



# 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)

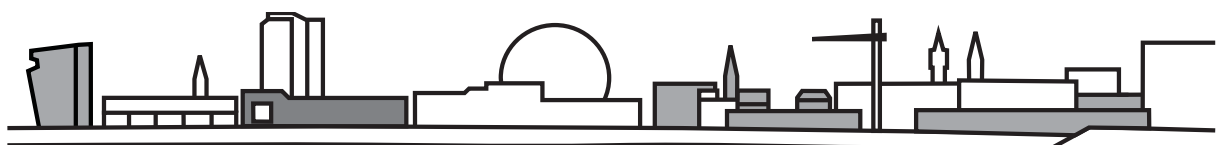
**Please ensure your proposal is with us by 14th June 2013.**

### 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).

10 detached houses and 6 semi-detached.

- 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.]

Amenity ground to the South-West corner of the site planted with native plants and trees.

- 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.**

Community engagement will be appropriate and proportionate to the scale of development and will satisfy the statutory requirements of the local authority. Engagement may take the form of public exhibitions and meetings with the Community Council and other local interest groups.

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

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 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.

---

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমেটের  
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 saņemtū palīdzību sakarā ar  
valodu/tulkošanu un citiem iespējamām  
komunikāciju atbalsta formātiem, lūdzu  
zvanīt 01224 523317

---

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





**The Firm of John Adam & Son**

**Development Bid for land to the West  
of Malcolm 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 their interest in land lying to the West of Malcolm Rd, Peterculter and edged red on the attached plan.
- 1.2 In addition to the information supplied in the completed pro forma submitted with this statement, this statement will provide further details on initial plans for the site as well as outlining some of the ways the site is able to contribute to the sustainable economic growth of Aberdeen City.
- 1.3 An indicative masterplan has been prepared for the site and is reproduced here as an appendix. The applicant proposes to create a high quality residential development of 16 dwellings comprising 10 detached properties and 6 affordable housing units, with associated infrastructure and open space by the Culter Burn to encourage access to the countryside.

## **2.0 JUSTIFICATION**

- 2.1 The site promoted for development in this bid lies on the western boundary of Peterculter. Access to the site will be taken off Malcolm Road via an access track that lies opposite to Bucklerburn Road. This track currently gives access to around 7 seven properties at present as well as the playing fields and pavilion at Crombie Park and a car repair and maintenance garage.
- 2.2 Allocation of the site in the emerging Local Development Plan would allow for this access road to be upgraded to an adoptable standard, as the surrounding land is within the control of the applicant. This would improve road safety and amenity for the existing residents and those who use the other services in the area, as well as improving the visibility splays at the junction with Malcolm Road. The current drainage issues which affect surrounding properties could also be addressed with the access upgrades.
- 2.3 The applicant understands that there is to be no new release of greenfield land in the Aberdeen City area, as the proposed

Strategic Development Plan does not require Aberdeen City Council to allocate extra housing or employment land. However, given the criticisms of the conservative assessment of housing need by the Strategic Development Plan Authority from the development industry it is highly likely that an increase in housing requirements will result from a public examination of the plan. If this is the case, Local Development Plans will need to allocate additional land to help meet these revised requirements. The applicant's site at Peterculter could help address this shortfall.

- 2.4 It is also acknowledged that it is intended to carry forward existing allocations into the new Plan. The applicant believes that a review of a Local Development Plan should examine key issues in implementation of the previous Plan, namely whether or not land allocations have proved viable as described in Scottish Planning Policy paragraph 20.
- 2.5 The applicant's site is adjacent to Site OP134 as described in the extant LDP. This site has yet to come forward and provide the 19 units and enhancements to local leisure facilities promised. It is the applicant's belief that significant issues exist around the access onto Malcolm Road via Cornyhaugh Road, in particular the ground conditions over which access would be taken. As a former location for the storage of agricultural materials, it is likely that expensive piling and other costly engineering works will be required to ensure proper safe access can be achieved. This persistent problem with access isolates the site from the existing road network and renders the site ineffective<sup>1</sup>.
- 2.6 Even if access was achieved, Cornyhaugh Road already serves a large amount of properties and a further 19 units would impact on the amenity of these properties with a significant increase in traffic movements.
- 2.7 The applicant's site, by contrast, is able to overcome these access constraints and deliver housing on a site that can contribute effectively towards the area's housing land supply. The two sites are almost identical in terms of landscape impacts, topography and their relationship to the existing settlement. In sustainability terms, in other words, they both

