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

03 June 2013

Ref: gp731/321515

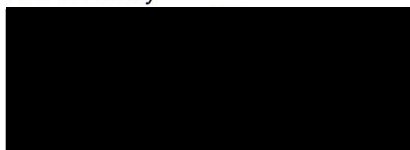
Dear Sir/Madam

Aberdeen Local Development Plan Review – Land at Culter House Road, Milltimber

Please find enclosed a completed form and supporting statement in relation to my client's land at Culter House Road in Milltimber which we wish to be considered for future development as part of the Aberdeen Local Plan review.

If you require any further information please do not hesitate to contact me.

Yours sincerely



Gary Purves
Senior Planner



T [REDACTED]

M [REDACTED]

Cc – Rubislaw Estates Ltd.



T [REDACTED]
4 Albert Street Aberdeen AB25 1XQ

KnightFrank.co.uk

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street London W1U 8AN where you may look at a list of members' names.





ABERDEEN
CITY COUNCIL

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

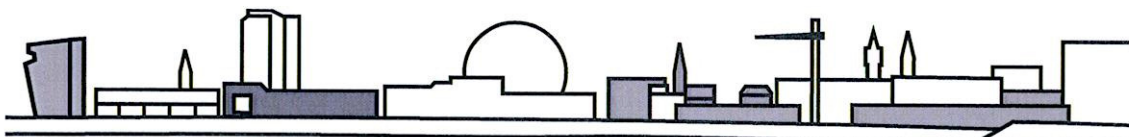
Please ensure your proposal is with us by 14th June 2013.

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: Knight Frank LLP

Date: May 2013

Address: 4 Albert Street, Aberdeen

Postcode: AB25 1XQ

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: Rubislaw Estates Ltd.

Address: c/o proposer

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]

Land at Culter House Road, Peterculter

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.

NJ 851 017

6 What is the current use of the site?

Vacant site, non-productive agricultural land.

Has there been any previous development on the site? Yes No

If so, what was it?

N/A

7 What do you propose using the site for?

Residential use.

- 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).

12no. detached dwellinghouses as shown on the accompanying indicative site layout plan.

- 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.]

N/A

- 12 Will the proposed development be phased? Yes No

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

- 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.**

Future meeting with Community Council.

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

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

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

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

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
- Gas
- Water and Sewage

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

Secondary Capacity

Primary Capacity

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

None.

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	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 site will provide up to 12no. new family houses to meet local demand in the Milltimber and Peterculter area.
- * The site requires no major up-front infrastructure and can therefore be delivered relatively easily to help augment the existing supply of housing land.
- * The site will provide 25% affordable housing to meet local needs.
- * The development will provide planning gain contributions which can be put towards local facilities.
- * The development will provide new cycleway/footpath connections from Culter House Road to the new footpath bridge adjacent to the AWPR junction, thus providing the local area with enhanced walking/cycling routes for recreational purposes.

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 ফরমটের
যোগাযোগ সাহায্যের জন্য দয়া করে
:01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡: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
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Aberdeen City Council
Business Hub 4
Ground Floor North
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Broad Street
Aberdeen
AB10 1AB

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

March 2013
www.aberdeencity.gov.uk



Culter House Road Milltimber Aberdeen

Development Bid

Rubislaw Estates Ltd.

May 2013

Contents

1.0	Introduction and Vision	3
2.0	Site Characteristics and Background	4
3.0	Planning Context	5
4.0	Site Analysis and Appraisal	6
5.0	Development Bid	9
6.0	Conclusions	11

Figures

Figure 1 - Site Plan

Figure 2 – Location Plan

Figure 3 – Extract from the adopted LDP 2012

Figure 4 – Extract from the adopted LDP 2012

Figure 5 – SEPA Flood Map

Figure 6 – AWPR Route Map

Figure 7 – AWPR Milltimber Junction

Figure 8 – Walking and Cycling Routes

Figure 9 – Indicative Site Layout Plan



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.

