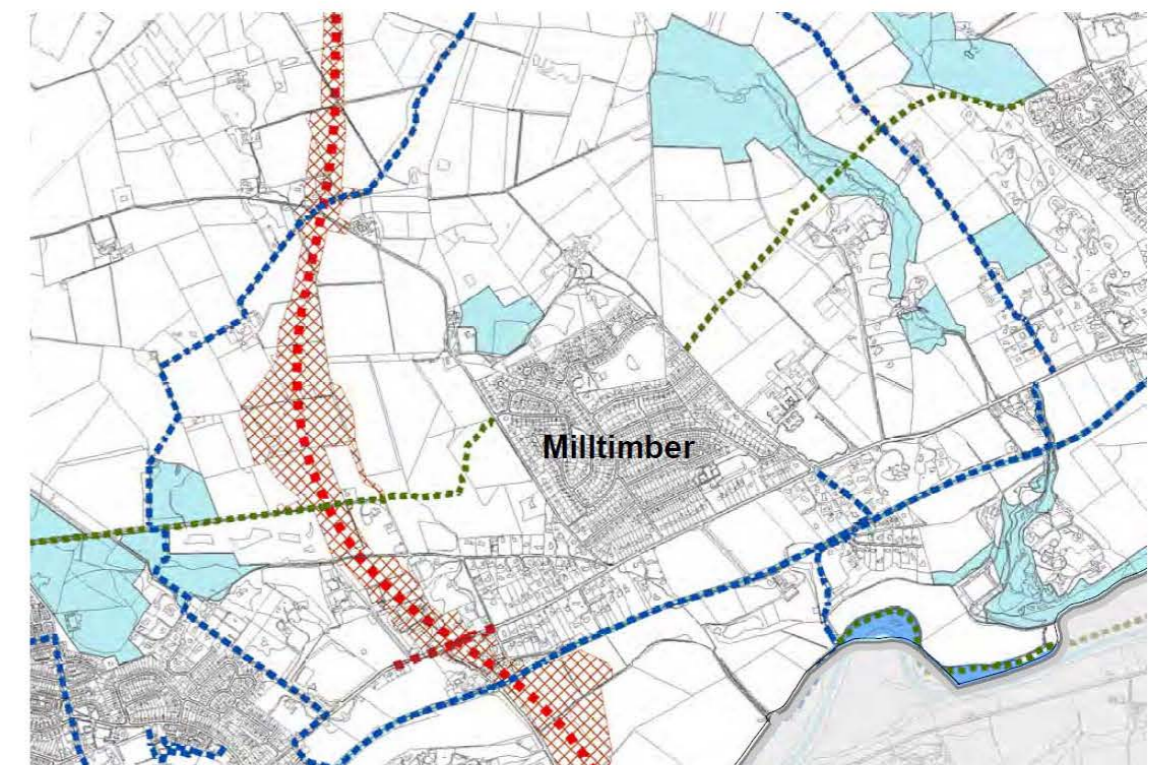


Figure 4 – Extract from the adopted LDP 2012

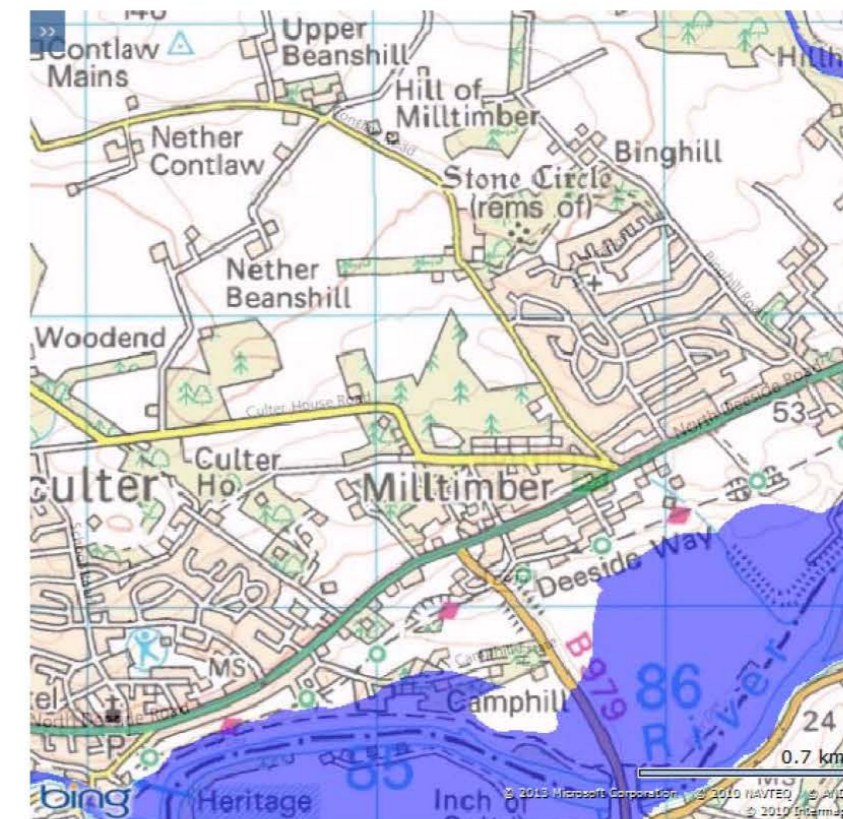


Figure 5 – SEPA Flood Map



Figure 6 – AWPR Route Map

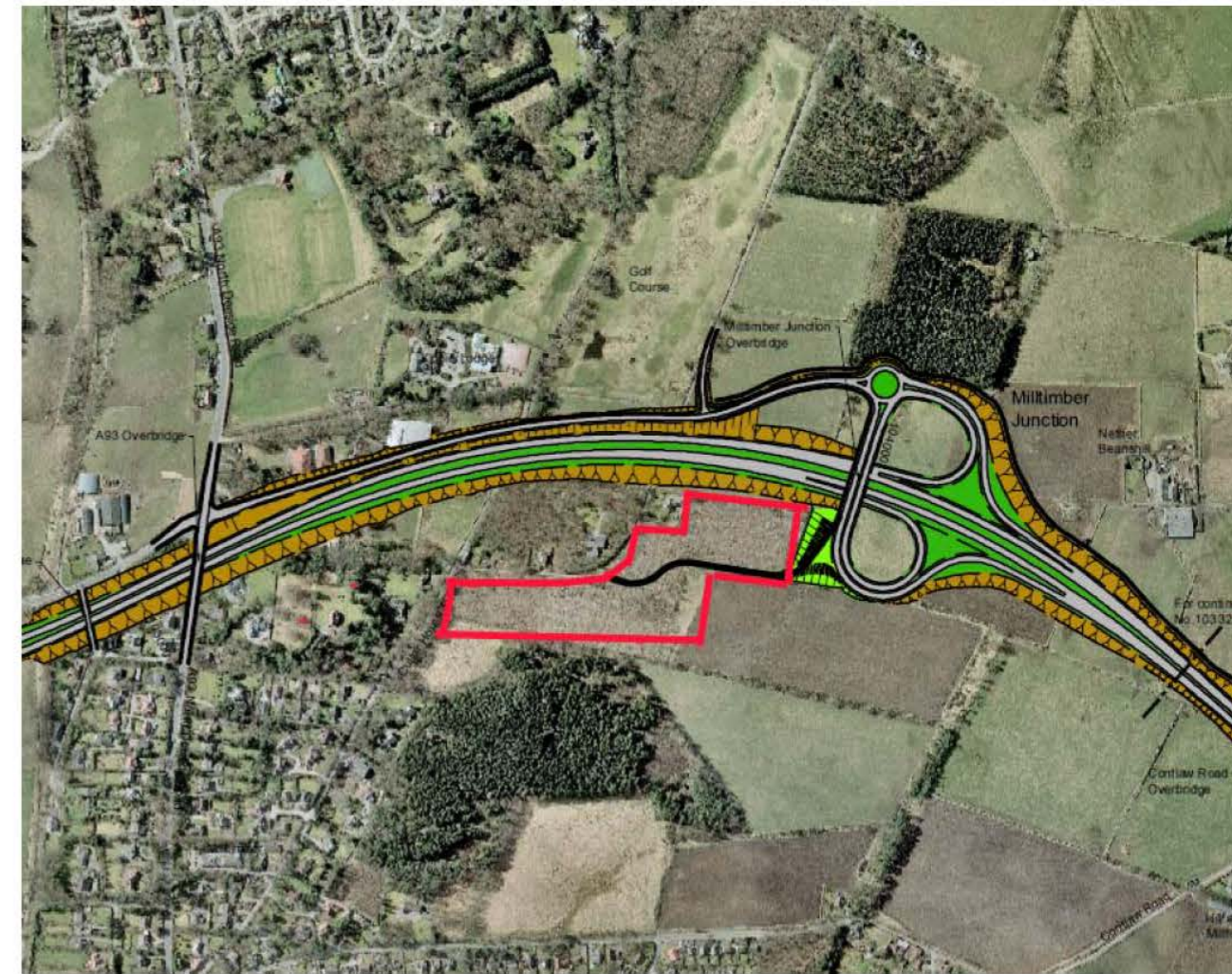


Figure 7 – AWPR Milltimber Junction

5.0 Development Bid

5.1 A technical appraisal of the development bid site has been undertaken by the landowner's Design Team. In accordance with masterplanning principles, the core design aims of the development bid are to provide a "place" which is not seen as a stand-alone development. Instead, the landowner has sought to create a development that is connected to the surrounding built form as well as being a good fit with the landscape. In this regard, footpaths and cycleways will connect the development to the existing settlement of Milltimber, amenities along North Deeside Road, the wider core path footpath and cycleway network, and future linkages to the wider area through the AWPR.

Development Bid Objectives

5.2 The proposed development is seeking to achieve the following objectives:

- Provide new housing that can readily be delivered, with minimal infrastructure costs, to satisfy demand for detached family housing in the Deeside area;
- Provide an exemplar design approach to create a unique sense of place;
- Provides new housing that will bring additional people into the area which will support new amenities in Milltimber; and
