



# 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](http://www.aberdeencity.gov.uk/localdevelopmentplan)

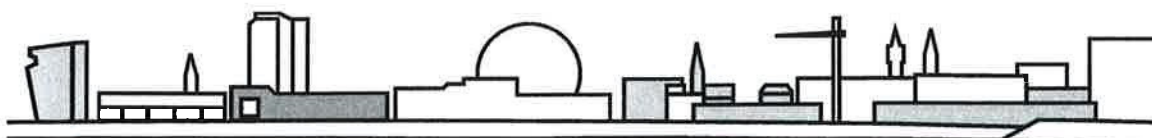
**Please ensure your proposal is with us by 14th June 2013.**

### 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:

Date:

Address:

Postcode:

Telephone:

Email:

2

Name of landowner:

Address:

### 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]

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

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.

6 What is the current use of the site?

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?

- 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).

6 detached dwellinghouses - one and a half storeys in height.

- 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.]

- 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.**

We will engage with the consultation opportunities afforded by the local development plan preparation process.

Engagement with Culter Community Council is also proposed in the form of a presentation and meeting with that group.

## 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](http://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 checked="" type="checkbox"/>
Access between 400-800m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
Local shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input type="checkbox"/>	<input checked="" 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?

There are no infrastructure obstacles which would prevent the development of the site. Access can be taken either via the existing vehicular access to the Rob Roy Caravan Park, or the formation of a new vehicular access onto the B979. Should a new access be the favoured option, this would serve all 6 of the properties. It would emerge onto a straight section of the B979, thereby ensuring that adequate visibility was provided.

It is possible that an extension to the speed limit, extending it northwards along the B979, could be included as part of the development.

It is proposed that connections would be made to the public sewers and water supply.

Based upon council projection figures for number of children per household, the addition of 6 dwellinghouses would generate 1 additional secondary education pupil and 2 additional primary children. These numbers can easily be accommodated within the existing school network.

**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 checked="" type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input checked="" 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 proposed development would contribute to the much needed supply of local housing in the area. The residents from the development would provide support to the local shops and facilities in Culter, all of which are linked to the site by a fully lit footway.

The site would provide a contribution towards the affordable housing requirements of the area, either in the form of on-site provision or a commuted payment.

The extension to the speed limited mentioned above, is anticipated as being included as part of the planning gain contributions, and an appropriate planning gain package would be agreed with the council at the time of the planning application.

**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.

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ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমেটের  
যোগাযোগ সাহায্যের জন্য দয়া করে  
: 01224 523317  
নম্বরে যোগাযোগ করবেন।

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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。

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

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

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

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

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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](mailto:ldp@aberdeencity.gov.uk)

March 2013  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)





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**Project Number:** DL

**Project Title:** Land to the North of Peterculter, Aberdeen

**Document Title:** Development Proposal – Supporting Statement

**Date / Revision:** 4<sup>th</sup> June 2013

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## 1.0 Introduction

1.1 This development proposal has been prepared as part of the participation process for the Aberdeen Local Development Plan Review. This report accompanies the completed pro-forma which the council have provided to allow individual sites to be promoted. The bid has been prepared on behalf of Parkie Property & Development Limited.

1.2 The structure of this statement shall include a description of the proposed development, followed by explanation of the proposal's conformity with the *Sustainability Checklist of Development Options*. A justification for the proposed development is then provided.

## 2.0 Description of Proposal



Figure 1 – Aerial Photograph of Site

2.1 The site in question is located approximately half a mile to the north of the centre of Peterculter. It is immediately adjacent to the B979 which is a public route which connects Peterculter and Westhill. The Rob Roy Caravan Park lies 150 metres to the west. The site itself slopes from east to west and is vegetated by overgrown grasses and shrubs. The

surface of the site is rocky. It is bounded to the north by the dwellinghouse known as Fuaran, and to the south by a row of houses on the western side of Malcolm Road (B979). A watercourse runs along the western boundary of the site.

