

P1902

14 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,

**ABERDEEN LOCAL DEVELOPMENT PLAN – BID SITES
PETERCULTER WEST (Phase 1A, 1B, 2A and 2B) for STEWART MILNE GROUP**

Please find attached four bid forms covering land at Peterculter West. These should be treated as four individual bid sites that make up a larger potential development area. By lodging these separately this offers an opportunity to customise development options appropriately to meet local and City-wide housing requirements. The four bids are:

Phase 1

Peterculter West, Site 1A – Approximately 8.8 Ha

Peterculter West, Site 1B - Approximately 5.3 Ha

Phase 2

Peterculter West, Site 2A - Approximately 6.7 Ha

Peterculter West, Site 2B - Approximately 1.2 Ha

However, we believe that the four bid sites could be combined to create a sustainable extension to Peterculter, phased appropriately. Given that premise we have produced a very initial draft framework masterplan to examine how that might work (enclosed). The vision is one where the development has a local centre and respects the natural valley to the west, drawing the countryside into the development to create a unique and highly rewarding place to live. We've also considered access, road networks, green networks and spaces to help identify the most appropriate development areas. This site can also accommodate local employment uses to help create a more sustainable development and provide new opportunities for local businesses. The local community, specifically the Community Council, have shown support for development of this type in Peterculter to help maintain and support local services and amenities.

The attached is an indicative framework that will be developed over the next few months and we will engage with the community and neighbours of the site for their opinions.

CARDEN CHURCH
6 CARDEN PLACE
ABERDEEN
AB10 1UR

TELEPHONE
(01224) 388700

FACSIMILE
(01224) 388777

E-MAIL
PLANNING@hfm.co.uk



OFFICES IN BELFAST,
DUNDEE, EDINBURGH
AND GLASGOW

CHARTERED
ARCHITECTS

CHARTERED PLANNING
CONSULTANTS

LAND USE
CONSULTANTS

URBAN DESIGNERS

SPACE PLANNERS

PARTNERS

JOHN HALLIDAY
DIP ARCH (ABDN)
ARIBA ARIAS

IAN G FRASER
B ARCH (HONS)
RIBA FRIAS

DAVID HALLIDAY
BSC (HONS)
PG DIP ARCH (ABDN)

DIRECTOR OF PLANNING
BOB G REID
BA(HONS) MCD MRTPI

REGIONAL DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI

We've also identified suggested phasing for the bid sites and have shown this on the attached Location and Indicative Phasing Plan. It is always best to plan sites comprehensively. It would therefore be preferable that all of the sites are zoned, even if they fall within different plan periods.

The proposed bid sites sit adjacent to Peterculter on the main Westhill to Peterculter road. The land is currently used as farmland (grazing land) and includes a number of houses within its boundaries.



The site is located in an area where accessibility will be significantly improved over the coming years (via the AWPR and the subsequent reduction in traffic along Malcolm Road) and where access to public transport can be improved as a result of development. The sites are within 1.6km of the majority of Peterculter (including the Primary School, Sports Centre, village centre and Health Centre) i.e. within walking distances detailed by PAN 75. New and improvements to existing walking/cycling routes can also improve accessibility to these facilities locally. The nearby Bucklerburn Road can provide a safe pedestrian and cycle route to the Primary School on School Road.

Housing Delivery/Housing Land

Some of the current LDP allocations are having difficulty being delivered and this is having a negative impact on the LDP housing strategy. Figure 1 below demonstrates the major issue with the delivery of housing over the coming 10 – 20 years in the Aberdeen Housing Market Area [AHMA]. There is a clear over dependence upon major sites to the extent that only 10 major sites are expected to deliver 22,000 houses over the coming ten years. This creates a problem. It arises from the fact that these sites, at best, will only be able to develop and sell 40% to 50% of that 22,000 based upon the Housing Land Audit (HLA) returns from the key house builders and developers in the North East.

