



# 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)

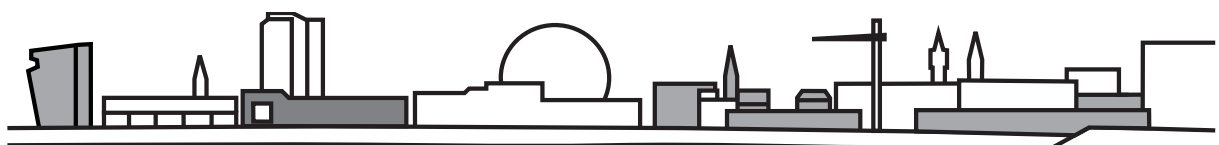
**Please ensure your proposal is with us by 14th June 2013.**

### 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).

n/a

- 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.]

Potential for Tourism, Leisure, Recreation, Retail (roadside facilities)

- 12 Will the proposed development be phased? Yes  No

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

n/a

- 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.**

Proposals will be designed in consultation with local residents, community council and other local interest groups. Public engagement to be conducted in line with statutory guidelines.

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

See Paper Apart

**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 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.)

See Paper Apart

**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 saņemtū palīdzību sakarā ar  
valodu/tulkošanu un citiem iespējamām  
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)





**The Firm of John Adam & Son**

**Development Bid for land to the North  
of Culter House Road, Peterculter**

**June 2013**

**Ryden LLP**

**25 Albyn Place**

**Aberdeen**

**AB10 1YL**

**Tel; 01224 588866**

**Fax; 01224 589669**

## **1.0 INTRODUCTION**

- 1.1 This statement supports the development bid submitted on behalf of The Firm of John Adam & Son in relation to her interest in land lying to the North of Culter House Road, Peterculter and coloured red on the attached plan.
- 1.2 In addition to the information supplied in the completed pro forma submitted, this statement will provide further details on initial plans for the site as well as outline some of the ways the site is able to contribute to the sustainable economic growth of Aberdeen City.

## **2.0 JUSTIFICATION**

- 2.1 The site promoted for development in this bid lies to the North of Peterculter on land bounded on the South by Culter House Road. The site is surrounded on the West and East by farmland and on the North by an area of woodland.
- 2.2 The proposed Aberdeen Western Peripheral Route (AWPR) is planned to run adjacent to the Eastern boundary of the site with a major junction planned to the North East providing further connections from the site to other parts of the Aberdeen City region as well as a gateway to Deeside.
- 2.3 The AWPR development is a significant project for the North East of Scotland which will not only ease many of the current congestion problems within the city but link up key areas of housing, recreation and employment with key transport nodes such as the Airport and bus and rail services in the city centre. This development will ultimately boost the quality of life of residents, as travelling within the area will significantly improve.
- 2.4 The route of the AWPR will provide many areas within Aberdeen City and Shire with fresh opportunities to contribute towards the sustainable economic development of the region. The applicant's site at Culter House Road is one such site. It lies between the picturesque settlements of Milltimber and Peterculter which provide high quality residential areas for the region's workforce. These settlements, however, do not provide many employment opportunities, meaning local residents must

travel to other employment locations in the city centre, Dyce and Bridge of Don in the North and Altens in the South.

- 2.5 This need to travel results in some of the congestion problems which the AWPR intends to address. Current planning policy in Scotland is focussed towards the creation of sustainable mixed communities, where people live in communities that are able to provide homes, education, leisure and employment opportunities within their locale. This policy helps enable sustainable economic growth by limiting car based travel and encouraging active travel, i.e. walking and cycling.
- 2.6 The creation of the AWPR in this area will have a significant impact on the character of the area. Opportunities are presented to create small-scale employment areas along key junctions of the route. There are a limited number of these junctions and the access to North Deeside Road from the AWPR will provide a gateway into the Lower Deeside area from the rest of the country. It is important, therefore, to take advantage of these opportunities to provide a more sustainable mixed community in the area and provide employment at a location that is viable and sustainable. Significant developer interest is expected to be lodged with this review of the Local Development Plan and this bid site would be perfectly placed to capitalise on these opportunities.
- 2.7 The geographies of the towns of Milltimber and Peterculter prevent the development of land for employment use on any significant scale. The Hill of Ardbeck slopes down towards the River Dee at a gradient which gives much of the housing within Peterculter a pleasant southerly aspect, but does not enable much in the way of employment uses within the town except for small retail uses along the main street. Milltimber's topography follows the same pattern.
- 2.8 The site subject of this development bid aims to provide a solution to this problem. Located commercial uses next to areas of housing can reduce pressure on transport services and promote healthier lifestyles and a higher quality of life.
- 2.9 This objective is supported by the proposed Strategic Development Plan (SDP) for the area. Under its policy "Sustainable Mixed Communities", the SDP aims to create

