



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

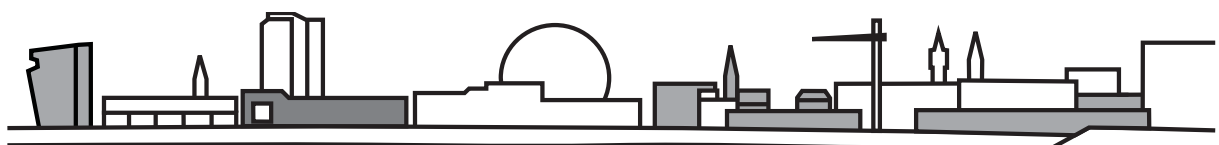
Please ensure your proposal is with us by 14th June 2013.

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?

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

n/a

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

25% More Less

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

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

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

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

Tourism Use

- 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.**

Extensive consultation to be carried out in line with Council guidance, national policy and statutory requirements.

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 checked="" 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 type="checkbox"/> |

M) Proximity to services and facilities – How close are any of the following?

| | 400m | 400m-800m | >800m |
|---------------------------|--------------------------|--------------------------|-------------------------------------|
| Community facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Local shops | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Sports facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Public transport networks | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Primary schools | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

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

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

- None
- Limited
- Significant

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

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

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

- Significant conflict
- Some potential conflict
- No conflict

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

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

- Electricity
- Gas
- Water and Sewage

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

Secondary Capacity

Primary Capacity

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

See Paper Apart

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

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

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

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

See Paper Apart

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01224 523317.

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



The Firm of John Adam & Son

**Development Bid for land at Woodend
Farm, 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 and Son in relation to their interest in land at Woodend Farm, Peterculter and coloured red on the attached plan. John Adam and Son are a family run firm based in the Deeside area. Their plan is to create a high quality tourism development, known as Hanberry Lodges, in an area that has a shortage of similar provision.
- 1.2 In addition to the information supplied in the completed pro forma, 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 This statement will also present reasons for the inclusion in the review of the Local Development Plan of a dedicated policy on tourism for Aberdeen City.

2.0 JUSTIFICATION

- 2.1 The site promoted for development in this bid lies to the north of Peterculter. Access to the site will be taken from the unclassified road leading from the B979 eastwards to the Culter House Road. This access point will be able to provide access and egress to the site in line with current road safety standards.
- 2.2 It is the applicant's intention to develop a small, high quality chalet development for use by visitors to the area for short-stay, self-catered holidays. The development would include a club house accommodating facilities such as a sauna and beauty spa for the benefit of service users, as well as a play facility for children. Strategic landscaping along key boundaries to the north and east would shelter the site from cold winds and soften the boundaries in terms of visual impact.
- 2.3 The site is ideally located for tourism development given the attractiveness of the surrounding landscape. The views from the site over the Dee valley would attract visitors into the area and augment the accommodation mix currently on offer. Peterculter itself is ideally placed to accommodate visitors to

the area. The village is located on the North Deeside Road (A93) which links the city of Aberdeen to the key tourist locations within Aberdeenshire to the West. These locations are serviced by a regular bus service meaning that visitor enjoyment of the area would not necessarily require the use of a private car. Opportunities exist to incorporate a car club station that will further reduce trips generated by the proposals.

- 2.4 Tourism is a key economic sector for the Aberdeen City and Shire region. ACSEF's Economic Action Plan 2013 – 2018 describes the potential increased contribution tourism can make to the economic success of the Aberdeen City region. A key action to facilitate this increased contribution is the development of capacity and quality of tourist facilities¹.
- 2.5 ACSEF have aligned their strategy with the Scottish Government's aim to increase the value of business and leisure tourism by 50% by 2015². The current value of tourism in Aberdeen City and Shire is around £52 million a year supporting 1,800 jobs. In order to continue to attract the thousands of visitors that visit each year, and the many more required in order to meet the above targets, the area needs to develop new and innovative facilities in the right locations to help this sector fulfil its potential.
- 2.6 In terms of infrastructure, the site would be self-serviced with water, drainage and electrical services provided within the site, or on surrounding land within the control of the applicant. There exists the possibility to explore the use of green technologies that reduce the development's reliance on unsustainable resources. These could be explored in collaboration with local authority planners at the development management stage. It is anticipated that the completed development would follow the Green Tourism Business Scheme³ criteria through Visit Scotland and aim to achieve a Gold rating.
- 2.7 The development would look to minimise the waste generated both during construction and its operation. Excavation works would not involve the removal or addition of any topsoil and any material would be redistributed throughout the site. Contractors

¹ "The Economic Action Plan for Aberdeen City and Shire 2013 – 2018". ACSEF, 2012

² "Scottish Tourism: The Next Decade". Scottish Government, 2005.

