



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

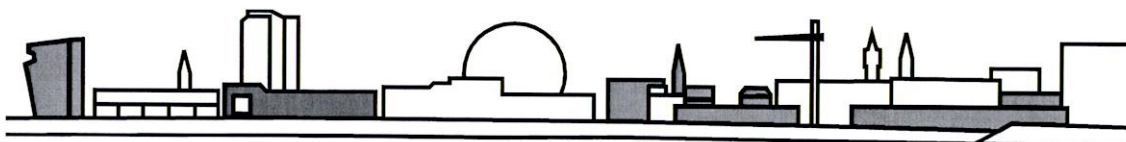
Please ensure your proposal is with us by 14th June 2013.

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: Churchill Homes (Aberdeen) Limited Date: 14.06.13
Address: 11 Broomhill Road, Aberdeen
Postcode: AB10 6JA
Telephone: [REDACTED]
Email: [REDACTED]

2
Name of landowner: Churchill Homes (Aberdeen) Limited
Address: 11 Broomhill Road, Aberdeen

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]
Malcolm Road (East)

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.
NJ8301NW

6 What is the current use of the site?
Commercial Woodland - Felled with natural scrub re-growth. (Vacant)
Has there been any previous development on the site? Yes No
If so, what was it?
[REDACTED]

7 What do you propose using the site for?
Residential Development :-
Consisting approx. 55 units ranging in size from 3 Bedroom to 5 Bedroom Family Dwellings.

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).

8 No. - 5 Bed Detached Houses
27 No. - 4 Bed Detached Houses
6 No. - 4 Bed Semi-Detached Houses
14 No. - 3 Bed Semi-Detached Houses

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

25% More Less

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

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

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

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

12 Will the proposed development be phased? Yes No

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

Likely to be phased into four areas and built over a four year period from site commencement.

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.**

Previous discussions with Community Council
Updated Community Council presentation
Neighbouring Homeowners/Landowners Consultation

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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?

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 type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input 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 type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input 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 Malcolm Road (East) development offers the following benefits to the community :

- * Provides much needed family housing to the village of Peterculter, as desired by the local Community Council.
- * Will provide additional support for the local business community i.e local shops, restaurants, library, medical centre, sports centre etc.
- * Possibility to provide much needed children to the primary school & nursery.
- * Will provide a minimum of 25% Affordable Housing in the area.
- * Will utilise partially cleared, unsightly commercial woodland within the village boundaries.
- * Possibility of extending bus service to site. Local bus provider keen to progress should development become a reality.

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



Aberdeen Local Development Plan Review

**Proposed Plan
Inclusion**

**Development Site
Malcolm Road (East)
Peterculter**

14 June 2013

Site : Malcolm Road (East), Peterculter
Churchill Homes Proposal for approx. 55 No. Detached, Semi Detached
and Affordable Family Dwellings
Aberdeen Local Development Plan Review

1. Background

A development proposal showing 55 no. detached, semi-detached, and affordable family homes has been prepared for inclusion within the main issues report for the proposed development plan review.

Currently, the site is a designated site of commercial woodland. The site was clear felled approx. 18 years ago and since has been left to naturally re-grow. Part of the site has been cleared again recently, and there remains a considerable frontage of established mature trees. The site can, if required, be cleared under license and re-planted as commercial woodland.

The site sits adjacent to the core paths network, which allows pedestrian traffic safe access through the village of Peterculter.

The site slopes up from Malcolm Road, providing stunning South Westerly views.

2. Proposed Local Development Plan

i) The site was previously included within the Proposed Local Development Plan as OP54 and within the Main Issues Report it was suggested that:

- a) "There are good public transport facilities..."
- b) "The development could have positive effects on material assets and the population by providing a minimum of 25% affordable housing."
- c) "There would also be a positive effect on the economy as this development could support local economy and promote growth of local businesses."
- d) Provide support to the local Primary School, in respect to stabilising the deterioration of the school role.

ii) The development site as was identified as OP54, included both Churchill Homes site (9/43) and also neighbouring proposal (9/42) which had suggested 10 - 20 homes. This submission is purely for the land under the ownership of Churchill Homes (Aberdeen) Ltd.

3. Positive Local Impact

i) Having attended various public consultations during the preparation of the previous Main Issues Report, feedback from the many residents and general public was positive. The main comment related to the fact that a mixed development of property sizes, as presented, would be welcomed in Peterculter as:

- a) there is currently no alternative accommodation available for existing residents to up-size or down-size to. This results in numerous families moving away from the area, which more often or not adds to the deterioration of the primary school role, year on year.

With regards to benefits to the local community, a development such as this will allow the village to "loosen its belt" in a controlled manner, whilst providing much needed family accommodation in the locality. This can only make a positive impact in sustaining the village centre, shops, community facilities, primary school, doctors surgery etc. However, this size of development will not overload the infrastructure which currently exists in Peterculter.

The site has no constraints and is immediately deliverable. It is also not reliant on any major infrastructure improvements or provision.

