

HALLIDAY FRASER MUNRO
PLANNING

P1912/SL/lc

13 June 2013

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

Dear Sir / Madam

**FUTURE RESIDENTIAL / COMMERCIAL DEVELOPMENT
LAND AT HOLEMILL, PETERCULTER, ABERDEEN
Mr Y Thomson**

I refer to the current invites for the submission of 'bids' to have land allocated in the forthcoming Aberdeen City Local Development Plan.

Enclosed is a completed 'bid form' and site plan proposing the allocation of 2.7 ha of land at Holemill, Peterculter for future residential or commercial use.

The site lies north of Peterculter, adjacent to the B979 and the Rob Roy Residential Caravan Park. The land has strong defensible boundaries formed by the B979, the access track to the south, the caravan park to the south west and the Culter Burn District Wildlife Site to the west.

The Local Development Plan 2012 allocated land on the north western edge of Peterculter. We believe there is further scope to allow the Peterculter settlement to grow northwards along the strategic corridor of the B979 that links Stonehaven to Westhill. The amount of heavy commercial traffic on the B979 will be dramatically reduced following the opening of the AWPR. The B979 / Malcolm Road provides a strong link to the local services and facilities found in the centre of Peterculter and the main public bus service linking Peterculter to the centre of Aberdeen.

The site is open grazing land. Any development on the site would take advantage of the established backdrop of the woodland around the Culter Burn. Access could be directly from the B979 or alternatively the existing access track – 'Kencast Row'.

There are a number of groups of residential development along the B979 / Malcolm Road. These tend to occur on open areas outwith woodland. Development at Holemill would continue this pattern, but would also be well-related to existing development at the Caravan Park. The northern boundary of the site presents a defensible boundary as the northern edge of Peterculter.

There is also scope for commercial development on the site. The lack of available commercial land in Peterculter has been raised through the 2008

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Local Plan and 2012 Local Development Plan processes. No commercial land has however been allocated. The land at Holemill would be suitable for commercial use, particularly given the direct access onto the B979.

Having regard to the foregoing, we would respectfully request that 2.7ha of land at Holemill be allocated for residential or commercial use in the forthcoming Aberdeen City Local Development Plan.

Should you have any queries regarding any aspect of the above please do not hesitate to contact me.

Yours faithfully

[Redacted signature]

Scott Leitch
Associate Planning Consultant
Halliday Fraser Munro Planning

Encs.





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

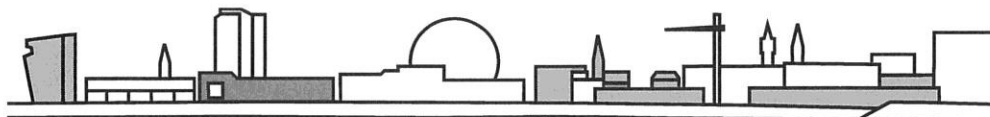
Please ensure your proposal is with us by 14th June 2013.

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: 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?

RESIDENTIAL OR COMMERCIAL USE.

THE SITE'S STRATEGIC LOCATION ADJACENT TO THE B979 AND THE EXISTING RESIDENTIAL CARAVAN PARK PRESENTS AN EXCELLENT OPPORTUNITY FOR THE NORTHWARDS EXPANSION OF THE PETERCULTER SETTLEMENT.

- 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).

THERE IS FLEXIBILITY IN THE HOUSE TYPE, DENSITY AND LAYOUT.

- 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)

THE SITE IS PROMOTED AS BEING SUITABLE FOR A WIDE RANGE OF RESIDENTIAL OR COMMERCIAL USES.

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.

DEVELOPMENT IS UNLIKELY TO BE PHASED GIVEN THE SIZE OF THE SITE.

- 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 BE UNDERTAKEN IN LINE WITH THE PROGRAMME SET OUT BY ACC AS PART OF THE LDP PROCESS. A FLEXIBLE APPROACH WILL BE TAKEN.

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 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 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?

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"/>	SPECIFIC SUPPORTING REPORTS CAN BE PROVIDED AT A LATER STAGE IF NECESSARY.
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.)

