



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

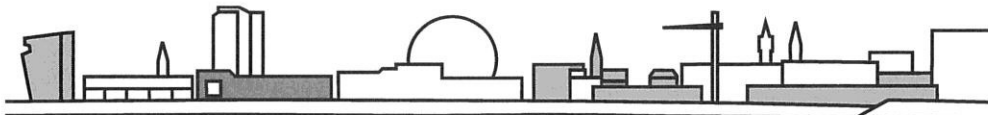
Please ensure your proposal is with us by 14th June 2013.

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: SHIVAS TRUST / D GRAY & OTHERS(PER HALLIDAY FRASER MUNRO) Date: 14/06/2013

Address: CARDEN CHURCH, 6 CARDEN PLACE, ABERDEEN

Postcode: AB10 1UR

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: SHIVAS TRUST / D GRAY & OTHERS

Address: PER AGENT

The site and your proposal

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

COBBLESTOCK, PETERCULTER

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

N/A

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.

NJ873061

6 What is the current use of the site?

GRAZING LAND

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

- 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).

MIX OF HOUSES. CIRCA 15 UNITS.

- 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?

AFFORDABLE HOUSING WILL BE CONSIDERED IN MORE DETAIL AT ANY APPLICATION STAGE 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.

TO BE AGREED AT A LATER STAGE.

- 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.**

PUBLIC CONSULTATION WILL TAKE PLACE IN LINE WITH THE PROGRAMME SET OUT BY ACC AS PART OF THE LDP PROCESS.

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:

PLEASE SEE ATTACHED STATEMENT

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

ALL CAN BE EXTENDED INTO THE SITE

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;

	NOT UNDERTAKEN TO DATE	
	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.)

PLEASE SEE ATTACHED STATEMENT

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 iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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

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



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

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

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

Development Bid Supporting Statement

Land at Cobblestock,
Peterculter,
Aberdeen

On behalf of Shivas Trust / D Gray & Others

June 2013

Halliday Fraser Munro

Chartered Architects & Planning Consultants

Carden Church 6 Carden Place Aberdeen AB10 1UR
Tel: 01224 388700 Fax: 01224 388777