2.2 The area of the proposed site is approximately 0.4 hectares, and it would be suitable for the erection of approximately 6 dwelling houses. A single shared vehicular access would be taken either directly onto Malcolm Road, or via the existing access to the caravan park. The option which is more suitable to the council's roads engineers would be utilised. The dwelling houses would be detached 1<sup>1</sup>/<sub>2</sub> storey units of traditional design and materials.

3.0 Sustainability Checklist for Development Options

3.1 The range of site proposals for inclusion in the Main Issues Report will be measured against the criteria contained in the *Sustainability Checklist for Development Options*, which has been produced by the council. This contains a range of criteria, and an assessment of the extent to which the site at Maidencraig conforms to the relevant requirements is provided in the table below.

<p><b>Exposure</b></p> <p>The site sits at a lower level than the public road, and is adjoined to the north by the dwellinghouse known as Fuaran. These combined characteristics would provide shelter from the east and north. The western boundary is less contained, however a degree of shelter would be provided from the nearby Rob Roy Caravan Park, and the wooded area to the west.</p>
<p><b>Aspect &amp; Slope</b></p> <p>The site slopes down from the B979 to the east, and also slopes towards Fuaran to the north, however the bulk of it is flat, and suitable for development. The frontage of the houses on site would require to face the public road to the east, however their design would also include south facing elements.</p>
<p><b>Flood Risk</b></p> <p>The site is located approximately 300 metres from the nearest flood risk which SEPA have identified, which is centred on the Leuchar Burn. This is illustrated in the SEPA map included in Figure 2 overleaf.</p>