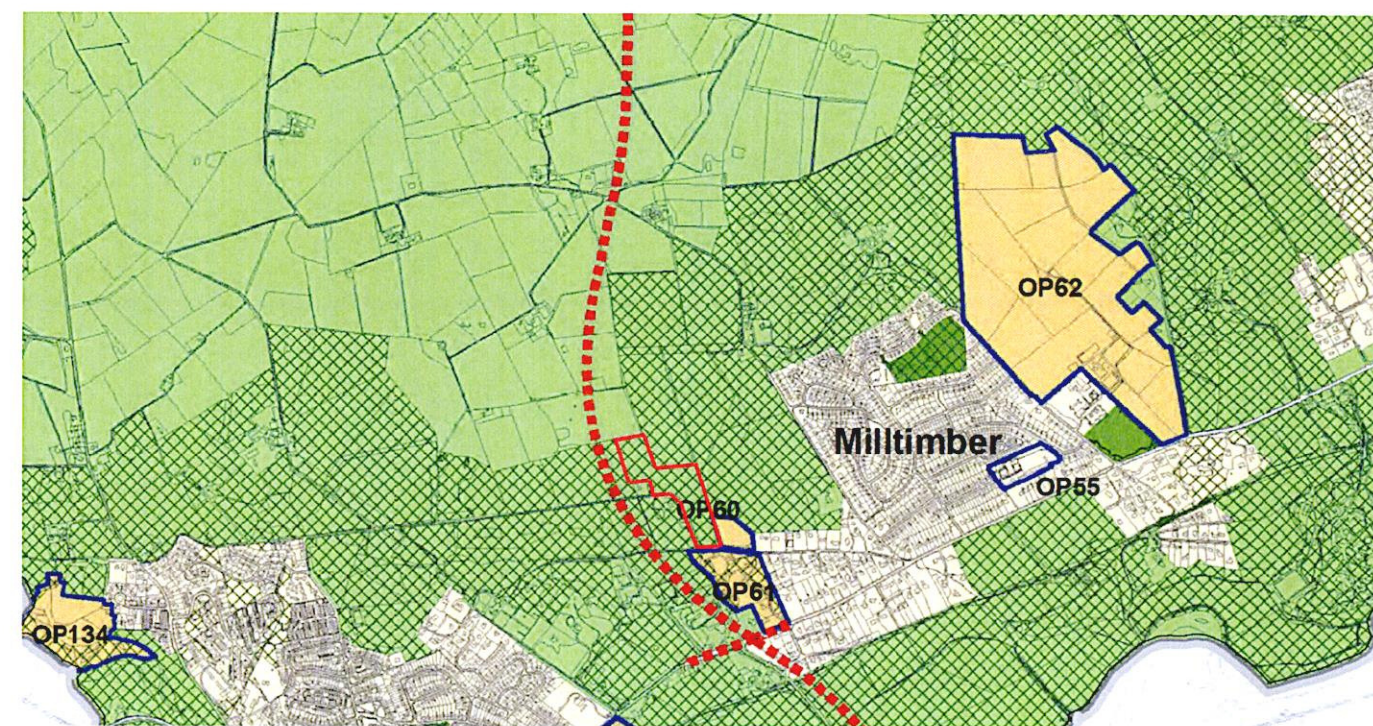


Figure 3 – Extract from the adopted LDP 2012

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.

