

- 8** Details of Housing Proposals: N/A
- 9** Provision of Affordable Housing: N/A
- 10** Business Land Proposals: Since the closure of the Culter Mills site many years previously, Peterculter employment opportunities are now exclusively in the service industries. Development in recent decades has been almost exclusively residential. Whilst the town offers excellent connectivity to Aberdeen, Kingswells and Westhill, where employment land is available, this tends to be unsustainable, with reliance on private car use. Discussions with the Community Council have identified a desire for more employment opportunities in the town itself. The proposed site offers an excellent opportunity for a high quality business park, for class 4 uses, with direct access to Milltimber Brae in the short term and the AWPR in the future.
- 11** Other Proposed Land Uses: The proposed business park can be readily integrated with the proposed residential development on adjacent land to the west. This will also create a through route from Milltimber Brae to the foot of Pittengullies Brae, improving connectivity greatly, and reducing pressure on the Pittengullies Brae/A93 junction.
- 12** Phasing: The site would be developed in one phase.
- 13** Community Engagement: The site was promoted for business land through the 2012 LDP review. This involved presentation to public meetings, and several constructive meetings with the local Community Council. Our Local Development Plan bid and objections to the Main Issues Report and Proposed Plan were placed on our website for public inspection, and this bid will also be made publically available in the same way. All public feedback received is recorded and addressed through the design process.

Sustainable Development and Design

- 14** Sustainability Checklist:
- A) Exposure – The site has good shelter to northerly winds
- B) Aspect – The site is on low lying ground with the Deeside Way elevated above it to the north, and the woodlands of the Camphill policies to the south.
- C) Slope – The site is relatively flat.
- D) Flooding – A flood risk assessment has been carried out and shows that the site is not at risk from a 1:200 year flood event.
- E) Drainage – The site is adjacent to the lower Deeside trunk sewer, while surface water is capable of being drained effectively using SUDS.

- F) Built and Cultural Heritage – The development will not lead to the loss or impact upon any listed building or historic landscape.
- G) Natural conservation – The development of the site would not impact negatively upon any nature conservation interests, and the extensive landscape planting would improve the biodiversity of the site from its current grazing use.
- H) Landscape features – The site is well enclosed by mature trees to the north (along the Deeside Way) and to the south around the Camphill policies. Fig 2 below shows the site viewed from Milltimber Brae looking west. The image shows the tree-lined Deeside Way elevated above the site on the right and the heavily wooded Camphill School policies to the left.



Fig 2 – View from Milltimber Brae looking west.

- I) Landscape fit – A landscape and visual impact assessment has been prepared for the site, and is appended to this bid. The assessment was amended from a wider assessment including land to the North of the Deeside Way and to the south of the Camphill policies, and concludes that the reduced development proposals (which accord with this bid) will have a limited visual impact. Nevertheless, substantial planting and landscaping works are proposed, particularly alongside Milltimber Brae, to ensure the site is ultimately fully integrated with its surroundings.
- J) Relationship to existing settlements – The proposed development will fit successfully into the existing settlement, with development existing on almost all sides of it at present. The aerial photograph with the masterplan area imposed in Fig 3 overleaf demonstrates how suited the site is to development. This image shows the adjacent residential land sought in a separate LDP bid, along with the OP59 site from the 2012 LDP (shaded in orange).



Fig 3 – integration into the surrounding area, along with adjacent residential bid.

- K) Land use mix – The proposed development will be class 4 business use. It will be landscaped in accordance with the surrounding area, with significant tree planting. It will therefore integrate with the surrounding residential and education uses.
- L) Accessibility – The proposed development site is within 400m of buses using Milltimber Brae and 800m of a bus stop on the A93. Vehicular access is available via Milltimber Brae, with the potential to provide a road to the west to Pittengullies Brae if the adjacent residential bid is successful. The AWPR is planned to pass the site immediately east of Milltimber Brae, with a new grade separated interchange to the north of the A93, providing excellent accessibility to all parts of the city and the wider area.
- M) Proximity to services and facilities –
- Community facilities – 400-800m from the site
 - Local shops – 400-800m from the site
 - Sports facilities – 400-800m from the site
 - Public transport networks – Within 400m of the site
 - Primary school – Approximately 1.5km from the site.
- N) Footpath and cycle connections – The site offers excellent connections to surrounding footpaths and cycle paths, and to the wider countryside in general. The excerpt from the Council’s Core Paths Plan in Fig 4 demonstrates the range of formal routes that surround the site. The Deeside Way offers an excellent means to access the town’s services and facilities without conflicting with public roads, and the path along the northern bank of the River Dee offers excellent recreational walks.

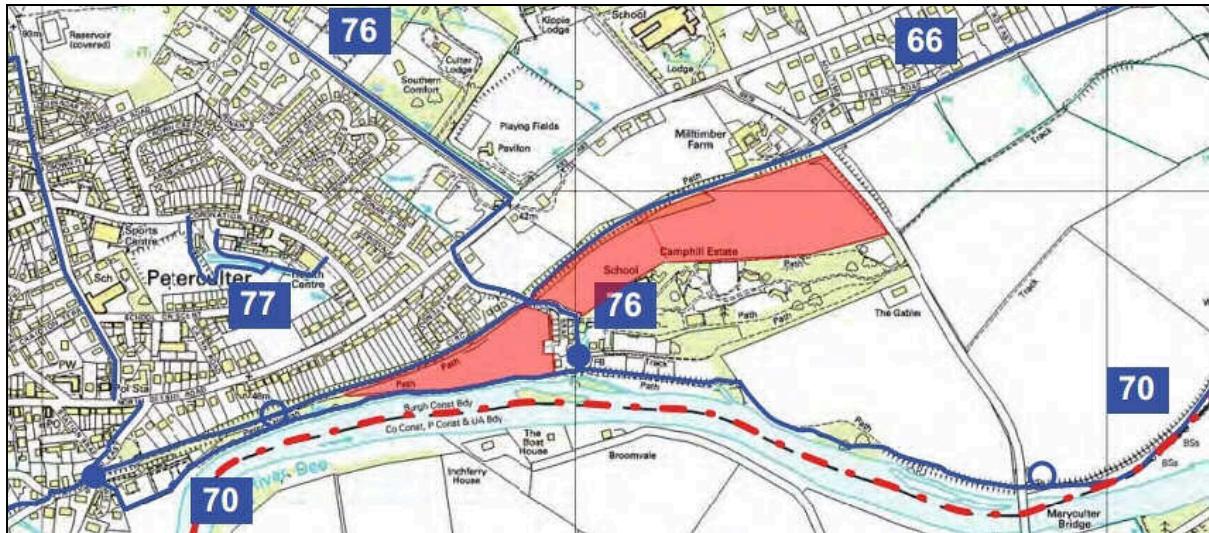


Fig 4 – Core Paths plan with the site marked in red (along with the adjacent proposed residential bid)

- O) Proximity to employment opportunities – Apart from local service employment, Peterculter offers limited employment opportunities at present. The town is excellently placed to provide access to Westhill and Kingswells, which both offer extensive employment opportunities and the nearby AWPR access will further enhance the connection with these towns. However, this is not particularly sustainable, and meetings with the local Community Council over recent years suggests a desire for more employment land in the town. In this respect, the proposed development will provide an ideal opportunity to improve the sustainability of Peterculter.
- P) Contamination – No constraints.
- Q) Land use conflict – No conflict.
- R) Physical Infrastructure –
 - Electricity – available
 - Gas – available
 - Water and Sewage – capacity available
 - Secondary School Capacity – current forecasts indicate capacity at Cults Academy
 - Primary Capacity – Significant capacity is available at Culter Primary School.
- 15 Supporting Surveys: This bid is supported by a landscape and visual impact assessment and also an ecological assessment of the site.
- 16 Community Benefits of the Proposed Development: As mentioned above, Peterculter has been subject to primarily residential growth in recent decades, and lacks employment opportunities. The provision of a high quality business park will provide opportunities for the local population, and reduce the reliance on private car use due to excellent accessibility by a range of transport methods.