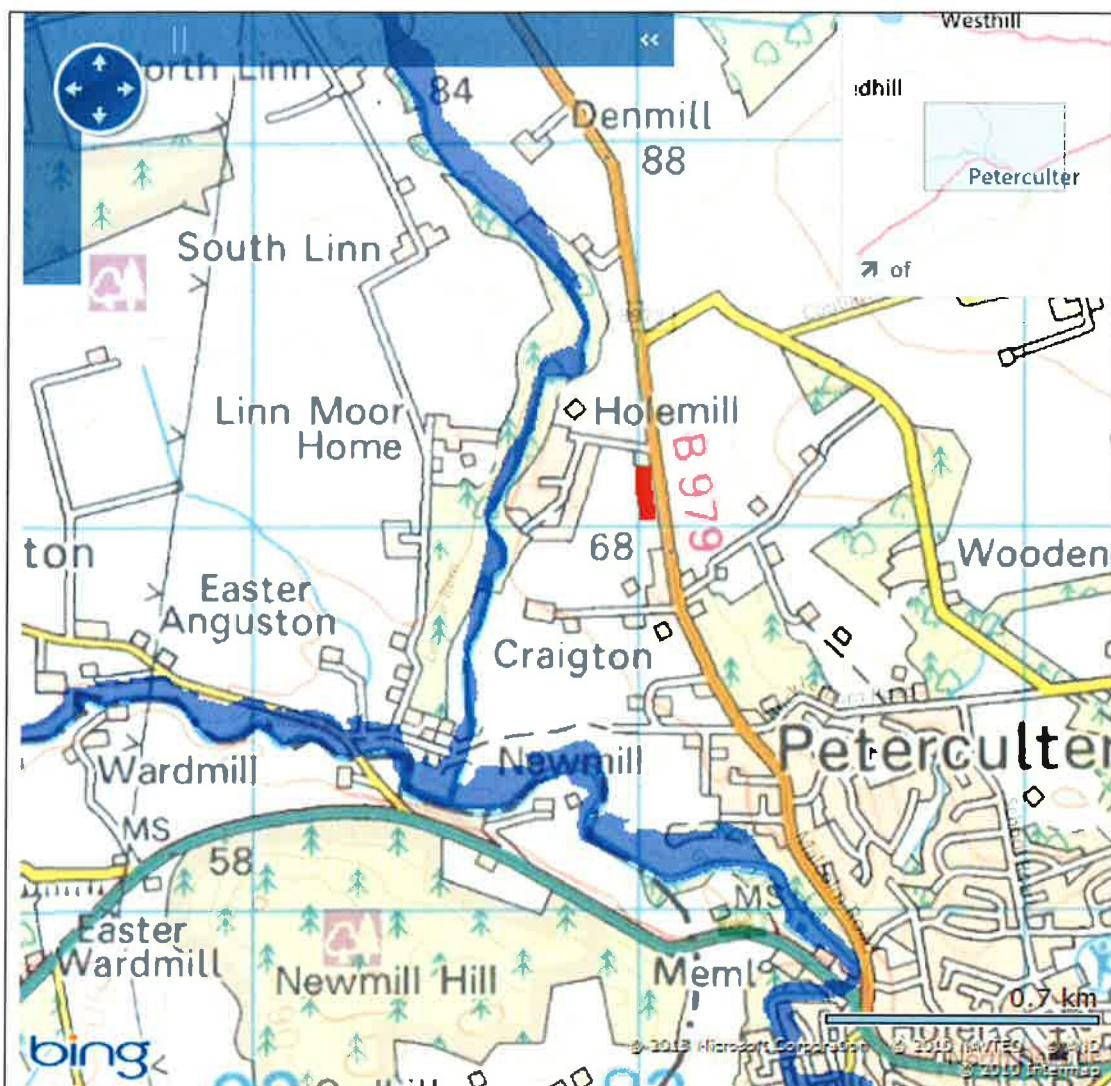


Figure 2 – SEPA Flooding Map Extract

#### Drainage

The site is rocky in places, and is well drained. A minor watercourse exists on the western boundary of the site, which would be maintained as part of the development.

#### Built/Cultural Heritage Elements

Examination of Historic Scotland's Pastmap website indicates that there are no listed buildings or scheduled ancient monuments in the vicinity of the site.

Some evidence of cultural heritage is identified at the site at Tillyoch Farm, West Craighton Farm, and Holemill, and these are highlighted with blue dots on the map included as Figure 3. These comprise evidence of older agricultural buildings, and an historic mill. All of these are located several hundred metres from the proposal site.