Aberdeen - Belfast - Dundee - Edinburgh - Glasgow

e-mail: planning@hfm.co.uk

1.0 INTRODUCTION

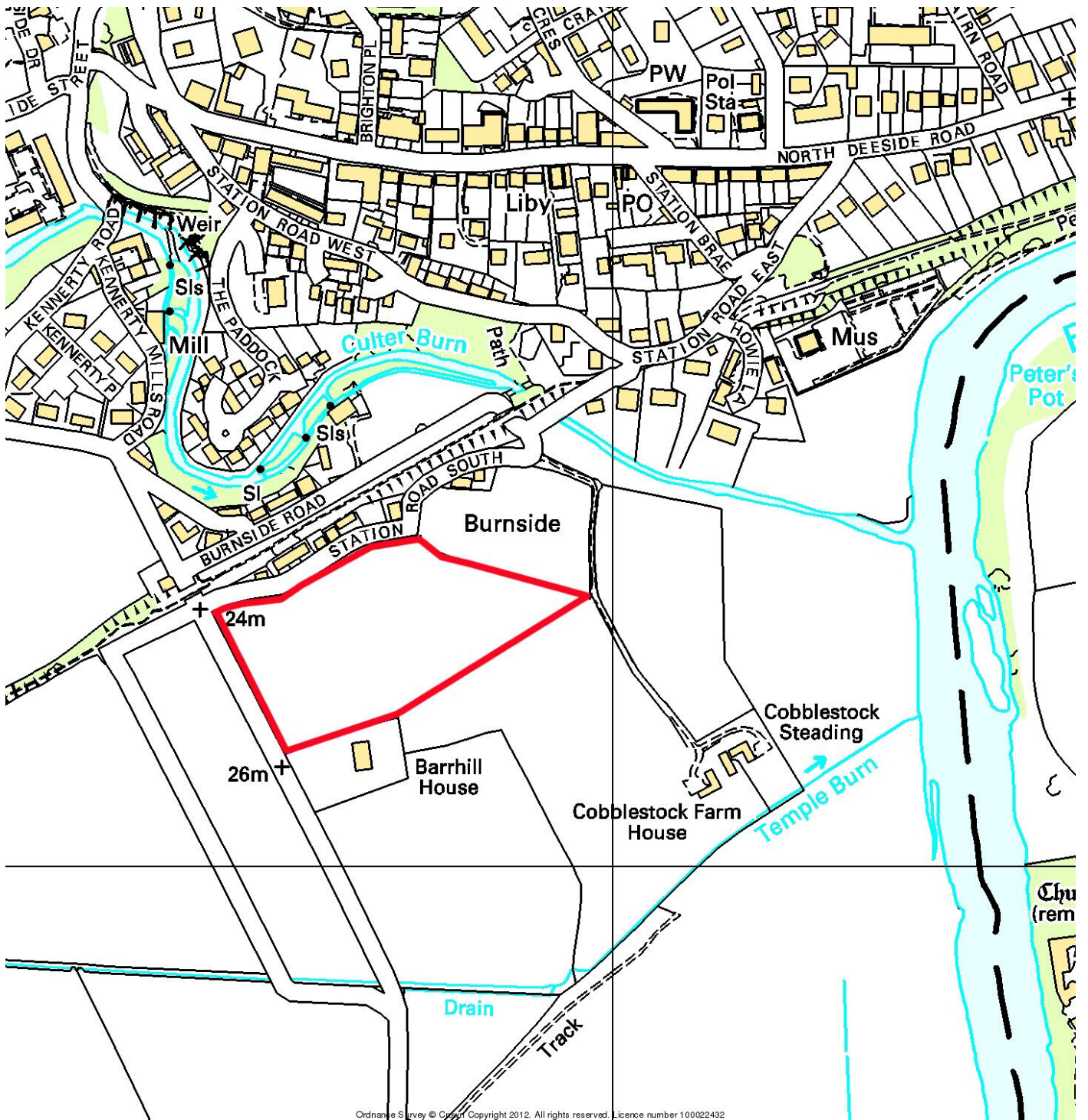
This supporting statement is to be read in conjunction with a development bid submitted to Aberdeen City Council proposing the allocation of 3.2 ha of land for residential development (circa 15 units) on land at Cobblestock, adjacent to Station Road South to the south of Peterculter, Aberdeen. The bid is submitted on behalf of The Shivas Trust / D Gray and Others who own the land. The site is believed to be suitable for residential use as an extension to the existing housing directly adjacent to the north of the site. The location of the bid site on the edge of existing housing development make it an ideal location for the further small scale extension and consolidation of Peterculter as a key settlement to the west of Aberdeen. The following statement explains the bid in more detail and is structured around the Council's bid pro-forma.