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

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و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
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komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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skambinkite 01224 523317

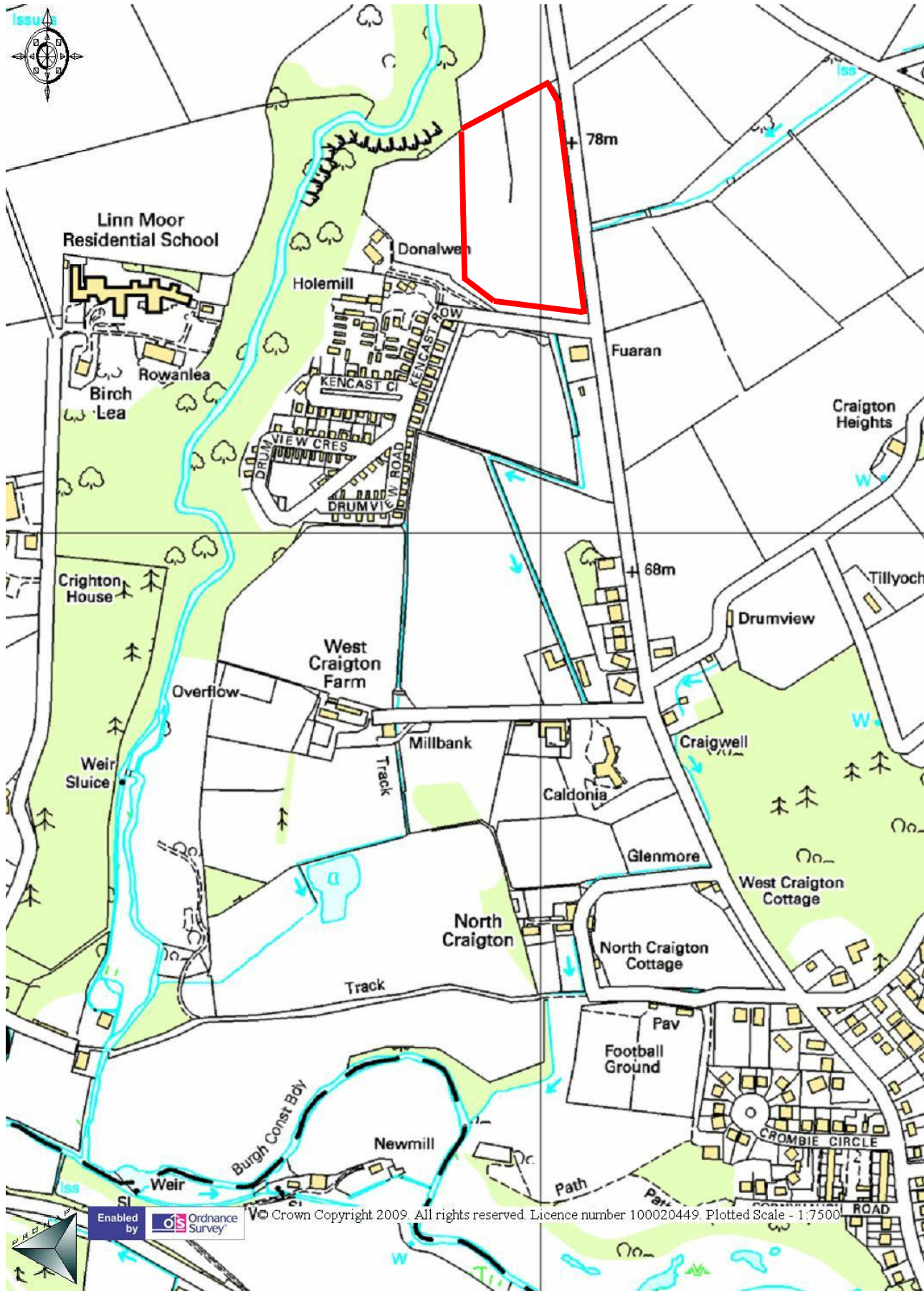
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Please return completed forms to:

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



BID SITE PLAN (nts)
 Holemill, Peterculter
 Mr Y Thomson



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