---

<sup>1</sup> As defined in PAN 2/2010: Affordable Housing and Housing Land Audits, paragraph 55.

share the same benefits. The difference being that Site OP134 is demonstrably ineffective due to concerns over the access and the costs to remedy these concerns.

- 2.8 Therefore, we would argue that Site OP134 should be removed from the LDP and returned to green belt use. In order to make up the shortfall in housing land supply caused by the removal of this site, the applicant's site should be allocated for residential development.
- 2.9 Alternatively, the site could form part of a residential land release for the second phase of the Plan, as a natural extension to Site OP134 should this come forward. As an extension to Site OP134, the applicant's site would be able to provide additional residential units as well as amenity ground for the surrounding area and help make vital connections via footpaths and cycle paths that promote active lifestyles and enjoyment of the outdoors.
- 2.10 In terms of infrastructure, the site is well related to the existing settlement of Peterculter and would be able to utilise the existing service infrastructure and provide investment to support its continued viability. Aberdeen City's school roll forecasts show falling numbers in Culter Primary School in the coming years and residential development on this site could provide new pupils for this school, thus maintaining its viability. Cults Academy also has spare capacity at present and is to be the subject of a review of catchment boundaries, concerning mainly non-district pupils, which could create additional capacity.
- 2.11 The sustainability of this site is another positive reason for inclusion in the emerging Local Development Plan. The southern aspect of the site provides opportunities for passive heat and solar gain and also opportunities for strategic landscaping to soften the visual impact and provide a defensible settlement boundary on the west side of Peterculter. That portion of the site next to the Culter Burn could be used as an amenity area, planted with native species of plants and trees to encourage biodiversity, reduce flood risk and increase amenity and encourage active lifestyles and recreation. Strategic landscaping would also be specifically designed to enhance the local natural heritage of the area, to reverse the