Following agreed 2012 HLA/LDPs													
Reliance on Major Sites													
2007 - 2023													
	Allocation to 2023	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	total
Grandhome	4700	0	0	0	50	100	100	100	100	100	100	100	750
Newhills	3700	0	0	15	105	135	135	135	135	135	135	135	1065
Maidencraig	1700	30	50	50	50	50	50	50	50	50	50	50	530
Countesswells	3000	0	100	200	200	200	200	200	200	200	200	200	1900
Loriston	1100	0	100	100	100	100	100	100	100	100	100	100	1000
Cove	900	78	127	128	128	91	50	50	50	50	50	50	852
Mugiemoss	900	20	100	100	100	100	100	100	100	100	80	80	900
Elsick	4045	0	200	200	200	200	200	200	200	200	200	200	2000
Ellon	988	0	50	50	75	75	100	100	100	100	100	100	850
Uryside	922	0	110	110	110	105	90	70	45	0	0	0	640
Total Major Sites	21955	128	837	953	1118	1156	1125	1105	1080	1035	1015	935	10487
													47.8%
AHMA 2007 - 2023	37250												

Footnotes
 1 Newhills, Maidencraig, Ellon and Uryside are composites of several close sites
 2 Pink shading is Aberdeen, beige is Aberdeenshire

Figure 1 – Analysis of 2013 HLA and Reliance on Major Housing Sites

This matter is of serious concern because all agencies involved in the Economic success of the North East (and thus Scottish) Economy maintain that the principal limiting factors to economic growth are skill shortages and this is intrinsically linked to the availability of housing for sale or rent. Not just affordable housing but mainstream housing as well.

There are a number of responses available some of which are planning related, others more to do with finance and housing procurement.

However it is clear that the Planning Authority can't simply state – "we've allocated sufficient land for housing – now it is over to the private sector to deliver".

Several planning responses are available to assist with the problem. These include

- *Increasing the number of sites allocated* – preferably sites without significant infrastructure issues surrounding them. Planning guidance clearly suggests a 'range of sites, in a range of locations' are required to assist with the effective housing land supply. These additional sites can help front load the system by delivering development quickly.

Quite clearly these LDP residential bids could assist by adding deliverable housing sites to supplement the effective housing supply and specifically those Major sites that are presently unlikely to deliver in the short term.

Sustainability Checklist for Development Options

We have also completed the relevant questionnaire. The issues raised in that questionnaire and the "Sustainability Checklist for Development Options" and expanded on in an appendix to this letter.

Ownership

Sites 1A, 2A and 2B have sole owners. Site 1B has a limited number of ownerships within its boundaries. In principle, the existing housing is to be retained in Site 1B, considered fully within the masterplan process and either encompassed within the development or the development will be designed to respect existing houses. The masterplan process will draw out how the existing houses are to be considered over time.

Summary

To reiterate, this letter encloses four separate bids that we suggest can be masterplanned in two phases. We will be progressing that masterplan process and carrying out community engagement in due course. In the meantime we hope that we are able to discuss these bids, the phasing and the masterplan process further with the Council at the appropriate time.



We believe these sites can make a difference to housing delivery in the City, and at the same time support the local facilities in Peterculter and provide a much needed mix of new housing in Peterculter.

The site is adjacent to the village and has good linkages to sports, recreational and community facilities. We believe these sites could create a highest quality sustainable development where people will want to live.

Please get in touch if you have any queries.

Yours faithfully



Steve Crawford
Regional Director
Halliday Fraser Munro





P1902 –
Peterculter
West
Phase 2A

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

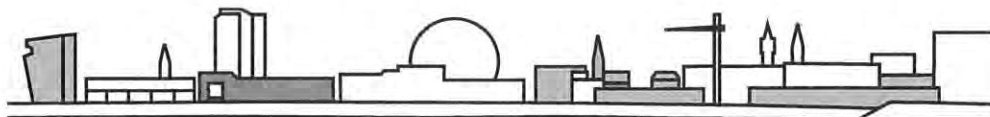
Please ensure your proposal is with us by 14th June 2013.