places that people and businesses would want to move to. This policy aims to link land uses and not separate them into isolated zones. This is the key to successful places which will attract investment and retain key skilled workers to boost the economy.

- 2.10 The proposed SDP also acknowledges the scale of growth likely to happen over the period of the plan, given the strong performance of the oil and gas sector in driving forward the city region's economy. The price of oil has consistently remained above \$100 a barrel and, given increasing demand from emerging nations like India, Brazil and China, global prices are likely to remain high well into the future. This will result in increased levels of investment from all companies within the oil and gas supply chain and drive forward the development of land for new commercial operators keen to exploit the opportunities associated with the city's success.
- 2.11 As a result of this scale of growth, the SDP anticipates that further land releases will be required to cope with demand. Paragraph 3.16 of the proposed plan states that brownfield land alone will be unable to accommodate the growth aspirations of the region. Therefore, more than half of the 175 hectares of employment land allocated for Aberdeen City will need to be accommodated on greenfield sites. This gives Aberdeen City Council the scope to allocate the applicant's site at Culter House Road for commercial use which will be able to accommodate some of the growth expected in the region as well as contribute towards making the communities of Milltimber and Peterculter more sustainable and mixed.
- 2.12 Scottish Planning Policy (SPP) also provides support for this development bid. Under the policy subject of Economic Development, SPP encourages authorities to respond to the needs and locational requirements of different sectors and sizes of businesses and take a flexible approach to ensure new economic opportunities can be realised<sup>1</sup>. It expands on this theme by emphasising the need for a range and choice of business space that can accommodate the needs of all businesses at varying points in their own growth cycles. This means that an area's marketable commercial space should be

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<sup>1</sup> Scottish Planning Policy, Paragraph 45.

able to accommodate both start-up enterprises as well as corporate HQ premises for multinational organisations.

2.13 Whilst Aberdeen is currently providing more and more corporate HQ premises at key locations in Dyce, Kingswells and Westhill, there remains limited growth in terms of smaller, more flexible business space. The need for this type of space is currently being satisfied in places such as Montrose and Kintore that are located far from the city centre and other employment locations. The site at Culter House Road would provide a suitable counterpoint to this trend and accommodate business in a location that is close to key services and business locations but not one which has so far played a major role in the economic development of the area.