- The creation of a development that fits with the landscape utilises new pedestrian/cycle connections arising from the AWPR to create sustainable transport links;

Access and Connectivity

5.3 Access to the site will be taken from two points from Culter House Road; firstly from a point to the north of East Lodge and secondly from a point adjacent to Croft House. The former access point will provide access for 6no. dwellings to the east of Culter House Road where it slopes upwards. The latter access point will provide access to 6no. dwellings to the north of Culter House Road where it runs westwards towards Peterculter. A new cycleway/pedestrian connection will run through the middle of the site to provide access to an over-bridge of the AWPR and onto Culter House Road. New bus stops will be provided along the route of the AWPR. Provision will also be made to provide pavements along Culter House Road as well as internal footpaths to link the development bid site with Culter House Road to encourage walking and cycling. Street-lighting already exists along Culter House Road and it is envisaged that this will be added to as part of the development to improve the safe pedestrian and cycle routes to North Deeside Road.

Land Use and Infrastructure

- 5.4 The proposed land use for the development bid will comprise a residential development of 12no. detached dwellinghouses along with associated open space and landscaping. The site is within easy walking distance of North Deeside Road where regular public transport services exist to provide access to areas of employment and local services.
- 5.5 In terms of infrastructure, detailed investigations previously undertaken for the site have confirmed that drainage capacity and service provision is available for the development of 12no. detached houses.



Street Layout and Servicing

- 5.6 The indicative site layout has been designed in accordance with the principles advocated by "Designing Streets". The layout has been designed to create a walkable neighbourhood. Street and footpath lighting will be designed to be energy efficient and to minimise light pollution in accordance with Aberdeen City Council standards.
- 5.7 Other factors that have influenced the indicative site layout plan have been the need to retain the mature woodland at the east of the site to act as a landscape buffer; providing adequate landscape buffers to protect the amenity of the existing dwellings along Culter House Road; and providing an adequate separation distance for the proposed new dwellings from the AWPR. The design of the layout has addressed these issues (e.g. by keeping buildings a reasonable distance from the AWPR).