- 17** Masterplan/Framework: The masterplan for the proposed development is appended, along with a landscape plan demonstrating the proposed parkland and peripheral planting to integrate the site with its surroundings. The plans include the adjacent housing land sought through a separate LDP bid.

Aberdeen City Local Development Plan 2016 – Developer Bids

Introduction and Background

The Local Development Plan (LDP) bid form provided by Aberdeen City Council (ACC) suggests that there is no requirement for the submission of bids for development of additional greenfield sites within the City. The form indicates that this is because 'the 2012 LDP identified a significant number of greenfield sites to accommodate these [Strategic Development Plan] requirements'. Bancon believes that this position is at best premature, for a number of reasons, and as a result considers it both sensible and prudent to submit bids for the development of additional greenfield sites. The reasons are: -

- 1) The requests for LDP bids is based upon the proposed Strategic Development Plan, published in February 2013. It is Bancon's view that the proposed SDP is woefully under allocating land for development. There are significant contradictions between the vision, aims and actual requirements and allowances in the plan. More importantly its growth projections are significantly below those predicted by the Scottish Government. It will surely be rejected by Scottish Ministers.
It is submitted therefore that the LDPs should be planned to accommodate this likelihood. Considering the SDP and subsequent LDPs will be unlikely to be adopted until 2016, Bancon calculate that there will be considerable additional housing land allocations required in the 2017-2026 and 2027-2035 periods to accommodate the growth that the Scottish Government predicts, and indeed the North East will already be experiencing.
- 2) Bancon submit that the 2012 LDP fails to provide a 5 year supply of effective housing land, as identified in the latest Housing Land Audit figures. The reliance of the 2012 LDP on a small number of large development sites also fails to provide opportunities for 2nd phase sites to be drawn down early, because these are primarily the same sites as are failing to become effective in phase 1. The current Housing Land Audit identifies a 4.4 year supply, and while the draft 2013 audit suggests an improved situation, there is considerable doubt about some of the projected delivery rates for large sites. Prudence therefore suggests that there is a requirement to identify more small sites for development as soon as possible to address the shortfall.
- 3) There are several large sites identified in the 2012 LDP that are proving difficult to develop, or slower to develop than anticipated. While it is tempting to point the finger of blame at the economic conditions, this does not bear close scrutiny. The North East has performed better than most of the UK (only London and the South East being the exceptions), and the population growth since 2006, when the last strategic Development Plan review began, has exceeded even the Scottish Government's high migration forecasts. The 2009 Structure Plan aimed to increase the City Region's population to 480,000 by 2030, and current trends suggest that we have already exceeded that number in 2013. The provision of a range of effective housing sites, bolstered by new allocations, is essential to accommodate the rapidly expanding population.

This Local Development Plan bid is therefore necessary to address any one, two or all of the above. The bid itself will concentrate on the proposed development, and the deliverability of that development. The requirement for the land will be established through the proposed SDP consultation, 2013 Housing Land Audit and progress on large 2012 LDP sites in the interim. Seeking to predict these three variables at this stage in the process is impossible.

1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O’Bennie Road, Banchory
Postcode: AB31 5ZU

2 Name of landowner: Milltimber Farms Ltd. c/o Bancon Developments Ltd.
Address: As above.

The site and your proposal

3 Site Name: Peterculter East

4 Site Location map: The site is considered to be a ‘gap site’, located to the southeast of the existing built up area. The Deeside Way bounds the north of the site, and the River Dee, a development of 7 dwellings and Camphill School policies lie to the south. The proposed development site is split into two parts either side of Pittengullies Brae.



Fig 1 – Proposed development site and route of proposed AWPR.

Fig 1 shows the site in context with the town, and also the OP59 site which the 2012 LDP, identified for the development of 25 houses. The inclusion of the additional two parcels of land to the south is a logical expansion of that allocation.

5 National Grid reference of the site: NJ 850008

6 Current Use of Site/Previous Development: Agricultural/grazing land.

7 Proposed Use of the Site: Residential and riverside park.

8 Details of Housing Proposals: The proposed development consists of 38 dwellings. 10 large houses are proposed to the west of the existing 7 houses, with an area of parkland created

to the south of them along the northern bank of the River Dee. To the east of the existing 7 houses, a further 28 (approximately – depending on house sizes) houses are proposed along both sides of a central road that could ultimately link to Milltimber Brae to the east.

- 9 Provision of Affordable Housing: Affordable housing will be provided on site, at a rate of 25%.
- 10 Business Land Proposals: None
- 11 Other Proposed Land Uses: The area along the northern bank of the River Dee is proposed as parkland, providing an attractive riverside setting, through which core path 70 runs.

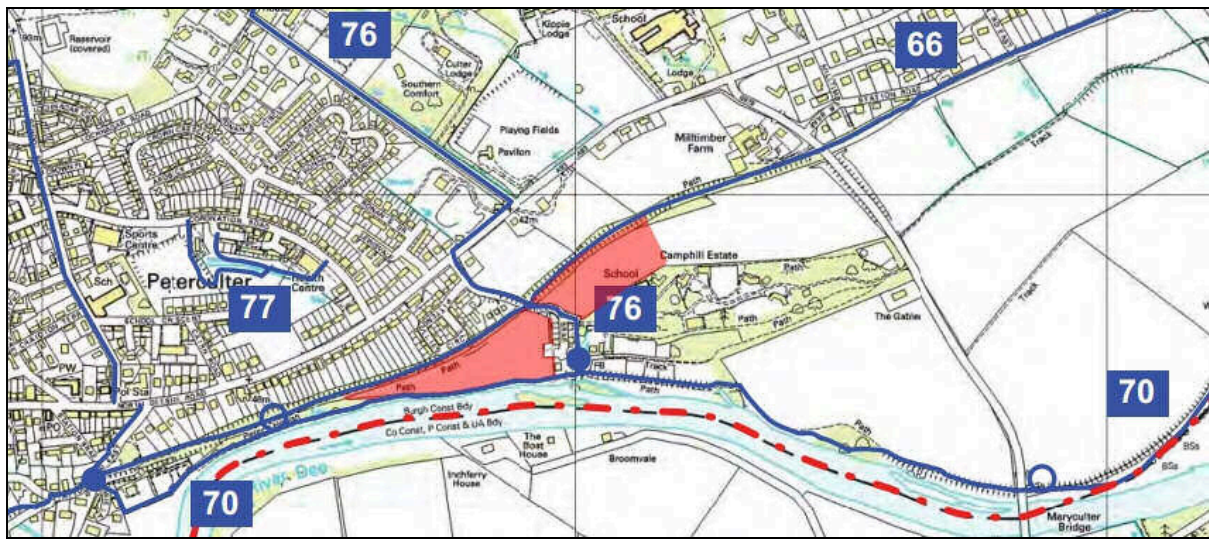


Fig 2 – proposed development site in context with the core path plan.

- 12 Phasing: The total of around 38 houses would be built as a single phase of development.
- 13 Community Engagement: The site was promoted for residential development through the 2012 LDP review. This involved presentation to public meetings, and several constructive meetings with the local Community Council. Our Local Development Plan bid and objections to the Main Issues Report and Proposed Plan were placed on our website for public inspection, and this bid will also be made publically available in the same way. All public feedback received is recorded and addressed through the design process.

Sustainable Development and Design

- 14 Sustainability Checklist:
 - A) Exposure – The site has good shelter to northerly winds
 - B) Aspect – The site is on low lying ground with the Deeside Way elevated above it to the north, and the woodlands of the Camphill policies to the south. The western part of the site is south facing, overlooking the River Dee.