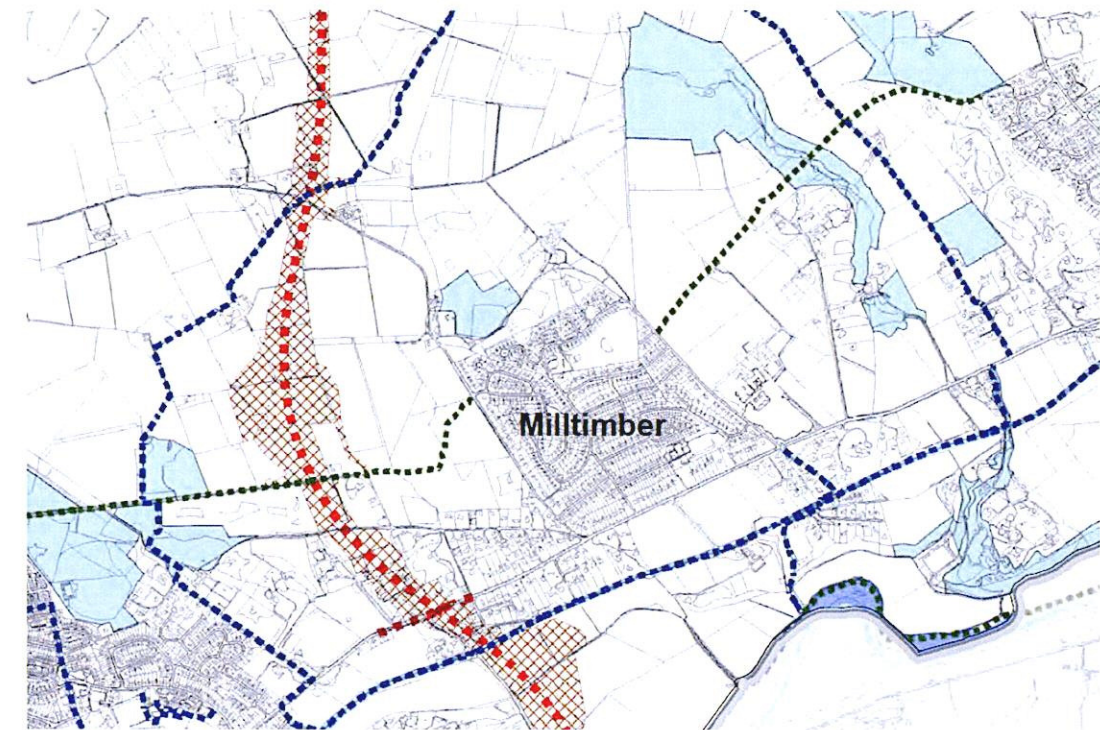


Figure 4 – Extract from the adopted LDP 2012

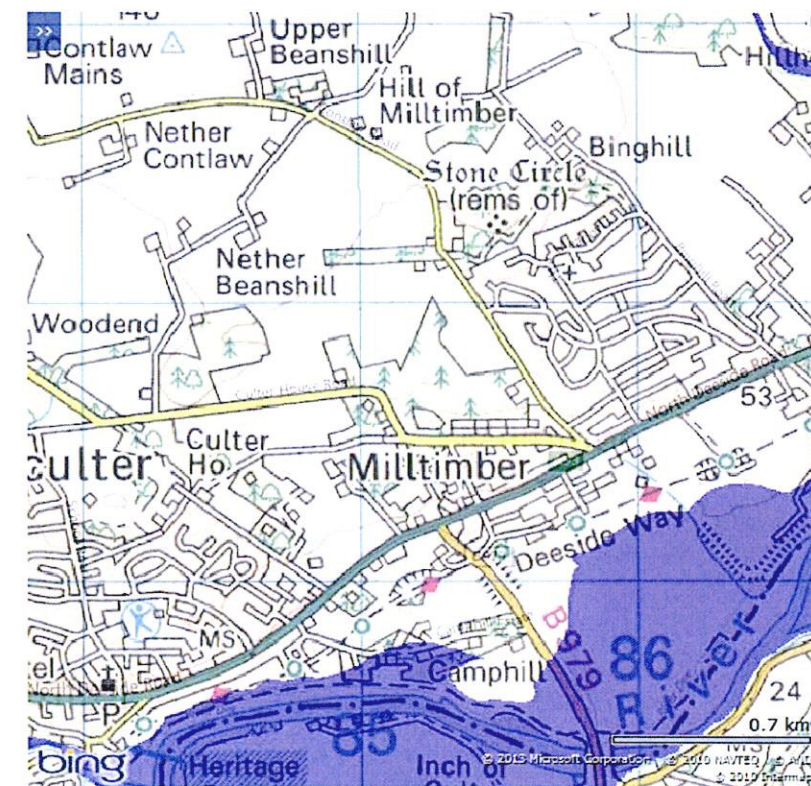


Figure 5 – SEPA Flood Map

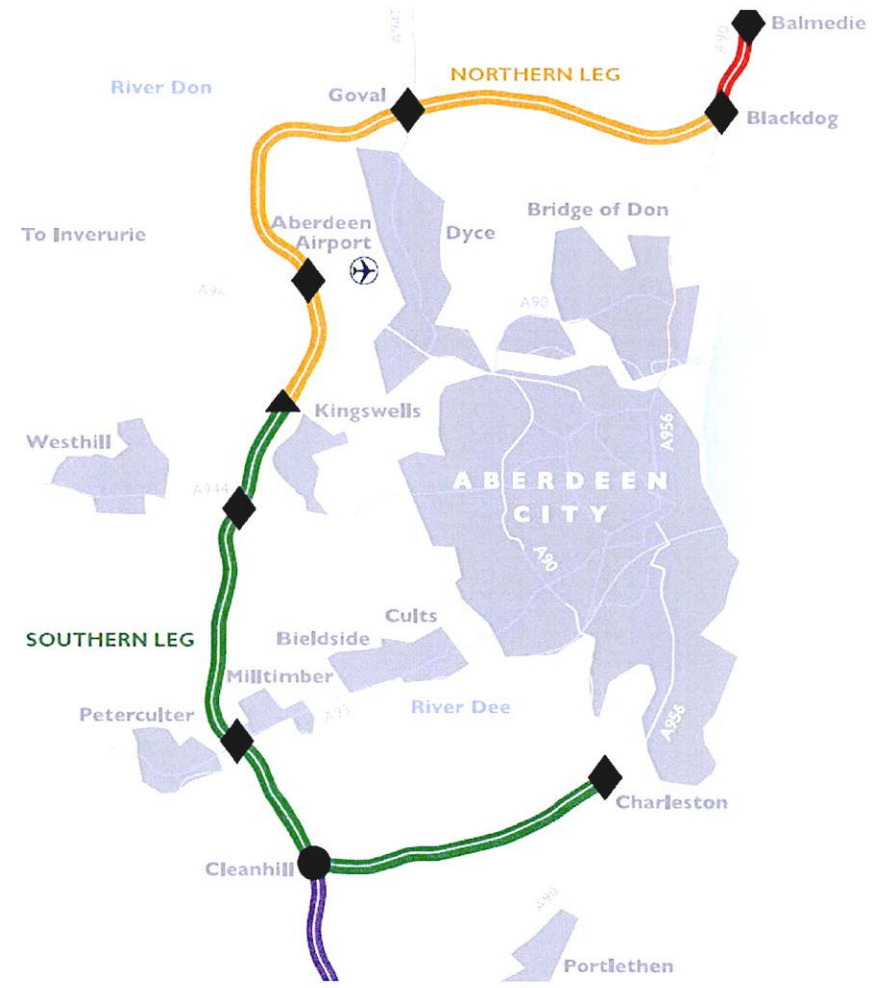