We appreciate that there would be a requirement to have various design, layout and access issues developed fully. This work will be progressed on the basis that the site is promoted within the proposed LDP review. Additionally, the number of properties can be reviewed without question, should there be a desire to do this.

Finally, we hope the benefits of this site can be realised and that the views of the local community council and the majority of existing residents are considered in respect to providing much needed high quality family homes in the village.

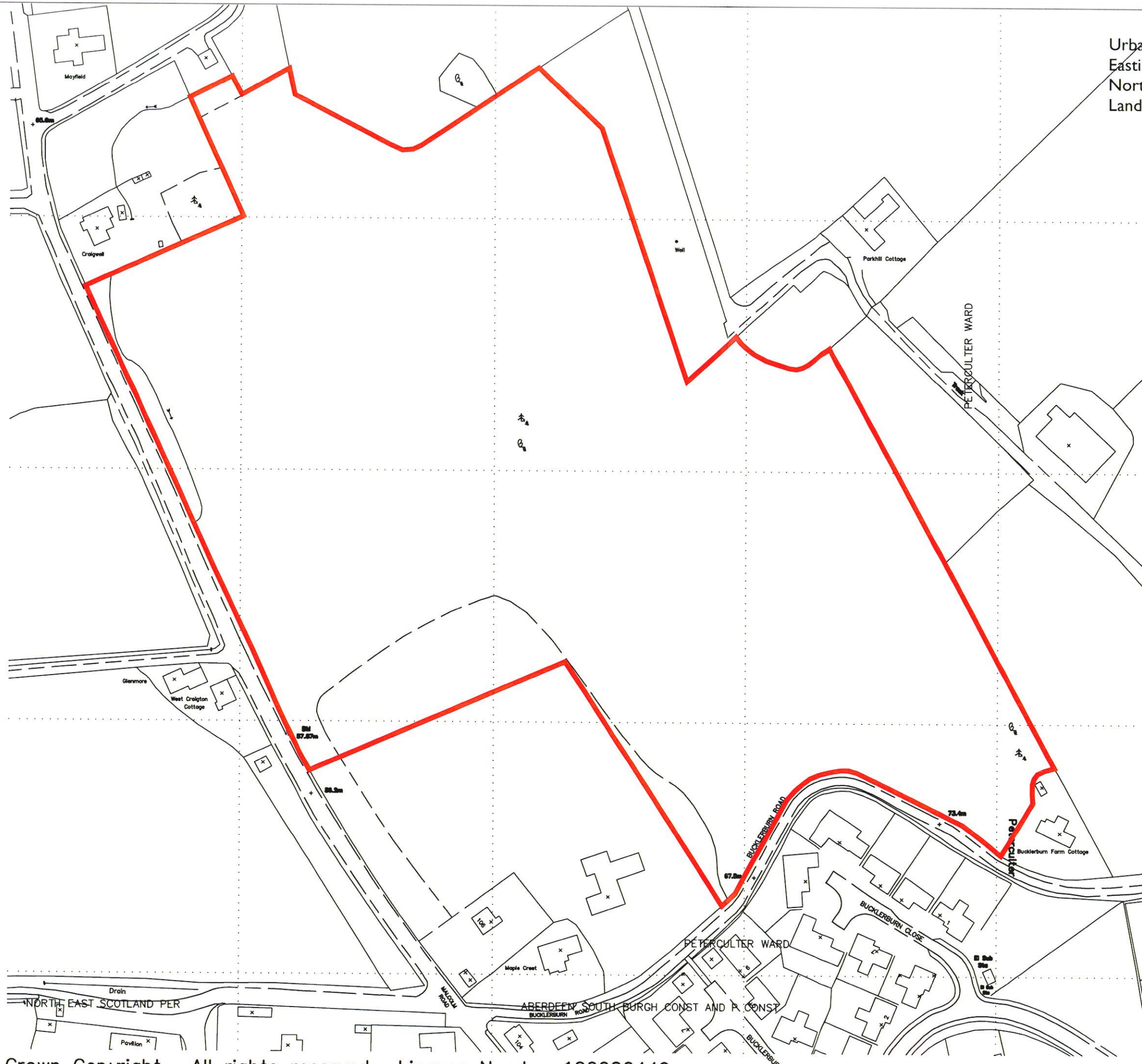
[Redacted]
Technical and Design Manager
[Redacted]

14 June 2013

Encl./ Appendices

Appendices

- Churchill Homes drawings nos.
- L(0-)001 revA – Location Plan
- D(0-)001 revB – Indicative Site Plan Proposed



Urban Title Name: NJ8301NW
 Easting: 383,328m
 Northing: 801,692m
 Land Parcel: 3369 in km NJ8301