- C) Slope – The western part of the site is raised above the level of Pittengullies Brae, and the eastern part of the site is very flat.
- D) Flooding – A flood risk assessment has been carried out and shows that the site is not at risk from a 1:200 year flood event.
- E) Drainage – The site is capable of being drained effectively. The lower Deeside trunk sewer runs through the site while surface water can be disposed of using SUDS.
- F) Built and Cultural Heritage – The development will not lead to the loss or impact upon any listed building or historic landscape.
- G) Natural conservation – The development of the site would not impact negatively upon any nature conservation interests, and the proposed landscaping and formation of parkland adjacent to the River Dee would potentially increase the biodiversity of the area.
- H) Landscape features – The eastern part of the site is well enclosed by mature trees to the north (along the Deeside Way) and to the south around the Camphill policies. Fig 3 below shows the site viewed from the foot of Pittengullies Brae looking east. The image shows the tree-lined Deeside Way elevated above the site on the left and the heavily wooded Camphill School policies to the right.



Fig 3 – eastern part of the site from Pittengullies Brae.

The western part of the site is again screened along its northern boundary by the tree-lined Deeside Way, albeit no longer elevated above the proposed development. However, the site slopes to the south towards the River Dee, where the proposed parkland will be laid out. This part of the site is shown below in Fig 4. The picture also shows the 7 existing houses at the foot of Pittengullies Brae in the background.



Fig 4 – western part of the site from its northwest corner.

- I) Landscape fit – A landscape and visual impact assessment has been prepared for the site, and is appended to this bid. The assessment was amended from a wider assessment including land to the North of the Deeside Way and to the south of the Camphill policies, and concludes that the reduced development proposals (which accord with this bid) will have a limited visual impact. Nevertheless, substantial planting and landscaping works are proposed to ensure the site is ultimately fully integrated with its surroundings.
- J) Relationship to existing settlements – The proposed development will fit successfully into the existing settlement, with development existing on almost all sides of it at present. The aerial photograph with the masterplan area imposed in Fig 5 demonstrates how well suited the site is for development.



Fig 5 – integration into the surrounding area.

- K) Land use mix – The proposed development is residential, but the additional parkland area will benefit the existing population also.

- L) Accessibility – The majority of the proposed development site is within 400m of a bus stop on the A93, and all of it within 800m. Vehicular access is available via Pittengullies Brae, with the potential to provide a road to the east to Milltimber Brae. The AWPR is planned to pass the site immediately east of Milltimber Brae, with a new grade separated interchange to the north of the A93, providing excellent accessibility to all parts of the city and the wider area.
- M) Proximity to services and facilities –
- Community facilities – 400-800m from the site
 - Local shops – 400-800m from the site
 - Sports facilities – 400-800m from the site
 - Public transport networks – Within 400m of the site
 - Primary school – Approximately 1.2km from the site.
- N) Footpath and cycle connections – The site offers excellent connections to surrounding footpaths and cycle paths, and to the wider countryside in general. The excerpt from the Council’s Core Paths Plan at Fig 2 demonstrates the range of formal routes that surround the site. The Deeside Way offers an excellent means to access the town’s services and facilities without conflicting with public roads, and the path along the northern bank of the River Dee offers excellent recreational walks.
- O) Proximity to employment opportunities – Peterculter offers limited employment opportunities at present, although there are potential sites for employment based development within the town promoted by Bancon and others that would provide opportunities. The town is, however, excellently placed to provide access to Westhill and Kingswells, which both offer extensive employment opportunities. The nearby AWPR access will further enhance the connection with these towns.
- P) Contamination – No constraints.
- Q) Land use conflict – No conflict.
- R) Physical Infrastructure –
- Electricity – available
 - Gas – available
 - Water and Sewage – capacity available
 - Secondary School Capacity – current forecasts indicate capacity at Cults Academy
 - Primary Capacity – Significant capacity is available at Culter Primary School.
- 15** Supporting Surveys: This bid is supported by a landscape and visual impact assessment and also an ecological assessment of the site.
- 16** Community Benefits of the Proposed Development: The development of the site will provide local housing, including 25% affordable housing, and also contribute to the falling

primary school roll. It is noted that almost all development in the 2012 LDP is located within the route of the AWPR. Development is essential to maintain the vibrancy of towns, and the viability of services and facilities.

The provision of the riverside park will also provide a community benefit, and be readily accessible to all via the existing core path network.

- 17** Masterplan/Framework: The masterplan for the proposed development is appended, along with a landscape plan demonstrating the proposed parkland and peripheral planting to integrate the site with its surroundings.

Landscape Masterplan



INDICATIVE PLANTING SCHEDULE

ROADSIDE TREE PLANTING
 ACER PLATANOIDES EMERALD QUEEN
 TILIA CORDATA GREENSPIRE
 PRUNUS SUNSET BOULEVARD

OPEN SPACE TREE PLANTING
 AESCULUS HIPPOCASTANUM
 CEDRUS ATLANTICA GLAUCA
 FAGUS SYLVATICA
 QUERCUS RUBRA
 PINUS SYLVESTRIS

FRONT GARDEN / ROAD FRONTAGE TREE PLANTING
 BETULA JACQUEMONTII
 SORBUS AUCUPARIA
 SORBUS ARIA 'MAJESTICA'
 MALUS JOHN DOWNIE

SPECIMEN SHRUB PLANTING
 AMELANCHIER CANADENSIS
 CORYLUS AVELLANA CONTORTA
 PINUS MUGO MUGHUS
 RHODODENDRON HYBRIDS IN VARIETY

STRUCTURE PLANTING TREE PLANTING
 ALNUS GLUTINOSA
 BETULA PENDULA
 FAGUS SYLVATICA
 FRAXINUS EXCELSIOR
 LARIX X EUROLEPIS
 PINUS SYLVESTRIS
 PRUNUS AVIUM
 QUERCUS ROBUR

SHRUB PLANTING
 ACER CAMPESTRE
 CORYLUS AVELLANA
 CRATAEGUS MONOGYNA
 ILEX AQUIFOLIUM
 PRUNUS SPINOSA
 VIBURNUM OPULUS
 PRUNUS LAUROCERASUS

LARGE HEIGHT SHRUB PLANTING
 BUDDLEJA DAVIDII WHITE PROFUSION
 COTINUS COGGYGRIA ROYAL PURPLE
 ELAEAGNUS PUNGENS MACULATA
 PIERIS FOREST FLAME
 PYRACANTHA ROGERSIANA FLAVA
 RHODODENDRON HYBRIDS IN VARIETY
 VIBURNUM TINUS EVE PRICE
 SPIRAEA X ARGUTA
 WEIGELA FLORIDA VARIEGATA





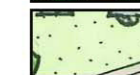
GROUND COVER SHRUB PLANTING
 COTONEASTER CORAL BEAUTY
 EUONYMUS FORTUNEI EMERALD GAIETY
 GERANIUM JOHNSONS BLUE
 HEBE PINGUIFOLIA PAGEI
 HELLEBORUS ORIENTALIS
 JUNIPERUS SQUAMATA BLUE CARPET
 LONICERA MAY GREEN
 PACHYSANDRA TERMINALIS
 POTENTILLA RED ACE
 STACHYS LANATA
 VINCA MINOR

MEDIUM HEIGHT SHRUB PLANTING
 BERBERIS OTTAWENSIS SUPERBA
 CHOISYA TERNATA
 HEBE RED EDGE
 POTENTILLA ABBOTSWOOD
 BRACHYGLOTTIS SUNSHINE
 ROSMARINUS MISS JESSOP'S UPRIGHT
 SKIMMIA JAPONICA RUBELLA
 VIBURNUM DAVIDII
 HYPERICUM HIDCOTE
 CYTISUS X PRAECOX ALLGOLD

GENERAL NOTES

1. Prior to commencement of any work on site protective fencing must be erected around existing trees to be retained in accordance with BS 5837:2005.
2. Prior to any deep cultivation or excavation of planting pits the landscape contractor must check with the site engineer for exact locations of any underground services.
3. For information on levels & drainage refer to engineers drawings.
4. No information with regard to levels & drainage was available at time of preparation of drawing.