- 5.8 The deliverability of the site is reinforced by the level of interest in the site the landowner has received from major housebuilders and developers. The landowner however has chosen not to run with a housebuilder at this stage in order to exercise more control over what is built on the site and that it matches his aspirations for an exemplar development of exceptionally high quality, in keeping with the bespoke nature of many of the buildings in the Deeside area.
- 5.9 The site can readily be delivered to meet the high demand for housing in the area. The deliverability of the site is particularly important given that there are very few other sites allocated for family housing in the nearby area, so the site can provide an exclusive development which will cater for a market that is not being provided elsewhere. Similarly, there are other allocations in the area, such as Oldfold Farm (site OP62) and Countesswells (site OP58), which require large up-front infrastructure to get them off the ground. Thus there is a need to also provide relatively small, readily deliverable sites that can provide land to meet need for new housing in the area in the short term. The development bid site at Culter House Road is essentially 'shovel ready' and could provide new housing without any major infrastructure work.

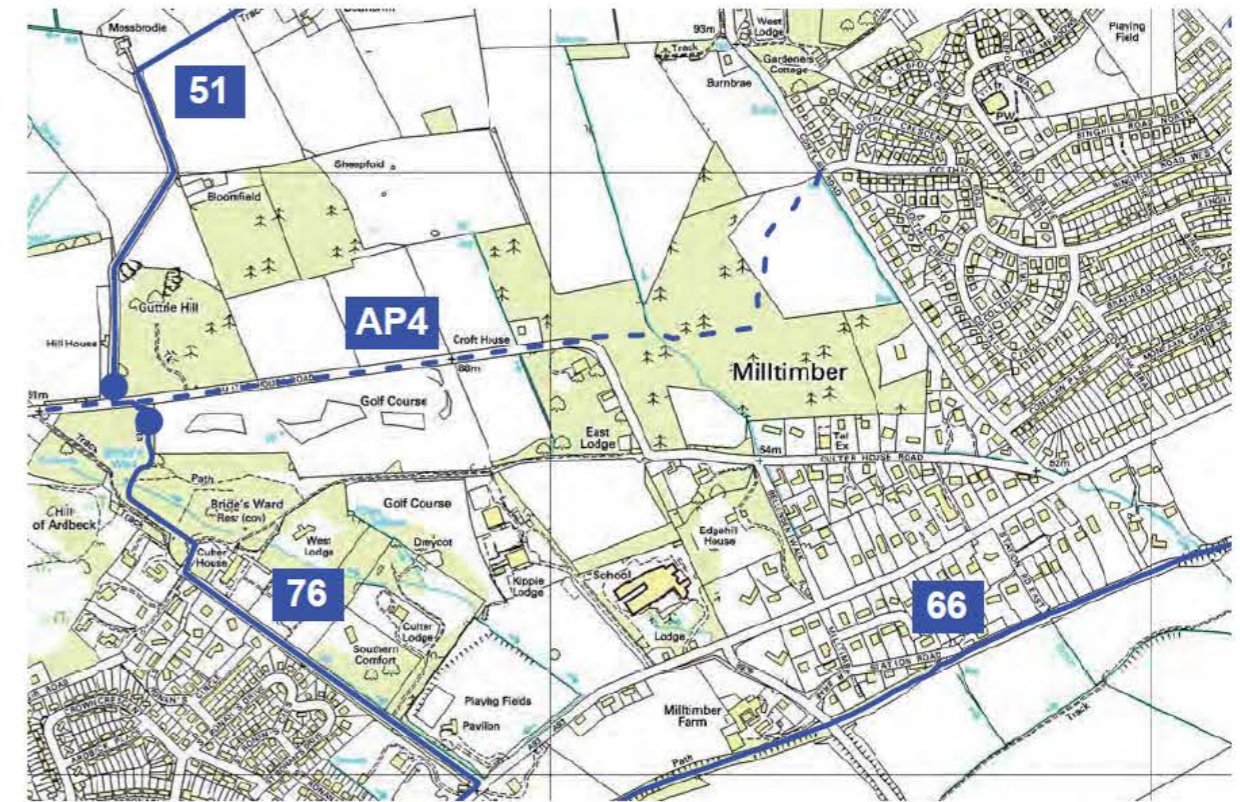


Figure 8 – Walking and Cycling Routes

- 5.10 The reasons for rejecting the site during the previous bid to get the site allocated in the LDP 2012 are not accepted. The site is not isolated from the existing community as it is, in effect, an extension to site OP60. The development of the site will not lead to coalescence between Peterculter and Milltimber because of the construction of the AWPR which will act as a physical barrier. The site is within walking distance of public transport routes along North Deeside Road which is approximately 450m away. There is an existing Core Path Network routes in the vicinity at present (see Figure 8) and additional walking/cycling and bus services will be provided in association with the bypass.