Figure 6 – AWPR Route Map

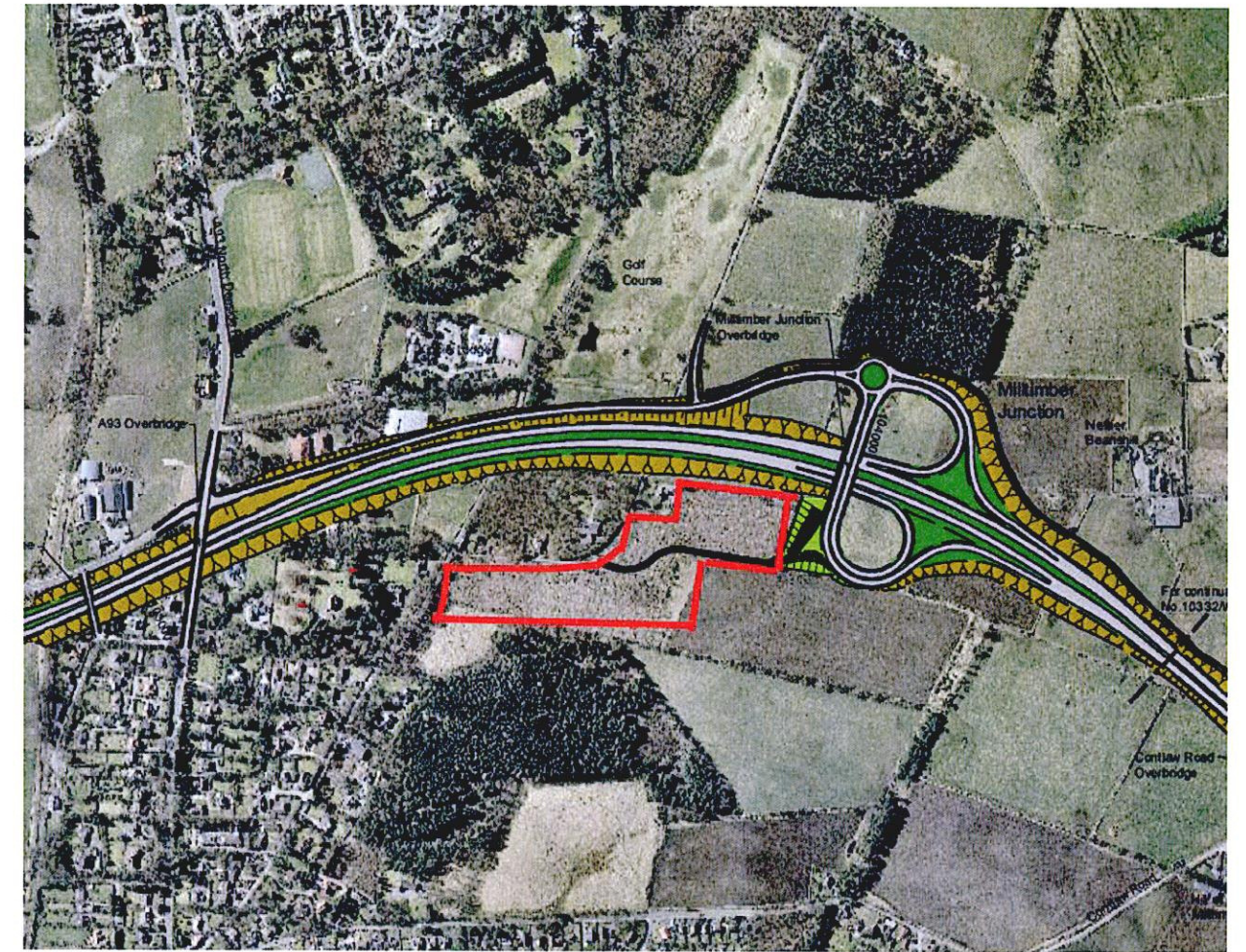


Figure 7 – AWPR Milltimber Junction

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.
- 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.