Legend

-  Existing off site vegetation
-  Proposed structural tree and shrub planting
-  Proposed tree planting to open spaces, road frontages and within front gardens
-  Proposed shrub planting
-  Proposed close mown grass

NOT FOR SITE ISSUE

site: Peterculter East	client: Bancon Homes
drawing title: Landscape Masterplan	
scale: NTS @ A2	date: 16 / 12 / 10
drawing number: 0554/ 1	
drawn by: J Brindley	checked by: R Wilkie
axwel house east mains industrial estate broxburn west lothian EH52 5AU t: 01506 858 757 f: 01506 855 635 www.brindleyassociates.co.uk © Brindley Associates Ltd.	
 landscape architects & environmental planners design assessment ecology	



Ecological Assessment Addendum Report, Peterculter East For Bancon Homes Ltd



Job no. 0554
10th December 2010

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 SITE DESCRIPTIONS**
- 3.0 DESK TOP ANALYSIS**
- 4.0 SITE ANALYSIS**
- 5.0 INDIVIDUAL SITES**
 - 5.1 Site 1
 - 5.2 Site 2
 - 5.3 Site 4
- 6.0 CONCLUSION**

LIST OF FIGURES

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- 2 HABITAT SURVEY PLAN**

1.0 INTRODUCTION

Brindley Associates Ltd. was commissioned by Bancon Homes Ltd to undertake ecological assessments of several potential development sites in Peterculter, Aberdeenshire. The intention is to promote these areas as housing/commercial development sites within the emerging Aberdeen Local Plan. An Ecological Assessment of the sites was issued in December 2009. Since the report was issued Bancon Homes Ltd has decided to promote three of the five sites originally considered. This addendum report is a revision of the original ecological assessment to reflect the changes in identified ecological effects that may occur as a result. The assessment has been based on a site walkover to identify any features of particular ecological interest that may require more detailed survey work. In addition the walkover takes account of any habitats likely to support European Protected Species (EPS) or other specially protected species.

2.0 SITE DESCRIPTIONS

The sites lie to the south east of the settlement of Peterculter, between North Deeside Road and the River Dee, and are all presently in agricultural use. (See Figure 1) The primary agricultural activity is arable cropping, silage production and cattle grazing with equestrian/horse grazing predominating. Notwithstanding the edge of town horse grazing the overall appearance is of well managed and maintained fields without the run down 'urban fringe' feel that often accompanies such activity. (See Photo 1)



Photo 1 – Horse Grazing on the Urban Fringe

3.0 DESKTOP ANALYSIS

The three sites are not the subject of any nature conservation designations. The adjacent River Dee is, however, a Special Area of Conservation (SAC) which is a European Protected Site within the Natura 2000 suite of designated sites. The River Dee qualifies as an SAC by virtue of its populations of Freshwater pearl mussel (*Margaritifera margaritifera*), Atlantic salmon (*Salmo salar*), and Otter (*Lutra lutra*). All three are EC Habitats Directive Annex II species that are a primary reason for the selection of the site. Otters are known to be well distributed throughout the River Dee and its tributaries and environs and are protected by the Wildlife and Countryside Act 1981 (Schedule 5) as amended by the Nature Conservation (Scotland) Act 2004. Otters are also a European Protected Species (EPS) protected by Annex IV of the EC Directive 92/43/EEC (the Habitats Directive) as an animal species of Community interest in need of strict protection.

The only other EPS that may be present on site are bats. Bats are protected under Annex IIa and IVa of the EC Habitats Directive (92/43/EC) and applied in Scotland under the Conservation (Natural Habitats &c.) Regulations 1994, as amended by the Conservation (Natural Habitats Etc) Amendment Regulations of 2004 and 2007. As European protected species the key protection, other than a prohibition on killing or taking them relates to the protection of their breeding or resting sites (even when not in occupation) and protection from disturbance, particularly in relation to activities that impair their ability to survive, breed or reproduce, or rear or otherwise care for their young. In addition it is an offence to disturb such an animal in a manner that is, or in circumstances which are likely to significantly affect the local distribution or abundance of the species to which it belongs.

The only potential roosting or roosting habitats within the sites considered would be mature broadleaved trees. Only two of the sites are considered to have this potential and these to only a minor degree.

4.0 SITE ANALYSIS

Site walkovers were undertaken on 16th June 2009. Weather conditions were ideal being warm, dry and sunny allowing unrestricted opportunity for site survey. It was noted during the visit that land surveying works in association with the proposed river bridge crossing as part of the Aberdeen Western Peripheral Route were ongoing.

5.0 INDIVIDUAL SITES

5.1 Site 1

This site comprises semi-improved pasture that is heavily grazed by horses. It is bounded to the north by the Railway Line Walk, to the east by recent housing and to the south by the River Dee. The site slopes fairly steeply down to the river where there is a very narrow riparian zone separated by a stock fence. The inherent ecological value is limited due to grazing pressure.

5.2 Site 2

This small site is bounded to the north by the North Deeside Road, to the east by a large mature wooded garden, by housing to the west and by the Railway Line Walk to the south. Its ecological status is the same as Site 1. The only potential ecological consequence resulting from development might be in respect of bats or nesting birds if any disturbance occurred to mature trees on adjacent land (See Figure 2).

5.4 Site 4

Again semi-improved pasture used for horse grazing with a small clump of trees in the centre (See Figure 2) and mature trees adjacent to the north and south along the Railway line Walk and Camphill House respectively. The site has little inherent ecological value although with the same caveat regarding adjacent mature trees.

6.0 CONCLUSION

The proximity of the River Dee SAC to Site 1 is likely to be a material consideration in the planning process in determining the development potential of that site but the sites in themselves are generally of little nature conservation interest. There is no doubt that mitigation in the form of sensitive planting and management of the limited existing resource could result in a net benefit to local biodiversity.