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: STEWART MILNE GROUP C/O HALLIDAY FRASER MUNRO

Date: 14.06.2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN

Postcode: AB10 1UR

Telephone:

Email:

2

Name of landowner: The Property Booth

Address: c/o Agent

- 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).

To be confirmed – site would benefit from masterplan approach with the adjacent sites and this would determine the capacity of this part of the wider site. The site could accommodate a mix of house types. Using the existing Structure Plan density target of 30 houses/ha this part of the proposed Phase 2 development option could accommodate approximately 201 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.]

Not Applicable - new employment uses proposed on Phase 1 sites.

- 12 Will the proposed development be phased? Yes No

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

See attached statement

- 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.**

We anticipate holding a series of community events including meetings with the Community Council, a public drop in session and any other consultation event organised by the City Council as part of the MIR process. Additional analysis and indicative masterplans will be produced to assist in visualising the development opportunity.

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

Additional shelter can be included within the masterplan and final design if required.

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 Not on the whole although very limited sections to the west of the site may be. In general the site is gently sloping.

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 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 With additional connections to be made available

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 At present ... but this does include almost all of Peterculter and with the opening of the AWPR the employment opportunities at Prime Four Business Park (OP40) will become significant and easily accessible. Site is only 4km from Westhill. New employment use is included in Phase 1 sites adjacent
- 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 Or available to connect
- Gas Or available to connect
- Water and Sewage Or available to connect

If you are proposing housing, is there existing school capacity in the area?

- Secondary Capacity Cults Academy – yes but limited, proposals to create additional capacity – see attached statement
- Primary Capacity Culter Primary – yes, significant capacity

Are there any further physical or service infrastructure issues affecting the site?

None that are insurmountable. The junction of Malcolm Road and North Deeside Road has been evaluated previously and the findings identified that the road network can support additional development at Peterculter West.

Access arrangements onto Malcolm Road from the site has already been established and agreed with Aberdeen City Council.

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 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.)

The proposed bid will bring new housing across a variety of tenures to Peterculter. The lack of an appropriate mix of new housing has been an issue in this location for some time. New housing will help support the local facilities and may promote improvements in the village centre that has seen some decline in recent years. It may also assist in the provision of improved education facilities and support the possible actions outlined in the "Nursery/Primary School Estate Review" reported to the Education, Culture and Sport Committee in February 2013.

The new employment uses proposed on the adjacent Phase 1 sites recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

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 saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamiem
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
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Marischal College
Broad Street
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AB10 1AB

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

March 2013
www.aberdeencity.gov.uk



P1902 –
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Phase 2B

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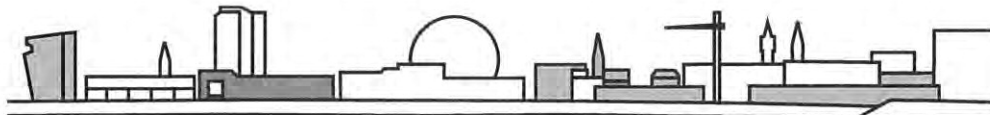
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 - Limited
 - Significant
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- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

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 Or available to connect
- Gas Or available to connect
- Water and Sewage Or available to connect

If you are proposing housing, is there existing school capacity in the area?

- Secondary Capacity Cults Academy – yes but limited, proposals to create additional capacity – see attached statement
- Primary Capacity Culter Primary – yes, significant capacity

Are there any further physical or service infrastructure issues affecting the site?

None that are insurmountable. The junction of Malcolm Road and North Deeside Road has been evaluated previously and the findings identified that the road network can support additional development at Peterculter West.

Access arrangements onto Malcolm Road from the site has already been established and agreed with Aberdeen City Council.