Churchill
 HOMES

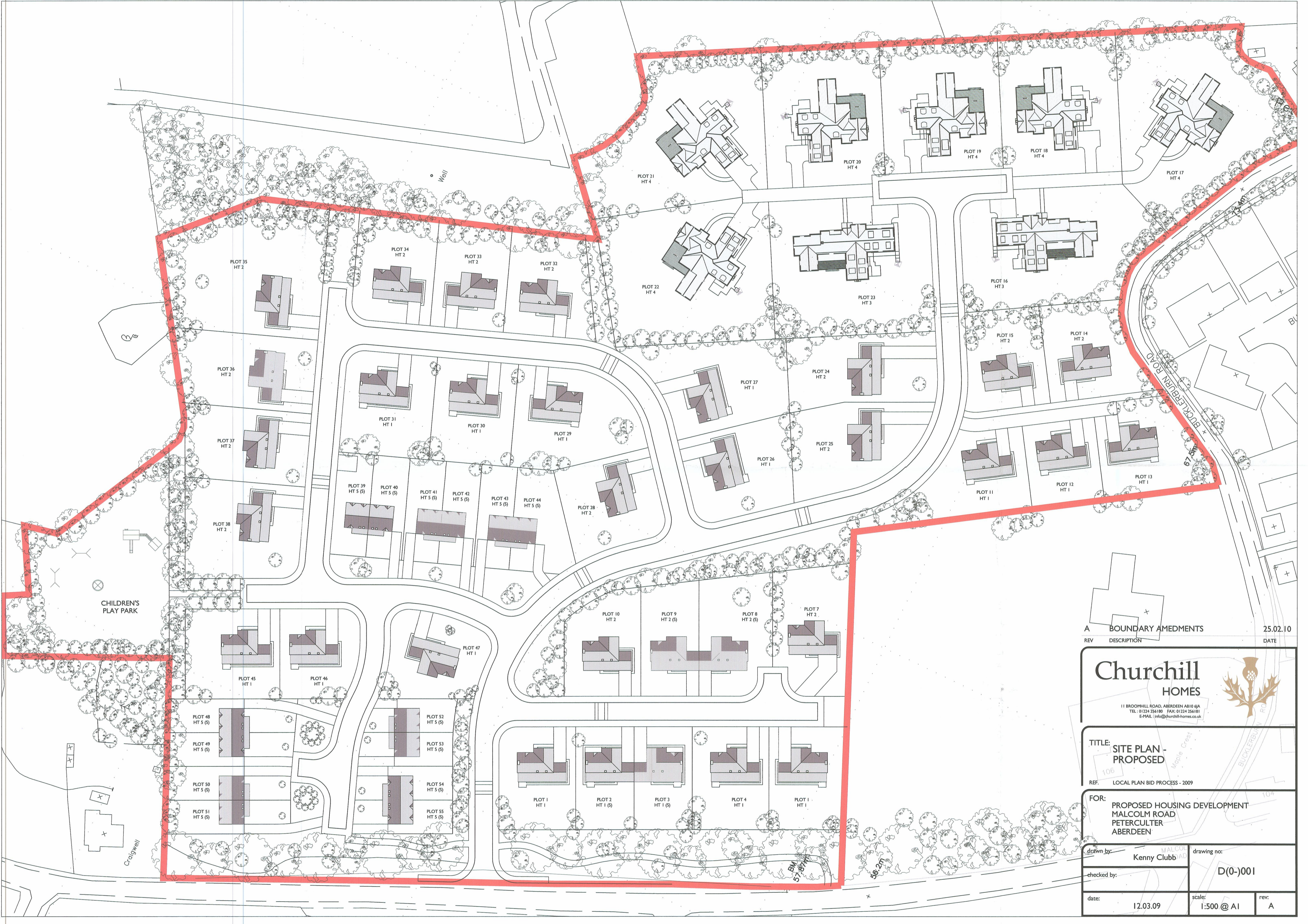
11 BROOKHILL ROAD, ABERDEEN AB10 6JA
 TEL: 01224 254180 FAX: 01224 254181
 EMAIL: info@churchill-homes.co.uk

drawing no:	L(0-)001	
drawn by:	Kenny Clubb	rev: A
checked by:		scale: 1:1500 @ A3
date:	12.03.09	

FOR: HOUSING DEVELOPMENT
 MALCOLM ROAD
 PETERCULTER
 ABERDEEN

TITLE: LOCATION PLAN

REF: LOCAL PLAN BID PROCESS - 2009



CHILDREN'S PLAY PARK

Well

BUCKLEBURN ROAD

A	BOUNDARY AMEDMENTS	25.02.10
REV	DESCRIPTION	DATE

Churchill HOMES

11 BROOKHILL ROAD, ABERDEEN AB10 6JA
 TEL: 01224 256180 FAX: 01224 256181
 E-MAIL: info@churchill-homes.co.uk

TITLE: **SITE PLAN - PROPOSED**

REF: LOCAL PLAN BID PROCESS - 2009

FOR: **PROPOSED HOUSING DEVELOPMENT
 MALCOLM ROAD
 PETERCULTER
 ABERDEEN**

drawn by: Kenny Clubb	drawing no: D(0)-001
checked by:	
date: 12.03.09	scale: 1:500 @ A1
	rev: A