2.0 SITE DESCRIPTION

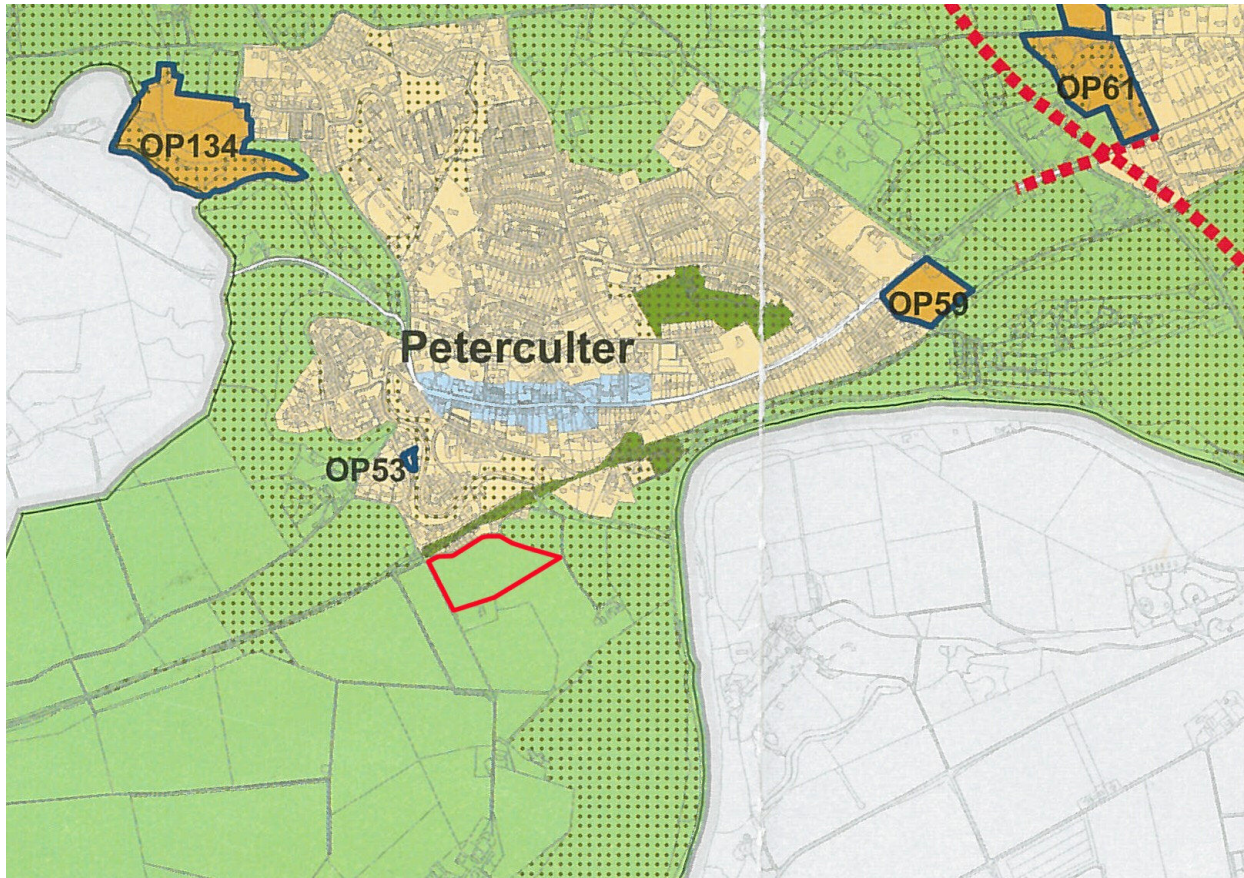
The development bid site comprises relatively flat grazing land. The site is a 'wedge' shape and is located between Station Road South to the north and Barrhill House to the south. To the east and west lies further open grazing land. Culter Burn is located to the east of the site and Temple Burn to the south. The residential developments of Barrhill House and Cobblestock Farm Steading are located to the south of the site. The properties on Station Road South form the settlement boundary of Peterculter. The site at Cobblestock has strong defensible boundaries that make it the logical extension to this existing residential development. Peterculter Golf Course lies to the south and west.