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 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"/>

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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 proposed bid will bring new housing across a variety of tenures to Peterculter. The lack of an appropriate mix of new housing has been an issue in this location for some time. New housing will help support the local facilities and may promote improvements in the village centre that has seen some decline in recent years. It may also assist in the provision of improved education facilities and support the possible actions outlined in the "Nursery/Primary School Estate Review" reported to the Education, Culture and Sport Committee in February 2013.

The new employment uses proposed on the adjacent Phase 1 sites recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

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

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(for example if you need it in a different
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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

March 2013
www.aberdeencity.gov.uk



P1902 –
Peterculter
West
Phase 1B

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

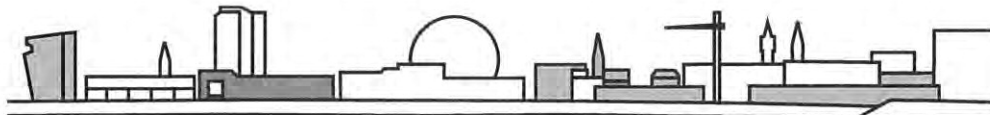
Please ensure your proposal is with us by 14th June 2013.

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: STEWART MILNE GROUP C/O HALLIDAY FRASER MUNRO

Date: 14.06.2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN

Postcode: AB10 1UR

Telephone:

Email:

2

Name of landowner: Various

Address: c/o Agent

- 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).

To be confirmed – site would benefit from masterplan approach with the adjacent sites and this would determine the capacity of this part of the wider site. The site could accommodate a mix of house types and local employment use. Using the Structure Plan density of 30 house/ha this part of the proposed Phase 1 development option could accommodate approximately 143 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.]

A mix of local employment uses across Phase 1 that could include local retail, business use, service uses and others. The mix will be determined by the masterplan process as it moves forward but an initial assumption that 10% of the phase 1 sites (approx. 1.4Ha) could be used for employment purposes has been adopted.

- 12 Will the proposed development be phased? Yes No

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

See attached statement

- 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.**

We anticipate holding a series of community events including meetings with the Community Council, a public drop in session and any other consultation event organised by the City Council as part of the MIR process. Additional analysis and indicative masterplans will be produced to assist in visualising the development opportunity.

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

Additional shelter can be included within the masterplan and final design if required.

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 **Not on the whole although very limited sections to the west of the site may be. In general the site is gently sloping.**

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 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 With additional connections to be made available

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

At present ... but this does include almost all of Peterculter and with the opening of the AWPR the employment opportunities at Prime Four Business Park (OP40) will become significant and easily accessible. Site is only 4km from Westhill. New employment uses proposed on site

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

Cults Academy – yes but limited, proposals to create additional capacity – see attached statement

Primary Capacity

Culter Primary – yes, significant capacity

Are there any further physical or service infrastructure issues affecting the site?

None that are insurmountable. The junction of Malcolm Road and North Deeside Road has been evaluated previously and the findings identified that the road network can support additional development at Peterculter West.

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The new employment uses proposed on this site recognise a local need and will encourage greater sustainability as well as off new opportunities for business and economic development in Peterculter.

An initial analysis has also identified areas on site for new footpath and open space provision. The development is also likely to encourage improved public transport provision.

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Masterplan/ Framework attached