- 5.11 The Scottish Government Reporters concluded that *“the allocation [of the fields to the east of the AWPR] could be seen as an extension of OP60 and that the AWPR could provide a well defined settlement boundary”*. Within the context of several large-scale development allocations in Aberdeen taking several years to come forward, and the lack of many other readily deliverable sites promoting detached family housing, we believe that it is prudent to allocate the development bid site at Culter House Road for 12no. dwellinghouses for the period 2017 to 2023.

6.0 Conclusions

- 6.1 Aberdeen City Council has only invited development bids for brownfield sites as part of the process of preparing the LDP. However, given the slow-rate of delivery for some of the large-scale development sites in the 2012 LDP, and the lack of readily deliverable alternative sites for family housing in the Deeside area, Knight Frank LLP believe that there is a case to be made for the allocation of the land owned by Rubislaw Estates Ltd at Culter House Road for 12no. dwellings to augment the supply of housing land in Aberdeen.
- 6.2 The development bid area is small and self-contained site which is immediately deliverable and will be a logical extension to site OP60. The site will function as part of the built-edge of Milltimber and it will be well contained within the landscape due to the presence of the AWPR. The development which will contribute to maintaining an effective housing land supply and will provide detached family housing which is in high demand in the area.
- 6.3 Culter House Road will effectively become a dead-end once the AWPR is constructed, and the local road network will therefore be capable of accommodating the relatively small-scale housing development in this area. The site is within walking distance of public transport connections to local amenities on North Deeside Route, and the site's sustainable transport links will be further enhanced upon completion of the AWPR which is scheduled for 2018. We therefore respectfully request that the land at Culter House Road be allocated for 12no. dwellings in the LDP for the period 2017-2023.



Appendix 5 – Response to the Main Issues Report (March 2014)

Knight Frank LLP represent Rubislaw Estates Ltd who own land at Culter House Road in Milltimber. The land in question (see map below) was the subject of a development bid for 12 houses as part of the Local Development Plan (LDP) review.

Misrepresentative scoring of our original Development Bid

The planning officers could have scored the development bid very differently:

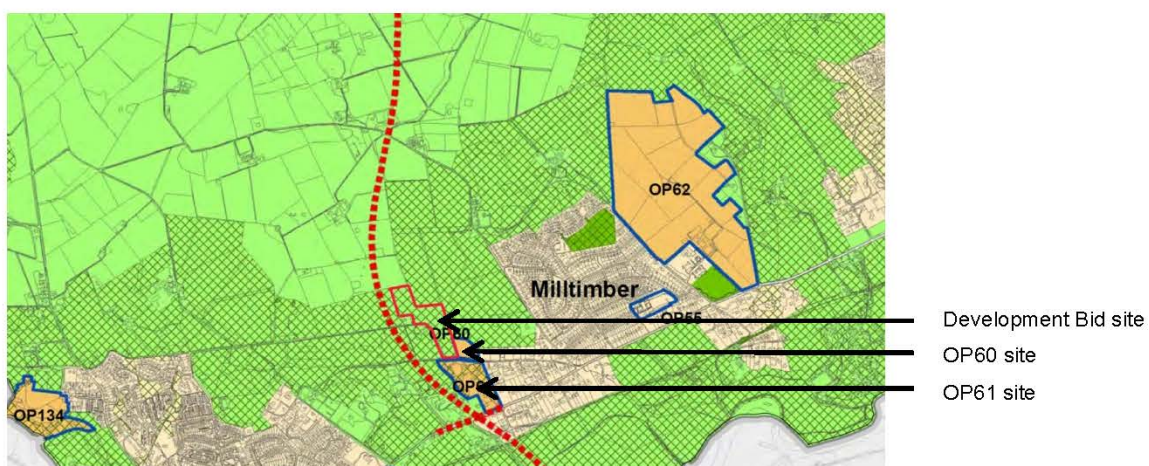
- The scoring states that the closeness of the AWPR would adversely affect residential amenity on the bid site. In fact, the AWPR will be a “cutting” at a much lower level than Culter House Road and it will incorporate landscaping/bunding.
- The AWPR actually presents an opportunity for small infill development which will not adversely affect residential amenity on the bid site, and development here will not lead to coalescence between Milltimber and Peterculter.
- The scoring states that some woodland is present on the bid site. In fact, there are no trees on site and only some scrub/gorse remains which is of no landscape or ecological value.
- The scoring states that the bid site is completely unrelated to the existing settlement. In fact, OP60 and OP61 are now coming forward and the bid site will adjoin the edge of Milltimber when these two housing developments are completed in 12-18 months.
- The scoring states that the nearest bus stop is over 800m away. In fact, it is just over 400m to the nearest bus stop on North Deeside Road.
- The scoring states that no footpaths or pavements serve the bid site. However, once Churchill Homes’ development site OP60 and the neighbouring development site OP61 have been built then the bid site will be very well connected to Milltimber.

Overall, we believe that the bid site should have scored a total of **52 points** and identified as “desirable” for a small-scale residential development of 12 detached houses post-2017.

Changes since our original Development Bid submission

Since the submission of the original bid, planning permission has been granted for the development of 5 houses on Edgehill Road in Milltimber. This site (OP61 below) sits immediately adjacent to the bid site. Once the OP61 development has been completed then the edge of Milltimber will adjoin the bid site to the south of Culter House Road.

In addition, there is currently a live planning application for the erection of 5 houses on Culter House Road in Milltimber. This site (OP60 below) also sits immediately adjacent to the bid site. Again, once planning permission has been granted on this site and development has been completed, the edge of Milltimber will adjoin the bid site (see map below).



Both the OP60 and OP61 developments will introduce pavements and street-lighting onto Culter House Road. Therefore, within the next 12-18 months, the development bid site will not be “remote and isolated” and will in fact be a gap site which is ideally suited for a small-scale residential development. This makes it a logical site for housing on the edge of Milltimber post-2017.

Lack of “shovel-ready” development sites in Aberdeen

There current LDP proposes major housing development at Grandhome and Countesswells. However, these will take some time to come forward. In order to ensure demand for new housing can be met, small infill development sites should be found in areas that are attractive to developers. There is unprecedented demand for new housing in the North East and the LDP must provide deliverable opportunity sites to meet this demand in the short to medium term.

Community benefits

We have spoken to two leading independent Estate Agency firms in Aberdeen. Firstly, Simpson & Marwick have advised us there is a lack of supply for some of the more prestigious properties in and around Aberdeen. They have also confirmed to us that Culter House Road already boasts some high value properties Culter House Road will effectively become a cul-de-sac once the AWPR is complete. In their view, this makes the development bid site a logical extension to the existing low density housing development in the area.

Secondly, Gavin Bain & Co. have advised us that the bid site is ideal for the construction of a limited number of desirable bespoke properties. They are of the view that the bid site is a natural extension to the existing community in Culter House Road and that there would be high demand for 12 individual house plots. This would help to sustain the local economy by meeting demand for new housing, as well as providing bespoke properties which would increase the attractiveness of the Culter House Road area.