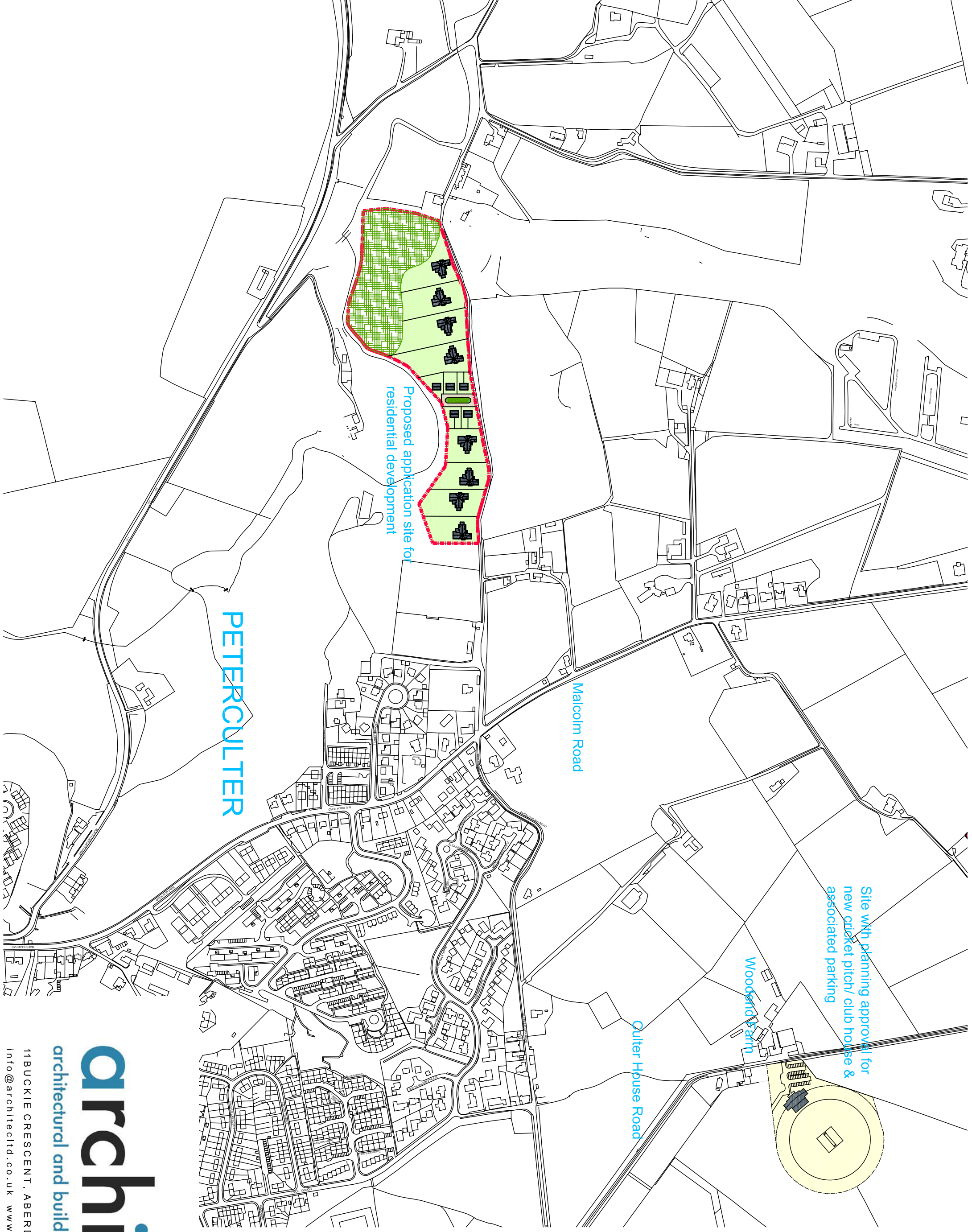
trend of fragmented ecologies caused by modern agriculture and encourage wildlife corridors that link feeding grounds to habitats.

- 2.12 A portion of the site that lies to the south west is prone to flooding from the Culter Burn. Submitted with detailed proposals would be a comprehensive flood risk assessment which will detail the extent of flood risk within the area and identify mitigation measures to reduce this risk. Early plans for the site have already identified this part of the site as a possible area of open space and outdoor recreation that could also be enhanced to encourage wildlife and biodiversity (see indicative masterplan).
- 2.13 The site's position next to the settlement of Peterculter would allow the future residents to take advantage of the local shops and services present in the town currently, and hopefully encourage new business to locate there. The local transport network provides easy access into the city and surrounding towns reducing the need for car-based travel. The completion of the Aberdeen Western Peripheral Route, scheduled for 2018, would ease pressure on the historic road network and create capacity that could support this development.

### **3.0 CONCLUSIONS**

- 3.1 This statement provides supporting arguments for development at land to the West of Malcolm Road, Peterculter. Development on this site would contribute effectively to the aims and ambitions of Scottish Planning Policy, namely the creation of sustainable places.
- 3.2 The emerging Local Development Plan should undertake a review of existing allocations to test for effectiveness, as instructed by Scottish Planning Policy. This test would find Site OP134 ineffective due to engineering costs concerning the access taken from Cornyhaugh Road which create doubt over the viability of the site.
- 3.3 This site should be returned to Green Belt use and the applicant's site brought forward for the development of 12 residential units and associated strategic landscaping next to

the Culter Burn. This site is effective in the terms described by Scottish Planning Policy and related Planning Advice Notes and is able to contribute towards the organic, sustainable growth of Peterculter.



# MALCOLM ROAD PROPOSED DEVELOPMENT PLAN

**architec**  
architectural and building consultants

11BUCKIE CRESCENT, ABERDEEN, AB22 8DD  
info@architecltd.co.uk www.architecltd.co.uk