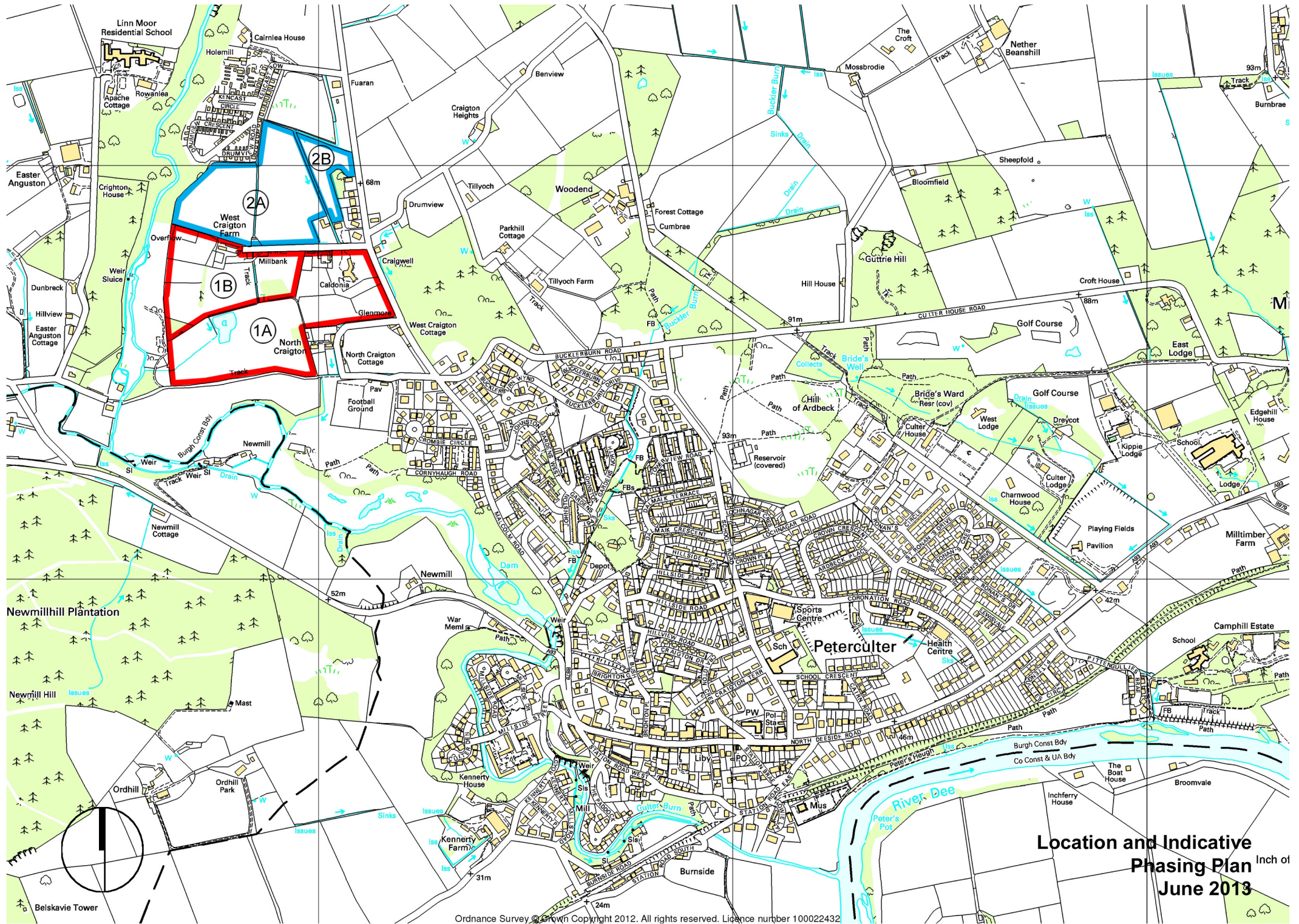


Indicative Framework Masterplan

Peterculter West

Draft Indicative Framework Plan





**Location and Indicative
Phasing Plan**
June 2013

Appendix 1 – Sustainability Checklist comments

1.Exposure

The site has tree belts at various locations and these can be increased where necessary to help provide shelter and privacy. However, none of the land is particularly exposed and the site offers ample opportunities to mitigate against local exposure issues where they may occur.

2.Aspect

The site is generally south east facing providing a clear opportunity to design development to take advantage of passive solar gain.

3.Slope

Although undulating none of the slopes would provide any issues for development..