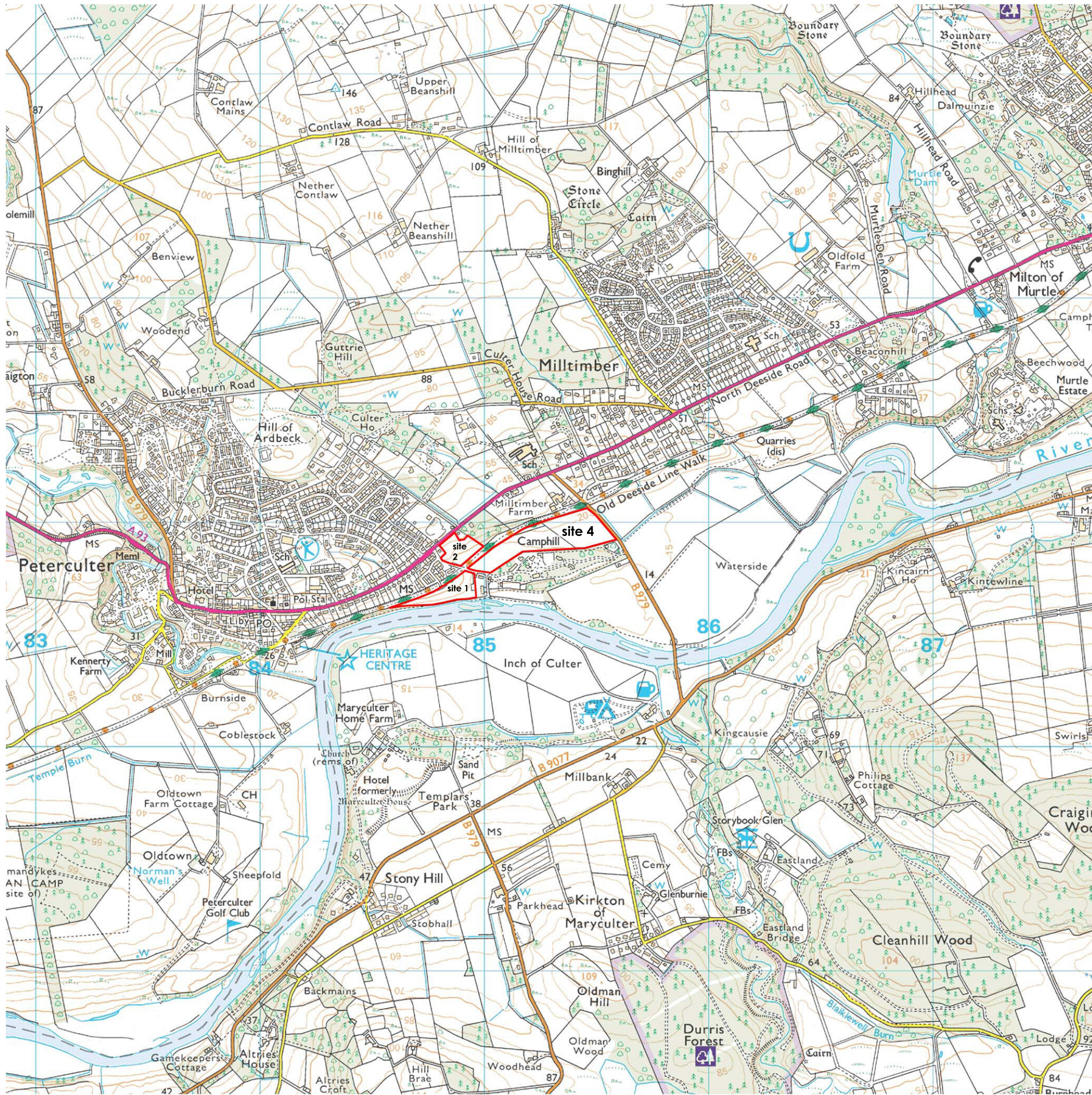
Pittengulies Housing **Pittengulies Business Park**

Area	Building	Net Area (all based on 2 floors)
Area 1	1	1200m ² (4no 300m ² suites or 2no 600m ² wings)
	2	1200m ² (4no 300m ² suites or 2no 600m ² wings)
	3	1200m ² (4no 300m ² suites or 2no 600m ² wings)
	4	1200m ² (4no 300m ² suites or 2no 600m ² wings)
	5	400m ² (2no 200m ² wings or 4no 100m ² suites)
	6	400m ² (2no 200m ² wings or 4no 100m ² suites)
Area 2	7	1200m ² (4no 300m ² suites or 2no 600m ² wings)
	8	1200m ² (4no 300m ² suites or 2no 600m ² wings)
	9	400m ² (2no 200m ² wings or 4no 100m ² suites)
	10	400m ² (2no 200m ² wings or 4no 100m ² suites)
Area 3	11	400m ² (2no 200m ² wings or 4no 100m ² suites)
	12	600m ² (or 2no 300m ² suites)
Total		9200m²



Pitengulles Housing

- Area 1**
 Total Units
 18no Houses (4/5 bed)
 8no 2-bed apartments
 3no 2-bed Affordable apartments
 3no Affordable terrace houses (2/3 bed)
- Area 2**
 Total Units
 16no Houses (4/5 bed)
 6no 2-bed Affordable flats
 6no Affordable terrace houses (2/3 bed)
- Area 3**
 Total Units
 10no Houses (4/5 bed)



KEY

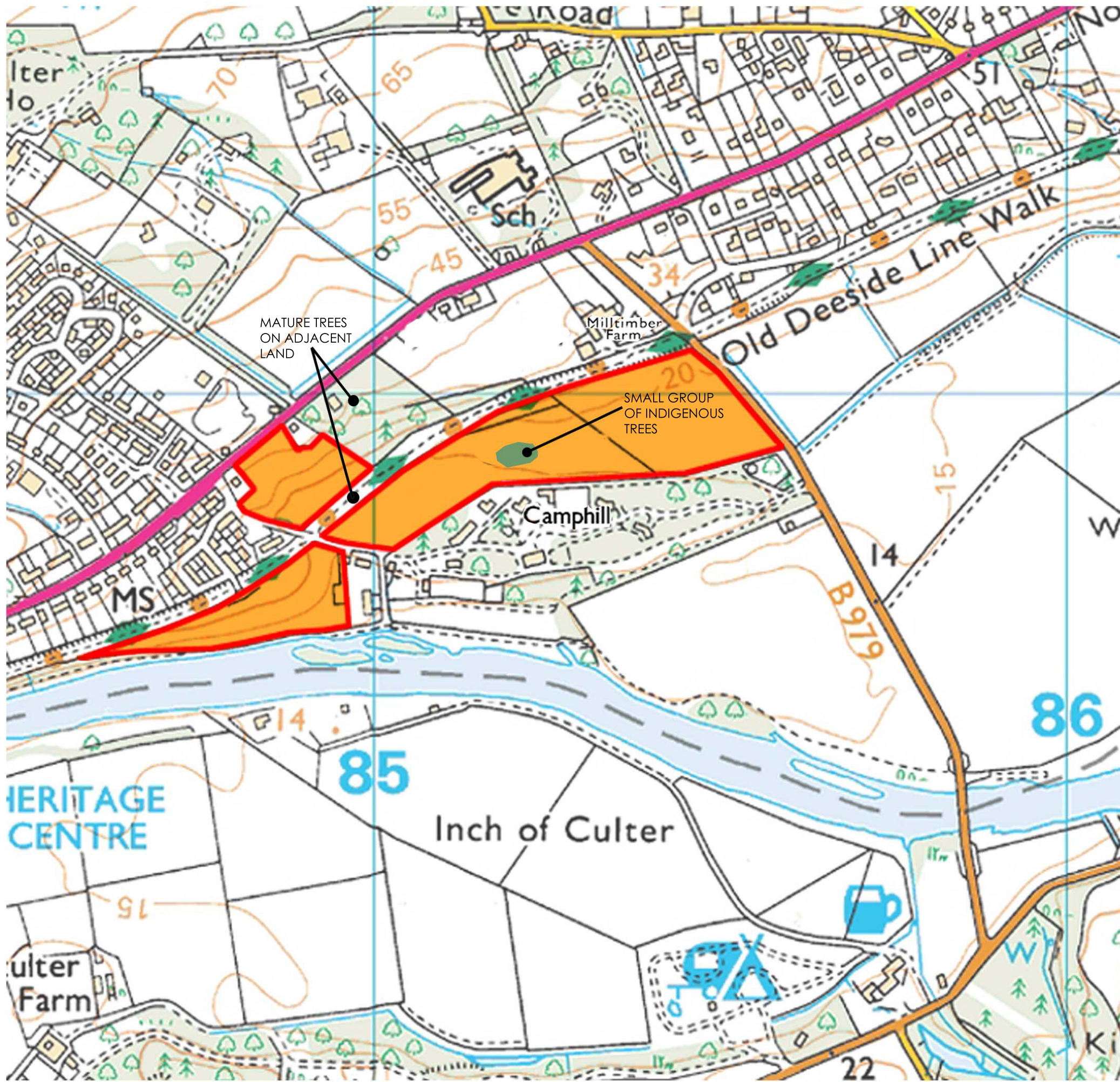


SITE BOUNDARY



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site: PETERCULTER EAST	client: BANCON HOMES
drawing title: LOCATION PLAN	
scale: NTS	date: 06 / 12 / 10
figure number: 01	
drawn by: L Wilkinson	checked by: R Wilkie
axwel house east mains industrial estate broxburn west lothian EH52 5AU t: 01506 858 757 f: 01506 855 635 www.brindleyassociates.co.uk	 brindley associates landscape architects & environmental planners design assessment ecology