³ http://www.green-business.co.uk/GreenBusiness_Criteria_Introduction.asp

used to manage waste materials will be selected on the basis of the sustainability of their management plans.

- 2.8 These green technologies would improve the sustainability of the development and help contribute towards the Scottish Government's aim of sustainable economic growth. Whilst the site benefits from attractive views across the popular Royal Deeside area, the site is also well-connected to the settlement of Peterculter. It can be accessed on foot or bicycle and is only 1.5km to the south.
- 2.9 In terms of landscape impacts, although the site is in a prominent location, there are no significant views into the site from surrounding vantage points. The approach into Peterculter from the North would be softened by strategic landscaping along the Northern boundary, which also helps to shelter the site from cold winds. Views into the site from Peterculter are non-existent due to the topography of the surrounding area. Any proposal for development would be accompanied by a transport assessment which will identify and provide options for mitigation against any adverse impacts on the local road network. However, due to the availability of active travel solutions into the town, these are not expected to be significant.
- 2.10 Tourist-related development would provide a number of community benefits for the area. The operation of the development could provide employment for local people and increased tourist spend in the area would support indigenous businesses and services. The firm of John Adam & Son are committed to reducing the transport impacts of their business and would seek to supply the lodges with locally-sourced produce. The use by visitors of local transport services would also increase their viability and possibly lead to further investment in improved services.
- 2.11 Further to the inclusion of this site in the updated Aberdeen City Local Development Plan, the applicant would suggest the revised plan include a specific policy relating to tourism developments in the City. This policy help align the plan with the Economic Action Plan produced by ACSEF and Scottish Planning Policy paragraph 47 which states:

"The tourism industry is one of Scotland's largest business sectors and planning authorities should support high quality tourism related development, including the provision of appropriate facilities in key locations across urban and rural Scotland".

2.12 The proposed Strategic Development Plan echoes this policy focus on tourism by recognising that:

"Aberdeen City and Shire has a healthy economy. While currently dominated by the oil and gas industries, it also has significant strengths in life sciences, food and drink and tourism".

2.13 The proposed SDP states that improving current business and leisure tourism is vital to securing a more diversified and sustainable economy throughout the lifetime of the plan. The Aberdeen City and Shire Tourism Partnership outlines key objectives for the sector in their growth strategy "Building on our Strengths 2013 – 2020". They too identify the need to improve and expand accommodation provision in order to capitalise on the potential of this sector. The strategy identifies a mix of accommodation types as key to offering a variety of choice to many different types of holidaymakers. A chalet development in this location would be an effective addition to the accommodation mix on offer and would help the area's tourism partnership meet their strategic objectives.

2.14 Aberdeen is currently bidding to become the UK City of Culture in 2017 in competition with Dundee and other UK cities. This process has already generated interest in Aberdeen as a cultural destination which would increase significantly should the bid be successful. In researching the business case for this development, the applicants have received initial support from Visit Scotland and Visit Aberdeen who have acknowledged a lack of provision within easy reach of the City of this type and are interested in working closer with the applicants to ensure the success of the development.

2.15 However, the extant version of the Local Development Plan does not provide policy support for the tourism sector at present, which creates an uncertain picture for investors who wish to develop appropriate facilities for tourists in the area.

This is contrasted with Aberdeenshire Council's Local Development Plan, supplementary planning policy SG BUS4 which is dedicated solely to the development of quality facilities for visitors. Continued silence on this important sector from Aberdeen City Council will mean that the new LDP will remain at odds with the economic development agency's plans for the region, the Aberdeen City and Shire Tourism Partnership's Strategy 2013 – 2020, the proposed SDP's objectives for the region and Scottish Planning Policy.