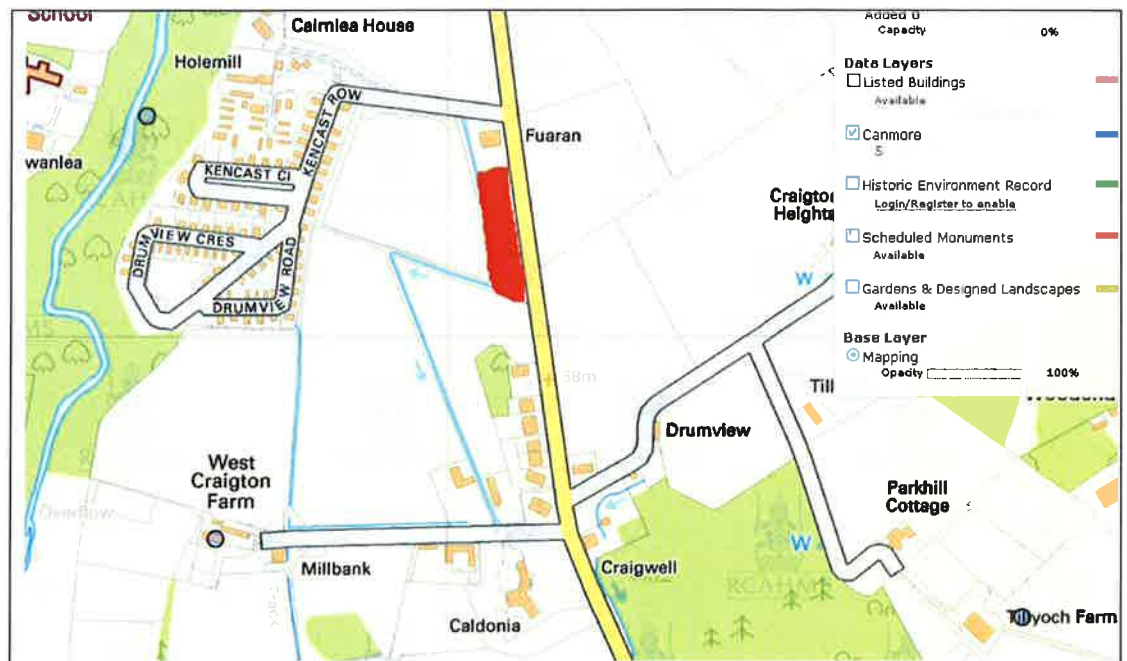


Figure 3 – Pastmap Extract

## Natural Conservation

Several Local Nature Conservation Sites exist in the local area, with the closest being at Culter Burn approximately 300 metres to the west of the site. This is illustrated as the turquoise area in Figure 4 overleaf. The separation of the nearest nature reserve from the proposal site is sufficient to ensure that no adverse effects would occur.