MATURE TREES ON ADJACENT LAND

SMALL GROUP OF INDIGENOUS TREES

KEY

-  SITE BOUNDARY
-  SEMI IMPROVED GRAZING
-  MATURE TREES



HERITAGE CENTRE

85

Inch of Culter


86

Culter Farm

22



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site: PETERCULTER EAST	client: BANCON HOMES
drawing title: HABITAT SURVEY PLAN	
scale: NTS	date: 02 / 07 / 09
figure number: 02	
drawn by: J Johnston	checked by: R Wilkie
axwel house east mains industrial estate broxburn west lothian EH52 5AU t: 01506 858 757 f: 01506 855 635 www.brindleyassociates.co.uk	 landscape architects & environmental planners design assessment ecology

Landscape and Visual Impact Assessment Addendum Report Peterculter East For Bancon Homes



Job no. 0554
10th December 2010

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1.0 INTRODUCTION

- 1.1 The Proposed Development Sites
- 1.2 The Broader Study Area
- 1.3 The Proposed Developments

2.0 LEGISLATION, POLICY AND GUIDANCE

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1.0 INTRODUCTION

Brindley Associates Ltd, Landscape Architects and Environmental Planners were commissioned by Bancon Developments to carry out a Landscape and Visual Impact Assessment of five parcels of land as one proposed development site located to the east of Peterculter, approximately six and a half miles west of Aberdeen City centre, in Aberdeen.

The completed LVIA was issued in December 2009. Subsequently, Bancon Homes Ltd has concentrated on promoting three of the five sites originally assessed. This report, which should be read with the original LVIA, is an addendum which revisits the original assessment in the light of the reduction in the area being proposed for development to update the predicted landscape and visual impacts.

1.1 The Proposed Development Sites

The three remaining proposed development sites are located between the south eastern edge of Peterculter, the B979 road which crosses the River Dee west of Milltimber and the Old Deeside Line Walk on the former Railway Line. (See Figure 01)

Site 1 is 2.35 hectares (Ha) and is a triangular site lying between Pittengullies and the River Dee. The north of the site is bounded by the Old Deeside Walk with a drystone retaining wall and tree planting. The site slopes steeply down by approximately 15 metres to the River Dee and associated riparian strip vegetation and enjoys views across the River Dee Valley. The east of the site is bounded by hedge planting along Pittengullies Brae and the existing residential development. The Site 1 land use is currently semi improved pasture used for horse grazing.

Site 2 is 1.62 Ha and slopes down from North Deeside Road to the Old Deeside Line Walk former railway embankment mature tree planting and drystone wall. The east of the site is bounded by a large mature wooded garden and private dwelling in the north east corner with hedge planting. The west of the site is open to Pittengullies Brae with a private dwelling in the north west corner of the site. Site 2 land use is currently horse grazing on semi improved pasture.

Site 4 is a well contained linear site covering 7.21 Ha. Site 4 slopes between the Old Deeside Walk in the north and Camphill Estate in the south as well as sloping from west, the Pittengullies Brae to Milltimber Brae on the eastern boundary. Site 4 is comprised of semi improved pasture and is currently used for horse grazing.

The proposed Aberdeen Western Peripheral Route (AWPR) runs to the east of Site 4.

1.2 The Broader Study Area

For the purpose of this landscape and visual impact assessment the broader study area for the development at Peterculter East has been defined as the land lying within a 2km radius of the centre of the sites.

The 2km study area is dissected by the River Dee watercourse and valley running west to east. To the north of the River Dee lie the settlements of Peterculter, Milltimber, Murtle Estate and Milton of Murtle. South of the River Dee, in the south of the study area lies the settlement of Kirkton of Maryculter and Stobhall. While there are no designated historic gardens or designed landscapes or conservation areas within the broader study area, Camphill Estate represents an example of a designed estate landscape. Three Scheduled Ancient Monuments lie within the broader study area and will be examined in the character assessment. Numerous core paths pass through the study area including Core Path no.66 Deeside Way, Core Path no. 70 along the River Dee and Core Path 76.

The settlements of Peterculter and Milltimber represent the western periphery of Aberdeen's conurbation. There is a rapid transition between the suburban settlements of Peterculter and Milltimber with the adjacent countryside of wooded farmland because the urban fringe farmland or wasteland which is normally associated with outlying settlements is absent. The linear road and development pattern, which includes the settlements of Peterculter and Milltimber, is striking as it follows the Dee Valley and is well contained within the river valley. Development on the plateaus is minimal and comprises agricultural steadings. Open swathes of countryside on the valley slopes and plateaus contain a matrix of well maintained forestry, mixed and broadleaved woodland, estate woodland interspersed with pasture.

1.3 The Proposed Development

The proposed developments have not been designed in detail and are subject to revision depending upon the potential effects identified by this and other assessments.

The proposals for the development of Site 1 include approximately ten residential units as 1.5 storey residential dwellings along the north western boundary adjacent to the Old Deeside Way. Proposals also include a commercial leisure area in the east of the site with 1 hectare of southern half of the site next to the River Dee converted from farmland to public open space incorporating a riverside walk and picnic area. Road access to the development can be achieved from Pittengullies Brae.

The proposals for the development of Site 2 include approximately thirty three 1.5 to 2 storey residential dwellings with strategic planting on the North Deeside Road corridor and Pittengullies Brae. Road access to the residential development can be achieved from Pittengullies Brae or the North Deeside Road.

The proposals for the development of Site 4 currently include approximately one hundred and twenty 1.5 to 2 storey dwellings, possibly some apartment development with business development adjacent to the B979. The development proposals also include strategic planting including tree planting along Pittengullies Brae in the west and the Milltimber Brae Road in the east. Road access can be achieved from Pittengullies Brae and Milltimber Brae Road. There will be a new road through the site from Pittengullies Brae to Mill brae to provide better access to the whole area and relieve congestion at the A93/ Pittengullies Brae junction.

2.0 LEGISLATION, POLICY AND GUIDANCE

This section remains the same as the 2009 report and is not replicated here.

3.0 LANDSCAPE ASSESSMENT

Methodology

This landscape assessment has been prepared with reference to the Guidelines for Landscape and Visual Impact Assessment (GLVIA) published by the Landscape Institute and the Institute of Environmental Management Assessment (2002). The full methodology utilised is described in Appendix 1.

3.1 Existing Landscape Context

3.1.1 Overview

The three proposed development sites are located on the eastern fringes of the existing settlement of Peterculter, which forms the western fringe of the greater Aberdeen conurbation. The sites are immediately to the west of the corridor of the proposed Aberdeen Western Peripheral Route and two of the sites will be seen in the context of the new road corridor, its associated earthworks and landscape. Site 2 is adjacent to North Deeside Road and Sites 1 and 4 are grouped around Camphill Estate. The sites are contained by the eastern urban edge of Peterculter, North Deeside Road, the B979 and the River Dee, which Site 1 is adjacent to. The sites lie on the lower valley slopes of the Dee Valley. As relatively low lying areas they are visually contained by rising topography to the north and south, extensive areas of rural woodland and forestry, the heavily wooded landscapes associated with the existing suburban housing landscapes of Milltimber and Peterculter and by mature ornamental woodland associated with the wooded policy landscape associated with the Camphill Estate.

Of the three components of land that make up the Peterculter East package all are currently agricultural, being used mainly as grazing for horses. Site 1 lies between Pittengullies and the River Dee with the north of the site being defined by the wooded corridor of the Old Deeside Line Walk and is contained to the north, west and east by existing suburban development and to the south by the Old Deeside Line Walk. Site 2 lies between North Deeside Road and the Old Deeside Line Walk, the east of the site is bounded by wooded grounds and the west is contained by existing residential development. Site 4 is contained between the wooded grounds of the Camphill Estate to the south and the Old Deeside line Walk to the north.