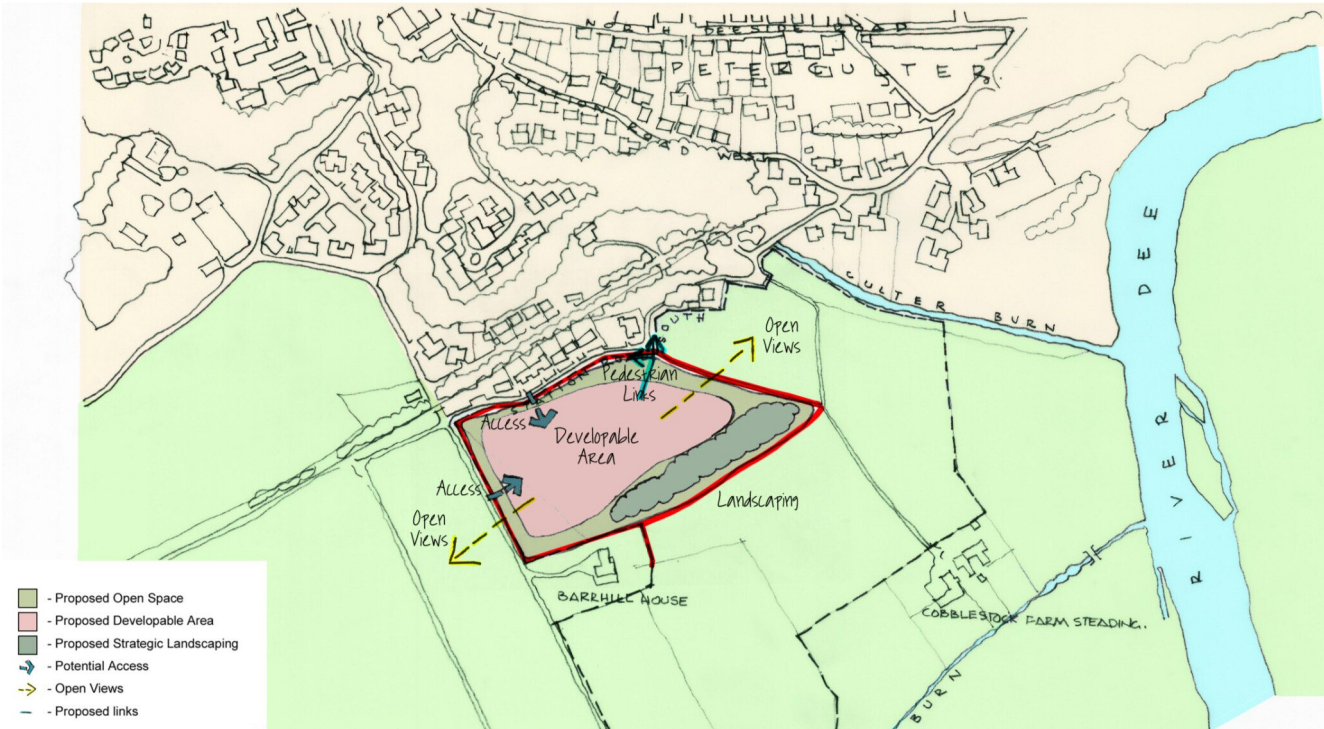
SITE VIEWED FROM NORTH WEST CORNER - Note the backdrop of trees and minimal visual impact.



PLAN OF SITE - Note surrounding development.



EXTRACT FROM LDP. Note adjacent residential development.



CONTEXT PLAN. Note site boundaries and developable area.

3.0 SUSTAINABILITY CHECKLIST

We believe that the proposed bid site at Cobblestock is deliverable, with no constraints being identified. The site is reviewed below, using the headings in the Council's Sustainability Checklist.

3.1 Exposure

The proposed bid site is not exposed. Existing housing and tree cover to the north provides shelter and screening for the site. Opportunities for additional landscaping and shelter belt planting exist along the southern boundary of the site.

3.2 Aspect

The land is flat with open aspects across the site, providing opportunities for passive solar gain in buildings.

3.3 Slope

The site slopes gently upwards at the southern edge, however this can be easily designed into the layout of the site.

3.4 Flood Risk

The site is not subject to any flood risk.

3.5 Drainage

The site is not subject to any waterlogging issues. In terms of serving new development on the site, foul drainage would be connected to the public system that serves the adjacent development. On site SUDS would be provided.

3.6 Built / Cultural Heritage

The site is not subject to any built or cultural heritage features or constraints.

3.7 Natural Conservation

The site is not subject to any natural heritage features or constraints. The existing scrubland / grassland is of low ecological value.