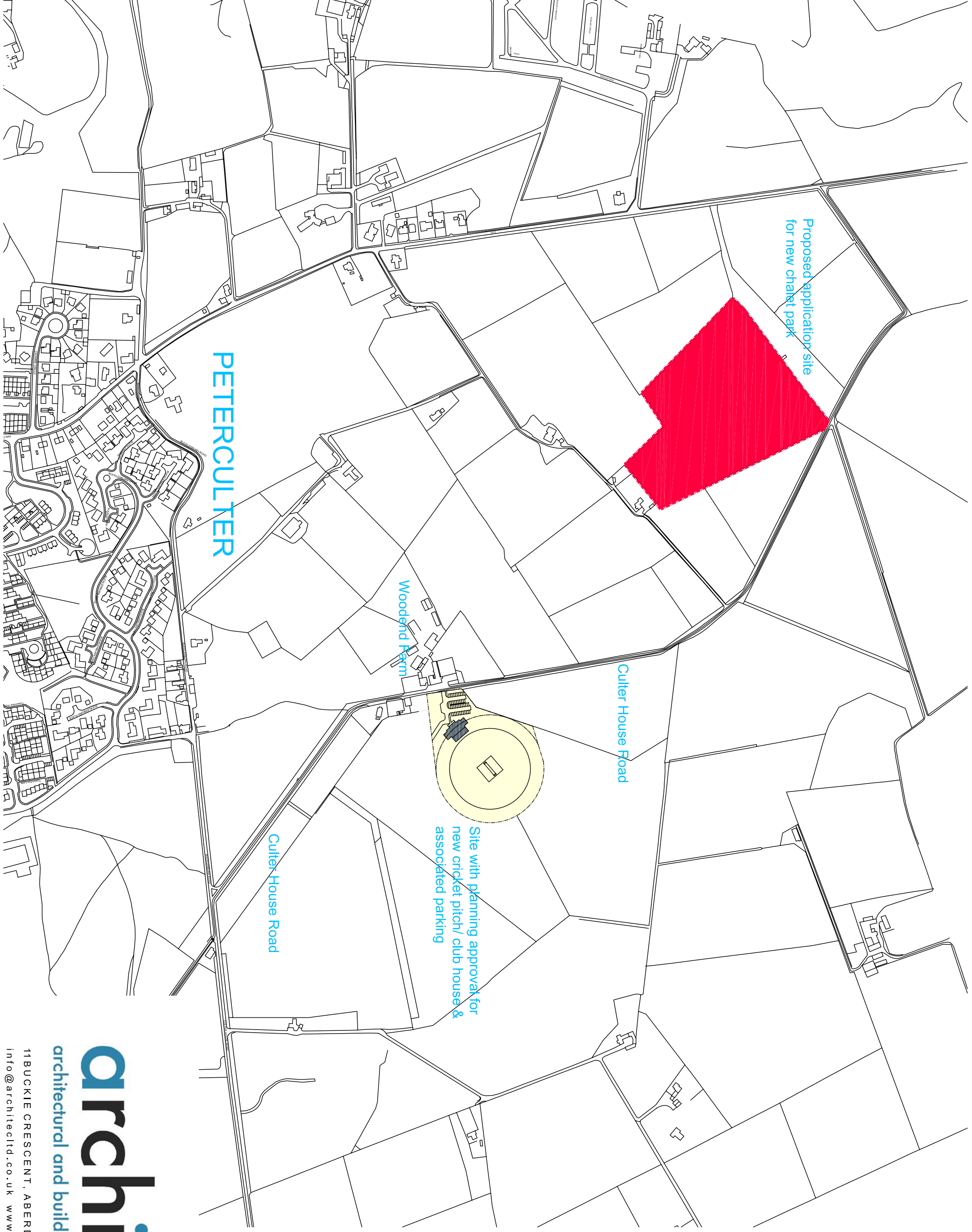
- 2.16 To remedy this situation, the applicant proposes the revised Local Development Plan for Aberdeen City include a specific policy on tourism which encourages the development of high quality, sustainable tourist facilities that allow this sector to grow and contribute towards the future economic success of the region.

3.0 CONCLUSIONS

- 3.1 This statement provides supporting arguments for development at Woodend Farm, Peterculter. Development would incorporate a small chalet development and associated works to provide a high quality, sustainable tourism business that exploits the attractive landscape of the surrounding area.
- 3.2 This statement argues that the development on this site would have a low landscape impact, further softened by strategic landscaping which forms a vital part of the proposals. The site balances well the need to be close to important road links and public transport networks with the rural surroundings required by visitors to the area. The site is well-connected at the same time as creating a feeling of rural isolation which many visitors look for in accommodation.
- 3.3 This statement also highlighted the importance of the tourism sector to the Aberdeen City and Shire economy, as well as nationally. The statement contains references to regional economic development plans, Strategic Development Plans and national planning policy, all of which stress the significant contribution made by tourism in the area. Aberdeen City Council's current Local Development Plan does not contain a specific policy on tourism, putting it at odds with regional and

national plans as well as the concerns of local businesses and operators in this sector.

- 3.4 Therefore, the applicant argues that the future version of the Local Development Plan contain a supportive policy that promotes sustainable economic growth for tourist-related developments in the Aberdeen area. Development of the site in Peterculter would make a positive contribution towards this key objective and should be allocated in the revised plan for this purpose.



Proposed application site
for new charet park

PETERCULTER

Woodend Farm

Culter House Road

Culter House Road

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

CULTER HOUSE ROAD PROPOSED DEVELOPMENT PLAN

architec
architectural and building consultants

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