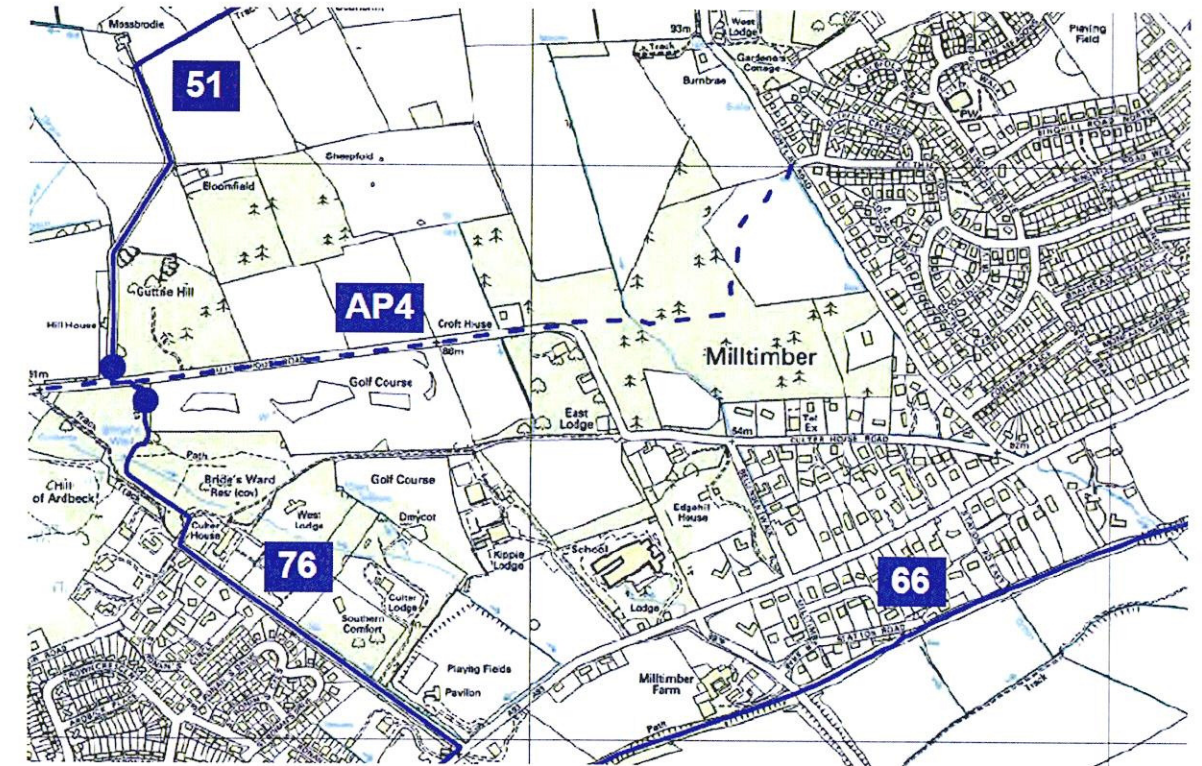
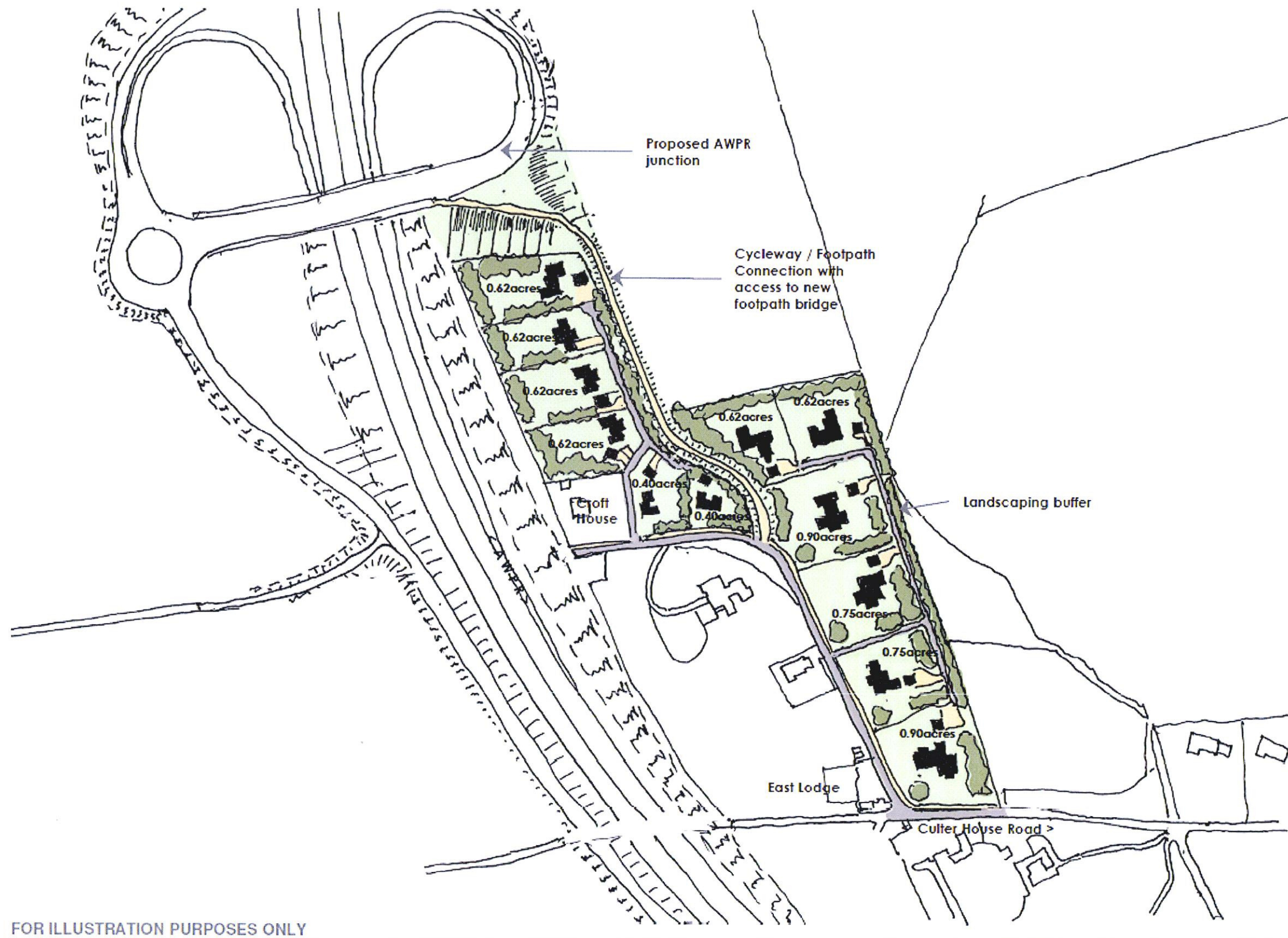


Figure 8 – Walking and Cycling Routes

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. dwellinghouses 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. dwellinghouses in the LDP for the period 2017-2023.





FOR ILLUSTRATION PURPOSES ONLY

Rubislaw Estates Ltd

Indicative Site Layout
Culter House Road, Peterculter

Michael Gilmour Associates
Architecture, Interior Design, Planning Supervision
22 Rubislaw Terrace, Aberdeen AB10 1XE

Figure 9 – Indicative Site Layout Plan