3.8 Landscape Features

The site is relatively flat and open. The gentle rise in the southern edge of the site can be used to enhance strategic planting.

3.9 Landscape Fit

The surrounding residential development would ensure that the proposal fits with the surrounding character and setting. The open aspect to the west and east will provide good views facing away from the existing residential development on Station Road South. The thick tree belt behind these properties and the level difference of the properties on Burnside Road will ensure there is no landscape impact on Peterculter. The strong boundaries of the site, including the area of Green Space Network to the east will provide a defensible boundary for development in this area of Peterculter. Development on the bid site would be seen within the context of the adjacent residential development and the wider Peterculter settlement which provides a strong backdrop and setting.

3.10 Relationship to Existing Settlements

The residential development at Station Road South forms part of the southern settlement boundary of Peterculter and this bid site is adjacent to this boundary. The site is well related to the adjacent residential development and also the wider Peterculter settlement. This proposal will increase the mix of housing choice in the area and consolidate the settlement envelope to the south of the town. Facilities in Peterculter are within 600 metres and Culter Primary School is 700 metres from the site. Further development here will help support these existing services.

3.11 Land Use Mix

The proposed land use is residential development. This will consolidate the existing development pattern and present no conflict with adjacent uses. This site will allow for the delivery of affordable units and offer a greater mix of house types in the area.

3.12 Accessibility

The site is located directly adjacent to Station Road South, which is connected North Deeside Road and the surrounding local road network. Two access points are possible off Station Road South and the Golf Course Road. The local roads network has capacity to accommodate the minimal scale of development proposed. A bus stop, with a regular bus service to the City Centre is located within 400 metres from the site on North Deeside Road. This provides an effective access that would be suitable to support residential development.

3.13 Proximity to Services and Facilities

The development bid site is well-related to existing services and facilities in Peterculter town centre and the surrounding services in Deeside.

3.14 Footpath and Cycle Connections

The Deeside Way is located to the north of the site which provides a cycle link and footpath which connects with the City Centre. There are also various footpaths adjacent to the site which development at Cobblestock can easily connect to. This provides options for those accessing the site for leisure or commuting purposes.

3.14 Proximity to Employment Opportunities

The site is within 400 metres of North Deeside Road, which connects with both Aberdeen (7 miles away) and a key employment hub at Westhill (5 miles away) and Prime Four Business Park, Kingswells.

3.15 Contamination

There are no known sources of contamination on the site through previous use.

3.16 Land Use Conflict

The adjacent existing and proposed uses are entirely compatible with the development bid.

3.17 Physical Infrastructure

There are no known constraints to development on the site. The adjacent residential developments indicate that the area is suitable for further residential development, and the physical infrastructure will be in place, or upgraded accordingly to support this.

3.18 Community Benefits

Development on the bid site would bring benefits in the form of greater choice in the housing market and early delivery of residential units. Associated affordable housing and developer contributions will also benefit the existing and future community.