The study area consists of three main elements – the flood plain landscape associated with the Dee Valley which runs west to east through the study area, the extensive suburban development that exist on the south facing slopes of the Dee Valley and the heavily wooded farmland and forestry landscapes of the upper valley slopes and adjacent plateaus in the north and the south of the study area.

Although containing both the settlements of Peterculter and Milltimber, the study area retains a strongly rural and rural fringe character. This is in part due to views across the River Dee towards open countryside and is also due to the presence of extensive woodland in the rural components of the study area and the unusually large amount of mature trees found within the urban parts of the study area.

The presence of extensive areas of forestry and woodland in the more rural zones and associated with the river corridor reinforces the strongly wooded nature of the study area and significantly limits and constrains visibility in many areas. This woodland pattern, combined with the enclosure of much of the study area provided by the valley sides, creates an attractive and well maintained landscape of woodland, water and rolling topography.

3.1.2 Potential Changes to Baseline Landscape Context

The proposed AWPR would run north to south through the study area and will, if constructed, have a significant effect upon the landscape context of the proposed development sites. A major road corridor up to approximately 150m wide in places with associated movement, earthworks, large scale engineering works, and substantial areas of structural landscape planting will be introduced into a largely rural and urban fringe landscape that does not currently contain large scale infrastructure of any kind. The AWPR would, if constructed, have a significant effect upon the baseline landscape character of the study area.

3.2 Predicted Impacts

3.2.1 Introduction

Consideration of the impact on landscape character has involved:

- An understanding of the landscape changes that will occur in the study area as a result of the construction of the proposed AWPR;
- an overview of implications for designated landscapes and other sites of local value;
- the evaluation of both direct and indirect impacts on local landscape character in terms of loss or modification to existing landscape elements (typically tree removal, changes to ground cover, land use or existing landform) and the implications for the balance of components that frame local character;
- an evaluation of the implications for the identified local landscape areas; and
- an evaluation of the effects of the proposed landscape and visual mitigation strategy.

The extent to which the proposed residential and commercial development proposed has the potential to appear intrusive and hence, detrimental to the landscape character is somewhat limited by their low lying and enclosed nature. Topography and vegetation limit the influence of the developments to the immediate locale, and significant areas of public amenity green space will be created adjacent to the River Dee which will integrate the development with its surrounding landscape and as such significant effects are expected to be restricted to the immediate vicinity of the sites boundaries.

3.3 SNH Landscape Character Areas (Figure 03)

The Landscape Character Assessment of Aberdeen (No.80) identifies one landscape character type (LCA) within the 2 km study area – Wooded Farmland, the adjacent Landscape Character Assessment of Aberdeenshire(No.102) identified a further LCA within the study area- Central Wooded Estates. The urban areas and river valley components of the area are considered in section 3.6.

3.4 Wooded Farmland

The Wooded Farmland LCA lies to the north of the River Dee Valley. The key characteristics of the LCA are summarised below:

- Varied topography of plateaus, rounded hills and upper valley slopes;
- Large areas of woodland framing and enclosing pastures and small settlements;
- Well maintained farmland with drystone dykes and fences as boundaries;
- Framed views to distant hills and localised views across the Dee Valley; and
- Abrupt transition to the adjacent Urban, Suburban and Rural Settlements LCA.

3.4.1 Sensitivity

The Wooded Farmland LCA is a predominantly pastoral landscape interspersed with large areas of woodland and forestry and smaller woodlands, copses and incidental trees to create a

strongly rural character, with little intrusion from the adjacent urban areas. Except for a small component near Sites 2 & 3, which is atypical of the general character in that it currently contains the Albyn School playing fields and the Aberdeen Petroleum Club driving range, both of which facilities are floodlit. The LCA is substantially separated from the proposed development sites by urban development in both Milltimber and Peterculter. This Character Area is considered to be of Low sensitivity to residential development outwith its boundaries as a result of the minimal effects that existing development on its boundaries has had upon its strongly rural character.

3.4.2 Magnitude of Change

The magnitude of change for the Wooded Farmland LCA is considered to be Low as the proposed development will not affect directly or be visible from the main component of the LCA which lies mainly north of the settlement.

3.4.3 Significance of Effect

The effect of the proposed development on this landscape type is considered to be Minor and localised. This is not considered to represent a significant effect upon the landscape character of the Wooded Farmland LCA.

3.5 Central Wooded Estates

The Central Wooded Estates are broadly similar in character to the Wooded Farmland LCA. The Central Wooded Estates represent an extensive character area spreading from the River Dee south beyond the study area. The key characteristics of the LCA are summarised below:

- Broad sweeping landscape of valleys and hills;
- Small and large scale fields interacting with strong structure of dense woodland as coniferous plantation and semi native shelterbelts;
- Combination of enclosed spaces and sudden open and long distance views; and
- Scattered areas of housing and settlement, clusters of farm buildings.

3.5.1 Sensitivity

The Central Wooded Estates LCA is a variable character area with a contrast between wooded enclosure and occasional open and long distance views across the low-lying Dee Valley towards Peterculter and Milltimber. This Character Area is considered to be of Low sensitivity to residential development outwith its boundaries as a result of the minimal effect that existing development at Peterculter and Milltimber has had upon its strongly rural character.

3.5.2 Magnitude of Change

The magnitude of change for the Wooded Farmland LCA is considered to be Low to Negligible as the proposed development will not affect any part of the LCA directly and will only be visible from limited areas within the LCA due to the screening woodlands adjacent to the River Dee.

3.5.3 Significance of Effect

The effect of the proposed development on this landscape type is considered to be Minor to Negligible. This is not considered to represent a significant effect upon the landscape character of the Central Wooded Estates LCA.

3.6 Local Landscape Character Areas (See Figure 04)

The definition of landscape types indicated in the SNH character assessment document provides a great deal of information relevant at a regional level. However due to the limited size of the study area and the requirement to accurately assess the effects of the proposed development at a local level, a further assessment has been undertaken to reflect the detailed character found within the study area. An analysis of existing landscape character and quality

has been carried out by a combination of field and desk studies and a further two landscape character areas have been identified.

These local landscape character areas are:

- Urban, Suburban and Rural Settlements; and
- River Dee Valley.

3.7 Urban, Suburban and Rural Settlements

The Urban, Suburban and Rural Settlements Character Area is predominately located in the north of the study area and mainly comprises the settlements of Milltimber and Peterculter which lie on the south facing northern slopes of the Dee Valley. Kirkton of Maryculter and Stobhall is the only component of this LCA found in the southern part of the study area. The key features of the LCA are as follows:

- Primarily residential landuse with a predominance of 1.5 - 2 storey dwellings, highly modified and man made character;
- Extensive gardens with large numbers of mature broadleaved and coniferous trees creating a contained and wooded framework;
- Visually diverse range of building materials and styles, reflecting the evolution of the settlements; and
- Further visual containment provided by the presence of buildings, garden trees, hedgerows, walls and other structures and particularly by the woodland associated with Camphill Estate.

3.7.1 Sensitivity

The Urban, Suburban and Rural Settlements LCA is a typical residential settlement landscape with a mix of building types and styles in a range of materials in close proximity, creating a small scale and variable housing landscape. Plot sizes tend to be large and as a result a large amount of mature trees are present in the LCA. This results in a wooded and generally enclosed suburban character.

The LCA is highly modified and views tend to be short to medium, enclosed by adjacent built form, garden vegetation and areas of woodland. This character area is considered to be of Low sensitivity to development of the type proposed.

3.7.2 Magnitude of Change

The proposed development areas will not be directly visible from the majority of the Urban, Suburban and Rural Settlements LCA as the new development is generally well-contained by topography and vegetation. Areas of the LCA immediately adjacent to the development plots will experience some change as pasture and arable land is converted into residential landscapes, however this is not considered to fundamentally affect the character of the existing urban areas.