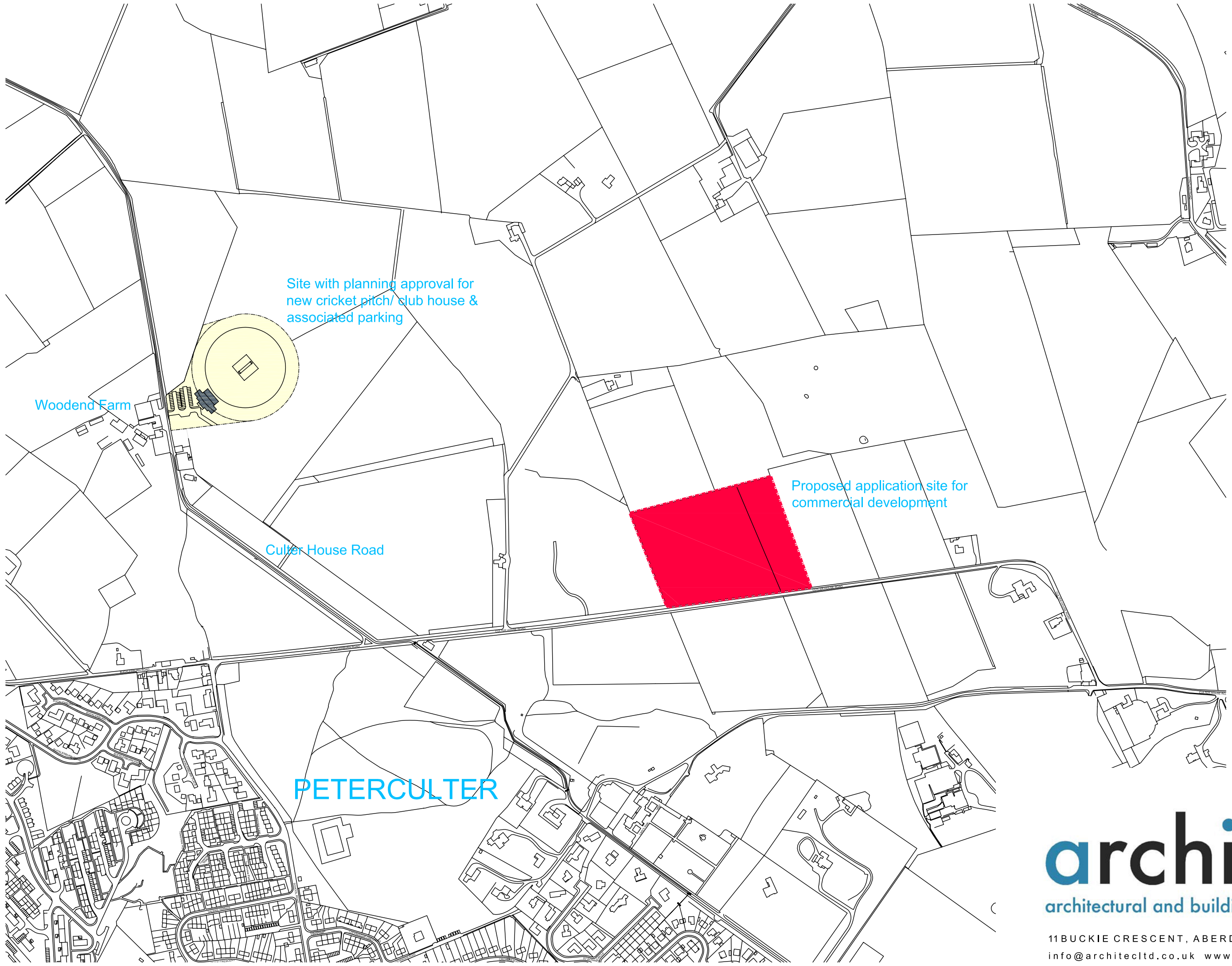
2.14 With the proposed AWPR now cleared to commence works, this situation has changed. The area around North Deeside Road is ideally placed to take advantage of the significantly improved connectivity brought about by the construction of the new route. The site will benefit from easy access to the airport, the A90 south to the Central Belt and the Highlands to the North West, as well as Aberdeen city centre. This will be an attractive location for many potential occupiers ensuring the site will be marketable and able to effectively contribute towards the region's employment land supply.

2.15 In addition to this, the site would be able to provide Milltimber and Peterculter with a mix of uses not currently available within either settlement. This would contribute towards the quality of life available in these settlements and provide a better balance to each community, which will result in their continued success as sustainable and attractive places to live, work and invest in.

### **3.0 CONCLUSIONS**

3.1 This statement provides supporting arguments for development of land to the North of Culter House Road, Peterculter. Development would incorporate commercial uses which could exploit the new linkages created by the construction of the AWPR.

- 3.2 Commercial uses on this site would also benefit surrounding communities and provide a better balance of uses within them, resulting in sustainable mixed communities.
- 3.3 This outcome is supported by the proposed Strategic Development Plan, which looks to create sustainable mixed communities in an effort to reduce unnecessary travel, promote active lifestyles and improve the quality of life of residents in the city region. The SDP also acknowledges the significant growth potential of the region and provides scope for local planning authorities to release greenfield land to accommodate this growth.
- 3.4 Therefore, the applicant respectfully recommends that the site be allocated in the revised Local Development Plan for employment use.



Woodend Farm

Site with planning approval for new cricket pitch/ club house & associated parking

Culter House Road

Proposed application site for commercial development

PETERCULTER

# CULTER HOUSE ROAD PROPOSED DEVELOPMENT PLAN

**architec**  
architectural and building consultants

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