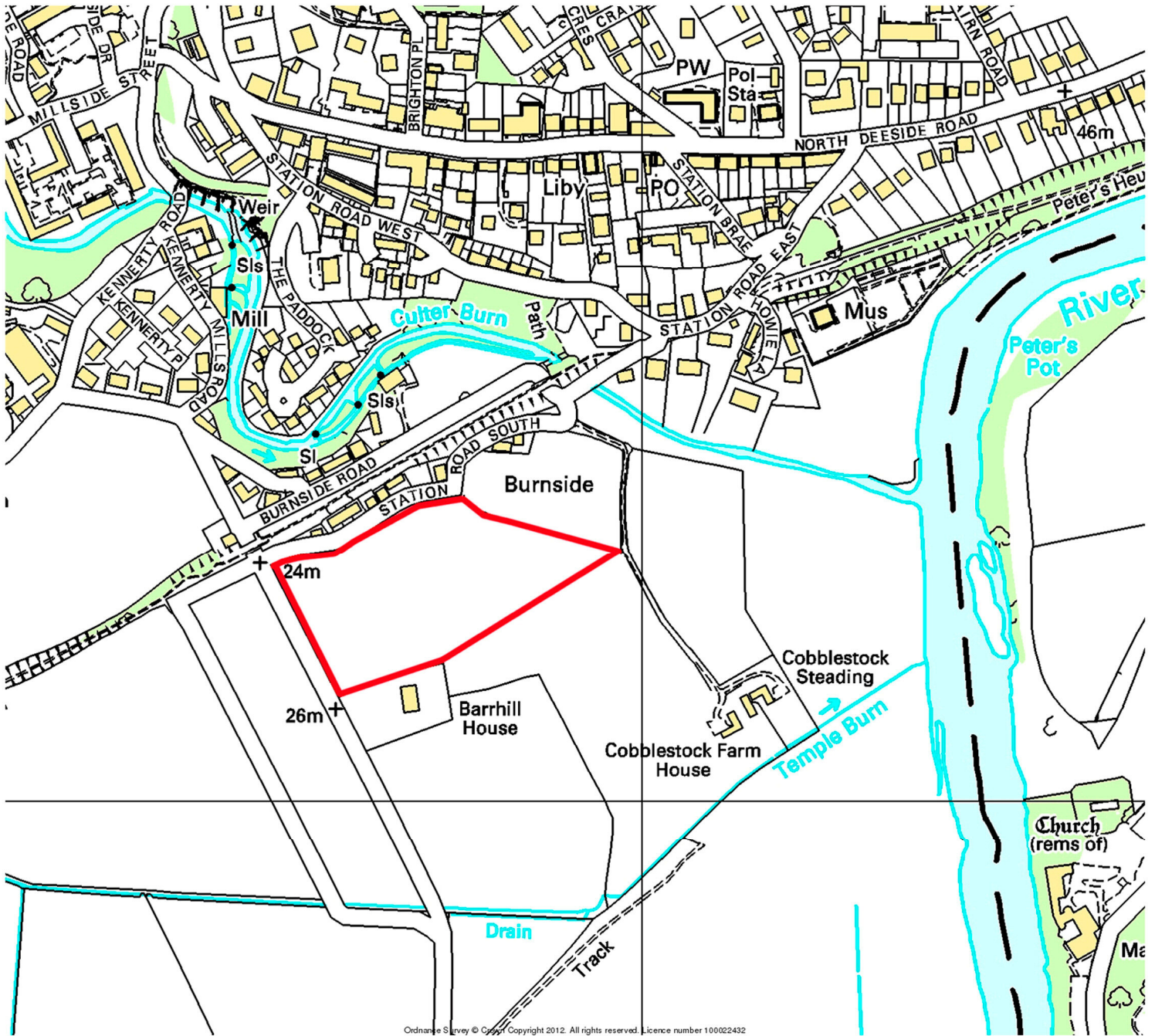
4.0 THE PROPOSAL

3.2 ha of land at Cobblestock, adjacent to Station Road South at Peterculter are proposed to be allocated for residential development. This development would represent the consolidation of the southern boundary of the settlement, a key settlement in the west of Aberdeen. The site is a logical extension to the adjacent residential development with attractive residential characteristics, such as good connectivity to existing town and effective screening from the north of the site. The site has no constraints to its development.

Although a small site, Cobblestock can help supplement the housing allocations from larger sites that are not delivering.

5.0 CONCLUSION

As outlined above, we have considered various aspects of the residential development bid proposed at Cobblestock, Peterculter. It has been shown that the site is deliverable, represents the measured expansion of residential development in the area and will bring benefits to the community through supporting local services and facilities. The land should be allocated in the forthcoming Aberdeen Local Development Plan for residential development.



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Cobblestock, Peterculter
 Aberdeen Local Development
 Plan Bid
 Location Plan



HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS · PLANNING CONSULTANTS
 ABERDEEN · BELFAST · DUNDEE · EDINBURGH · GLASGOW