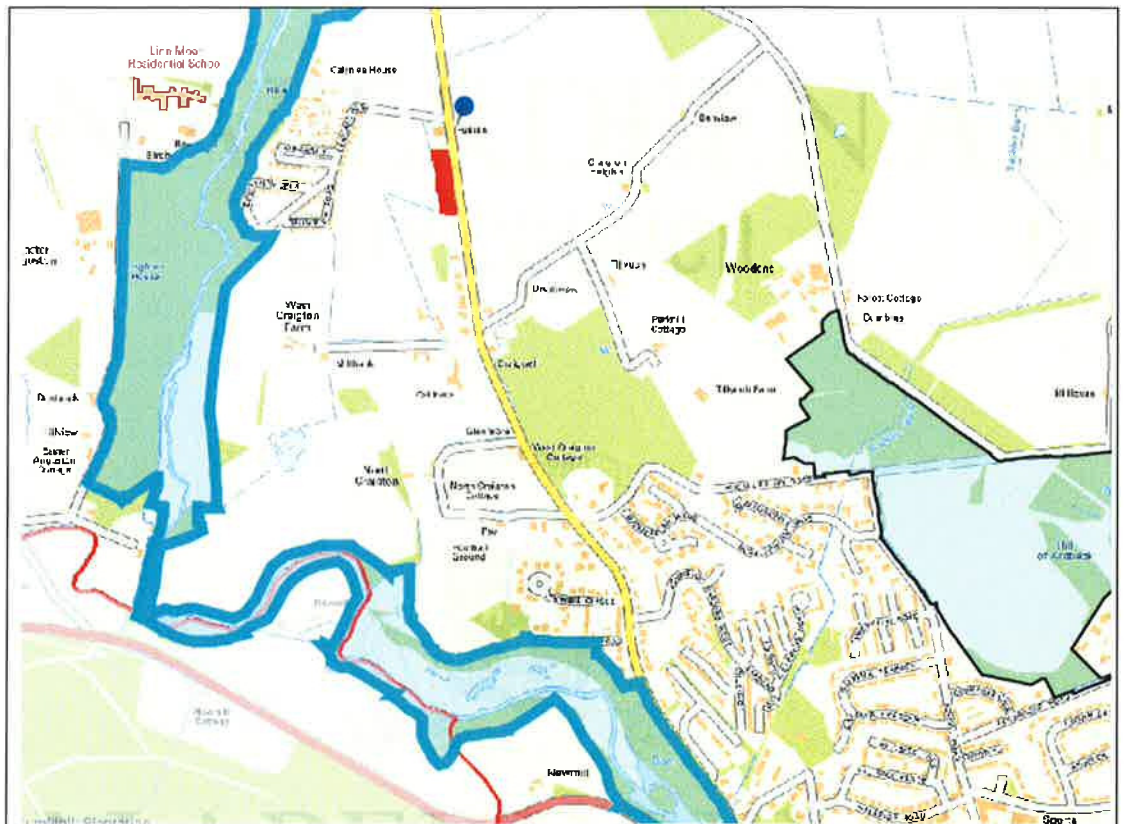


Figure 4 – Local Nature Reserves in Area

### Landscape Features

The site is vegetated with overgrown grasses and shrubs, which would require to be removed to facilitate the development. However comprehensive replacement planting would take place along the western boundary to ensure that the site would be satisfactorily screened when viewed from the caravan park.

### Attractive/managed surroundings/Landscape Fit

The topography of the site is such to ensure that the proposed housing would not be prominent in the landscape. The site slopes down from the public road, and from the dwellinghouse to the north. This gradient would require the floorplate of the dwelling houses to be at least 3 metres below the level of the road. This differential in level would ensure that the proposed units would not be prominent in the landscape. A scheme of tree planting would be proposed on site to further assist in ensuring a satisfactory setting. Examination of the adjoining Caravan Park, which is not easily seen from the public road, due to the levels of screening which are in place, further confirms the ability of this area to accommodate development whilst at the same time avoiding adverse visual impact.

## Relationship to Existing Settlement

The site is well related to the built up area on the northern outskirts of Peterculter, with significant evidence of housing existing both to the north and the south; Rob Roy Caravan Park to the west; and beyond that Linn Moor School. All of these developments are highlighted in the aerial photograph included as Figure 5. Therefore whilst the proposed site currently lies outwith the settlement envelope of Culter, it is adjoined in all directions by a variety of development types.



Figure 5 – Location of Development within Adjoining Area

## Land Use Mix/Balance/Service Thresholds

This small residential proposal would add to the much needed supply of housing within the area.

## Accessibility

The nearest bus route is located 800 metres to the south on Malcolm Road, and is the no.19 service, which runs every 15 minutes during peak time.



<p><b>Proximity to community and civic facilities – schools/shopping/health/recreation</b></p> <p>Cults Academy is located approximately 6 kilometres to the east, and would require to be accessed by bus.</p> <p>Culter Primary is 1500 metres to the south-east.</p> <p>The centre of Peterculter lies 1500 metres to the south, and this area contains a range of shops and services</p>
<p><b>Proximity of Employment Opportunities</b></p> <p>The centre of Peterculter includes a range of service sector employment opportunities, and the major existing and proposed employment zones at Westhill and Kingswells exist 4 and 5 kilometres to the north of the site respectively.</p>
<p><b>Contamination</b></p> <p>The site has not been developed in the past, and there is no evidence of fly tipping. As a result, it is not predicted that there will be any contamination on site.</p>
<p><b>Land Use Conflict</b></p> <p>The proposed residential development would adjoin other houses and agricultural land, and as a result, no conflict would arise.</p>
<p><b>Physical Infrastructural Capacity</b></p> <p>Given that only 6 dwellinghouses are proposed, the development would not pose any threat to the physical infrastructural capacity of the area.</p> <p>At present the 30 mph speed limit exists on the northern edge of Peterculter. Scope exists to extend this northwards, to encompass the proposed housing, thereby enhancing the traffic safety of the area.</p>
<p><b>Service Infrastructure Capacity</b></p> <p>The small scale nature of the proposal would not cause any adverse pressure on the service infrastructure capacity of the area.</p> <p>Whilst the school roll at Cults Academy is pressurised, there is ample spare capacity predicted at Culter Primary, with approximately 100 spare places identified over the next 5</p>

years.
Other Constraints None have been identified.