Conclusion

The development bid at Culter House Road should have achieved a higher score in the planning officers' assessments, which could have ranked it higher than some of the other bid sites at Culter which were chosen as being 'desirable' in the Main Issues Report.

There are no impediments to the development of this site for 12 houses. The AWPR will not adversely affect residential amenity, and the development OP60 and OP61 will bring the edge of Milltimber right beside the edge of the bid site.

There is high demand for new housing in Aberdeen, but many of the existing allocations will take some time to come forward. In the meantime, the LDP must find “shovel-ready” development sites post-2017 in locations that are attractive to developers which can provide housing with no major up-front infrastructure.

The bid site aims to provide 12 plots for bespoke private housing which can meet market demand from 2017 onwards and the LDP review should allocate the land for this purpose.



**GAVIN BAIN
& COMPANY**

Solicitors and Estate Agents

Date: 13th March, 2014

Our ref: GB/LMS

Your ref:

TO WHOM IT MAY CONCERN

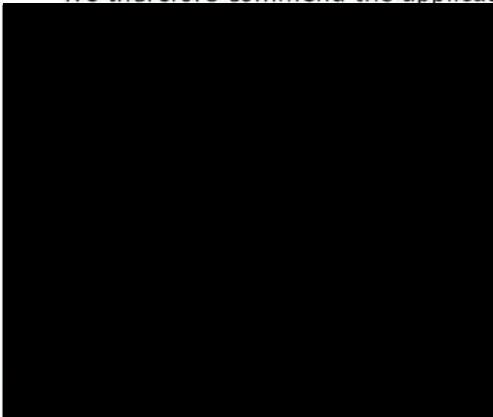
Dear Sirs,

Development Bid – Culter House Road, Milltimber, Aberdeen

We refer to the development bid which has been submitted by Knight Frank, Surveyors in their capacity as agents for Rubislaw Estates Limited. We have had an opportunity of considering the contents of the bid together with the various annexations thereto and we would submit to you that the bid should be dealt with favourably by your Council.

Whilst we fully accept that there is no shortage of supply of sites in the immediate area, we would submit that the application site lends itself well for the construction of a limited number of desirable bespoke properties in what is a prestigious part of the City. In the immediate environs there are a number of sites with good quality detached housing erected thereon. We would submit that the application is a natural extension to the existing community in Culter House Road. It is envisaged, with regards to the 12 plots that good quality high value housing will be erected providing the type of housing for which there is no doubt a significant demand. We would submit that the market for property in a semi-rural location such as this is great with the attraction being that whilst it is within a stones throw of the City, there is the feel of living in the countryside. The lack of immediate facilities in the area is not a negative factor but we would submit a positive factor as the expectation of individuals looking to buy plots and housing of this nature is that there will be a degree of seclusion and a degree of "escape" from city life. The need to travel a short distance for basic amenities such as shopping, education etc is something that would be welcomed by purchasers of such property as opposed to being something which is detrimental and prejudicial to the site. In addition the site is immediately deliverable.

We therefore commend the application to your Council.



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Head of Planning Department
Aberdeen City Council
Marischal College
Broad Street
Aberdeen



Our Ref:- DG/SMS

29 November 2013

Dear Sir

**Rubislaw Estates Limited
Culter House Road, Milltimber, Aberdeen – Development Proposal**

I am aware of a development proposal prepared by Rubislaw Estates Limited in respect of a site owned by them in Culter House Road, Milltimber, Aberdeen.

The purpose of this letter is to write in support of the proposal which, in our view, the Council should actively consider for development in the new L.P.

Our Estate Agency arm handles some of the more prestigious properties in and around Aberdeen. Our firm experience at present and certainly our expectation in the middle term is for continuing high demand and an apparent lack of supply in this area of the market.

Culter House Road already boasts some high value properties and with the advent of the WPR, Culter House Road itself will become, effectively, a cul-de-sac. Rubislaw Estates Limited's site bounds existing properties and development of the site would seem to us to be a logical extension for what has to date been tasteful, low density housing in this area.

