

HALLIDAY FRASER MUNRO
PLANNING

P1642/CD/jv

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

**RESIDENTIAL DEVELOPMENT
LAND AT WEST CULTS FARM, CULTS, ABERDEEN
Mrs G McLeod**

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 land at West Cults Farm, Cults for future residential use.

The site lies south of Cults, adjacent to the residential development on West Cults Road and to the rear of the properties on Belvidere Road. The site is accessed from West Cults Road, which also serves further housing to the south. These properties comprise West Cults Farm Cottage, The Steadings and Bradley Cairns (owned by the proposers of this bid site).

Our clients have owned Bradley Cairns for 8 years. In this time their property has suffered severe flooding once and has been close to flooding on numerous other occasions. A flood protection scheme is currently being constructed.

These flood prevention works were to be funded by Aberdeen City Council, who paid for the initial study. However, the Council then stated that it was within the Scottish Government's remit to pay for the works. The Scottish Government were not willing to fund this required work, therefore, it was left with our client and their neighbours to supply the substantial funding for the works themselves. This put the scheme at risk, which has led to our clients examining alternative ways in which to implement the scheme.

Our clients therefore wish to progress residential development on the land they own to the north of Bradley Cairns, next to their summer house, which has not been subject to any flooding in the time they have owned the property. As Bradley Cairns cannot be sold due to flood threat, they would like to develop up to two houses on the same site in order to fund the flood prevention works. This site has been the subject of a planning application and discussions with SEPA have been undertaken, who do not object to the proposed scheme.

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



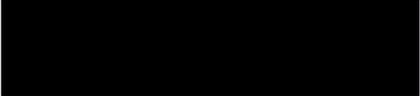
The site is considered suitable for development due to its proximity to existing residential development, close proximity to the district centre of Cults and access to the North Deeside Road, the main route to Aberdeen and Aberdeenshire in the south of the City.

Any development on the site would take advantage of the established backdrop of the tree planting surrounding the site. Around fifty houses in the area are accessed off the surrounding road network, therefore additional small scale development will not adversely impact the local access. Development at West Cults Farm would continue the surrounding development pattern, and would be well related to the dwellings to the south of the site.

Having regard to the foregoing, we would respectfully request that the land identified in the enclosed plan at West Cults Farm be allocated for residential development 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


Christine Dalziel
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

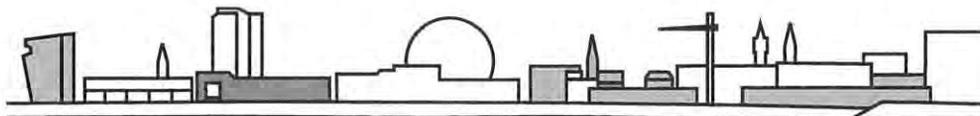
Please ensure your proposal is with us by 14th June 2013.

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: MRS G MCLEOD (PER HALLIDAY FRASER MUNRO)

Date: 14/06/2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN

Postcode: AB10 1UR

Telephone:

Email:

2

Name of landowner: MRS G MCLEOD

Address: PER 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).

TWO RESIDENTIAL UNITS.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

N/A

- 12 Will the proposed development be phased? Yes No

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

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

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

Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk/localdevelopmentplan

Please provide the following information:

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

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

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas
- Water and Sewage

ALL CAN BE EXTENDED INTO THE SITE

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

Secondary Capacity



Primary Capacity



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

NONE.

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	NOT UNDERTAKEN TO DATE	
	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input type="checkbox"/>

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

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/ইন্টারপ্রিটিং এবং অন্যান্য ফরমটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡：01224 523317。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону :01224 523317

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem 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
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

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

March 2013
www.aberdeencity.gov.uk

Location Plan
West Cults Farm