4.Flood Risk

SEPA's flood extent maps show no flood risk associated with this site.

6.Built/Cultural Heritage Elements

The only element of cultural heritage is the "Shoddy" to the south of the site. This is now a Core Path and will not be affected by the proposed development as a new access is proposed onto Malcolm Road. However it could be enhanced as a result of the development.

7.Natural Conservation

The area to the west of the site is proposed as a new informal parkland area, tying in with the burn and its wooded banks. This will offer significant opportunities to improve the natural environment and biodiversity whilst providing far better access to the public.

8.Landscape Features

There will be very little loss of landscape features as the majority are either remaining untouched or being incorporated into the development. The site does not include significant landscape features of note.

10.Relationship to Existing Settlement

The proposed residential development is immediately adjacent to Peterculter and particularly housing as it runs up Malcolm Road.

12.Accessibility

The sites offer two vehicular access points onto Malcolm Road and links in to the Core Path network and other local path and cycle linkages to the village centre and other community facilities within Peterculter.

13. Proximity to Community and Civic Facilities – schools/shopping/health/recreation

A radius of 1.6km walking distance covers the majority of Peterculter. In particular it covers the Village Centre and the retail, sports facilities, community facilities and primary school in the village. The Village Centre is approximately 1km from the eastern edge of the bid sites. The nearby Bucklerburn Road can provide a safe pedestrian and cycle route to the Primary School on School Road.

14. Direct Footpath/Cycle Path Connection to Community and recreational facilities/resources

The proposed development will have direct footpath and cycle path connections to the Peterculter and sits immediately adjacent to the Culter Boys Club football ground.

15. Proximity to employment services

Although no major employment uses are located within 1.6km the sites are relatively close to two of the City and Shire's main employment areas – Prime Four Business Park, Kingswells and Westhill. These are only around 4km from the bid sites and directly accessible via the existing road network or the AWPR. We also propose approximately 10% of Phase 1 is developed for local employment uses promoting a mix of uses on site as well as new employment land to meet local needs. The exact mix will be determined during the proposed masterplan process.

19. Service Infrastructure Capacity

Phase 1 of this proposed development is approximately 14 Ha and Phase 2 around 8Ha. This could provide employment land of approximately 1.4Ha and housing land on the remainder at a density of 25 to 30 houses/Ha (in line with current Structure Plan targets) . Impacts on service infrastructure capacity would have to be considered in light of the actual development potential and this will be considered through the proposed masterplanning process.

The issue of education provision, however, is perhaps more transparent at this time than other service infrastructure. Culter Primary School is sitting at about 75% capacity and in need of improvement. Culter Academy is presently under capacity and although the school roll is forecast to increase that does not take into account the provision of a new secondary school at Countesswells and any resulting rezoning of pupils that would free up additional capacity at Culter Academy. Secondary education can therefore be managed effectively through the ongoing review to provide for pupils originating from this proposed development.

Aberdeen City Council has been carrying out a review of the education provision across the City. The consultation element of this was reported to the Education, Culture and Sport Committee on 7th February 2013 under the title "Nursery/Primary School Estate Review". The key findings from that report include:

A growing school roll forecast across the City, primarily linked to the 36,000 new homes allocated to Aberdeen under the Local Development Plan. School capacity issues, however, are different across differing areas with some under capacity and others already or soon to be at or over capacity. 20 of the City's Primary Schools are predicted to exceed capacity over the next four years.

The recommendations/options in that report are clear for the Culter Primary School and Cults Academy catchments. These include:

- Improving the existing Victorian School;
- Establishing a new larger combined primary school for Culter and Milltimber; and
- Increasing provision at Cults Academy by utilising the Cults Primary School site

These actions will improve the Primary School provision and provide new secondary capacity for development at Peterculter West. On a broader scale, school capacity is an issue across the City that should be considered in light of LDP allocations rather than driving the allocations.

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March 2013
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