#### 4.0 Justification for Proposed Development

##### Planning Policy – Green Belt

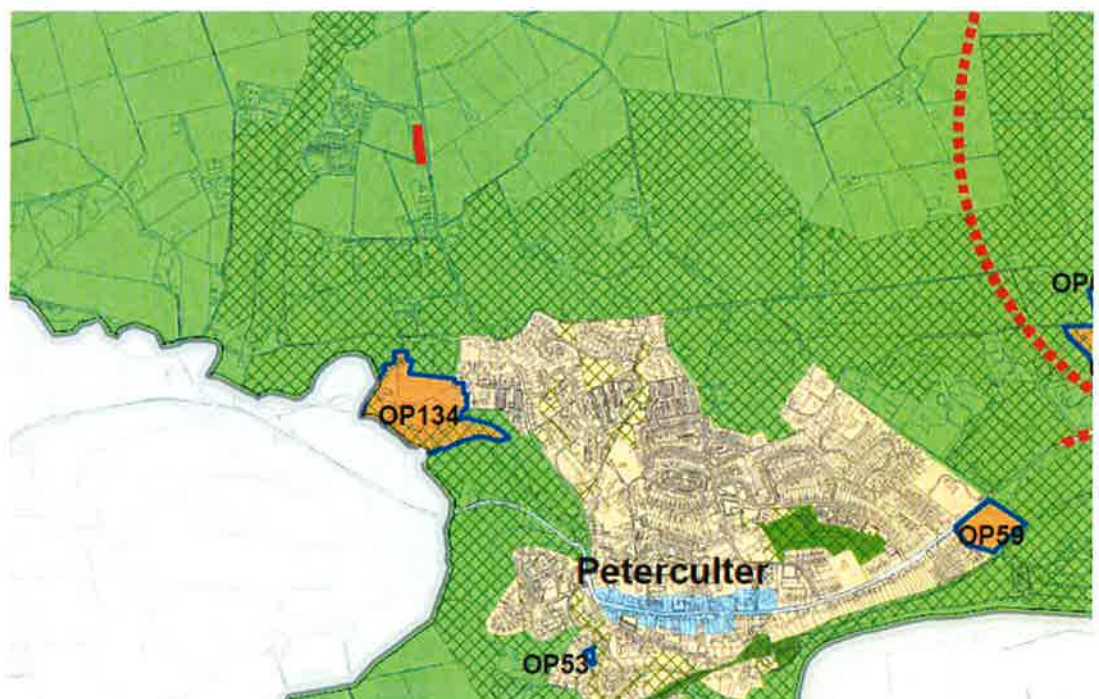


Figure 6 – Site within Green Belt

4.1 The site in question is allocated as green belt in the *Aberdeen Local Development Plan 2012*, as shown in Figure 6 above. The aims of green belt allocations are set out in *Scottish Planning Policy* which states that they are intended to:

- Direct planned growth to the most appropriate locations and support regeneration,
- Protect and enhance the quality, character, landscape setting and identity of towns and cities, and
- Protect and give access to open space within and around towns and cities. (para.156)

4.2 The development of the proposed site would not conflict with the stated green belt aims. The second green belt aim seeks to protect and enhance the landscape setting of the city. The site in question is located well below the level of the public road, and as a result its development would be in no way prominent. Moreover it would be viewed against the

backdrop of the Rob Roy Caravan Park. Given this combination of factors, the development of the site would result in no adverse impact to the landscape aims of the green belt.

- 4.3 The third green belt aim seeks to protect and give access to open space around the city. The development of the site would not lead to any restrictions to access to open space, and as a result would not conflict with this aspect of the green belt policy.

#### Other Material Considerations

- 4.4 The analysis of the sustainability checklist which has been included in Section 3 confirms the site's general suitability for development. There are no built or cultural heritage restrictions which would limit development, and neither are there any physical or service infrastructure obstacles to block the allocation.

#### 5.0 Conclusion

- 5.1 The responses contained in the accompanying pro-forma and in the table above, describe the extent to which the land at Peterculter conforms to the criteria contained in the council's *Sustainability Checklist*, confirming its suitability for allocation in the next version of the local development plan.

REL – 5/6/13