The magnitude of change is therefore considered to be Negligible.

3.7.3 Significance of Effect

The effect of the proposed development on this landscape type is considered to be Negligible. This is not considered to represent a significant effect upon the landscape character of the Urban, Suburban and Rural Settlements LCA.

3.8 River Dee Valley

The River Dee Valley LCA runs east to west through the centre of the study area and comprises the River Dee, its floodplain and the lower slopes of the Dee Valley. This LCA contains the proposed development sites and its key features are as follows:

- Meandering river on valley floor;
- Arable crops and pastures on the floodplain in large open fields defined by post and wire fences and embankments;
- Corridor LCA contained by adjacent and heavily wooded LCA;
- Views generally enclosed and orientated in the direction of the river; and
- Further visual containment provided by the presence of buildings, garden trees, hedgerows, walls and other structures.

3.8.1 Sensitivity

The River Dee Valley LCA is attractive and enclosed by woodland and existing suburban landscapes which are generally contained within a strong woodland framework. Views tend to be short to medium distance and tend to focus on the river or upon the opposite sides of the valley. This character area is considered to be of Medium sensitivity to development of the type proposed.

3.8.2 Magnitude of Change

The proposed development areas will directly affect the LCA as small and contained areas of pasture within it, although on the northern boundary of the LCA would be converted to an urban residential or business land character. Areas of pasture near the river would be converted to parkland and would remain as green and open space. It is considered that areas of the LCA directly affected will experience a locally high magnitude of change.

As the LCA currently exists in close proximity to suburban landscapes it is not considered that the proposed development introduces a new or discordant element into the existing landscape framework and does not fundamentally affect the character of the majority of the existing River Dee Valley LCA. The rest of the LCA would not experience direct change however those areas of the LCA near the development sites would experience a locally low magnitude of change which would reduce to Negligible as structural landscape planting associated with the development matures and integrates the development into the adjacent suburban landscapes.

3.8.3 Significance of Effect

The effect of the proposed development on this landscape type is considered to be locally major and therefore locally significant in those areas directly affected by development; however the majority of the LCA not directly affected by the development is predicted in this instance to experience a minor adverse effect in the short term which is initially significant and adverse. As mitigating structural landscape planting matures this effect is predicted to fall to Negligible and not significant. This is not considered to represent a significant effect upon the landscape character of the River Dee Valley LCA generally.

3.9 Landscape Designations (See Figure 04)

There are no landscape designations within the study area; however three Scheduled Ancient Monuments (SAM) have been identified.

3.10 Scheduled Ancient Monuments

The three Scheduled Ancient Monuments (SAMs) been identified within the Study Area are Maryculter House, Church and Burial ground to the south west, Corbie Linn Prehistoric Enclosure to the south and Bingham House, Stone Circle & Cairn.

3.10.1 Sensitivity

None of the three Scheduled Ancient Monuments are in close proximity of the proposed development sites. Maryculter House, Church and Burial Ground has fragmented visibility of the development sites due to the presence of intervening woodland; no visibility of the site due to woodland screening. Corbie Linn Prehistoric Enclosure has no visibility due to the presence of adjacent woodland and Binghill House, Stone Circle and Cairn are again screened from any visibility of the sites by existing woodland and also by close, existing suburban developments. The SAMs in this instance are considered to have High sensitivity to change of the nature proposed.

3.10.2 Magnitude of Change

All three SAMs will be unaffected by the proposed development due to the screening provided by woodland, forestry and existing housing. Therefore the magnitude of change is considered Negligible.

3.10.3 Significance of Effect

The effect of the proposed development on SAMs is considered to be Negligible and not considered to represent a significant effect to the type of development proposed.

3.11 Landscape Assessment Summary

Table 1 - Summary of Assessment of Impacts on Local Landscape Character Areas and Designated Landscapes

Landscape Character Area / Local Landscape Character Area	Significance of Effect of Development
Wooded Farmland LCA	Minor Adverse, Not significant
Central Wooded Estate LCA	Minor Adverse to Negligible, Not significant
Urban, Suburban and Rural Settlements	Negligible, Not significant
River Dee Valley	Locally Moderate/Major Adverse, Significant Generally Negligible
Landscape Designations	Significance of effect
Scheduled Ancient Monuments	Negligible

4.0 VISUAL IMPACT ASSESSMENT

Methodology

This visual impact assessment has been prepared with reference to the Guidelines for Landscape and Visual Impact Assessment (GLVIA) published by the Landscape Institute and the Institute of Environmental Management & Assessment (2002). The full methodology utilised is described in Appendix 1 of the original LVIA.

4.1 Introduction

This section presents the assessment of the impacts of the proposed residential and commercial developments at Peterculter East on the visual amenity of the study area. Visual amenity is defined as the pleasantness of the view or outlook of an identified receptor or group of receptors.

The assessment determines the degree of anticipated change to visual amenity, considering buildings, any areas of public open space, roads and transport corridors that would occur as a result of the proposed scheme. The buildings, open spaces, roads and transport corridors that may experience views of the proposed development are collectively referred to as 'receptors'. Residual effects have been identified for each receptor. The assessment has been undertaken to include the visual impacts on the basis that the AWPR does not get planning consent and also on the basis that the AWPR does get planning consent. If the AWPR does get planning consent development Site 4 will be seen in the context of the new AWPR road corridor; the associated earthworks; landscape mitigation and the new high level bridge. The new high level bridge and embankments will span the River Dee immediately to the east of the Peterculter East Sites and the AWPR will also cross under the North Deeside Road resulting in significant disturbance and engineering works in this area.

4.2 Potential Effects

Development can change people's experience of landscape depending on existing context, the scale, form, colour and texture of the proposals, the nature of activity associated with the development and the distance from and the angle of view that the receptor has to the proposed development.

The proposals involve the conversion of a group of small urban fringe sites to residential and commercial landuses with associated new public open space adjacent to the River Dee. The proposed development will include:

- Mainly 1.5 storey residential development with limited commercial and business park development although the proposed layout is relatively flexible and open to review based upon the findings of this assessment;
- New infrastructure including access roads and lighting;
- New planting associated with such a development such as hedges, street trees, garden trees and shrub planting; and
- Extensive new areas of public open space adjacent to the River Dee covering approximately 50% of site 1.

In this context the key concern relating to visual impact is the extent to which the proposed development would intrude into existing views experienced by existing residents and day to day users of the area.

There are a number of ways in which the proposed development might impact on the existing landscape and visual amenity. Effects are likely to be either temporary (and relate specifically to the construction stage of works), or permanent (and incurred upon completion of the development), whilst other effects would be reduced over time as landscape mitigation measures mature and integrate the proposed development into the existing landscape. Listed below are some likely key factors:

- The scale and form of the proposals may prove intrusive in the context of the existing landscape elements and overall visual character;
- The construction and final form of the proposals may involve the loss or fragmentation of landscape elements (buildings, open space, woodland and trees);
- The extent to which the proposals may intrude into existing views experienced by residents and day to day users of the area; and
- The extent to which current users of the landscape such as local residents or visitors may be subject to new effects.

4.3 Statutory and Planning Context

Statutes and national planning policy make no direct provision for the protection or conservation of specific views. They are however, an implicit part of the values and qualities recognised in broader landscape designations that seek to protect areas of high scenic quality.

4.4 Viewpoints (see Figure 02)

Five viewpoints were selected as having the potential to show representative views to the proposed development site from analysis of mapping and the site visit. The viewpoints are:

Table 2 – Viewpoint Locations

No	Location	Grid Reference	Main Receptors
1	Near Millbank	NT 385416, 799685	Road users and residents
2	B979 & River Dee	NT 385846, 800389	Road users, Recreational Users
3	Contlaw Road, Hill of Milltimber	NT 385018, 802599	Road users and residents
4	North Deeside Road	NT 385268, 801216	Road users and residents
5	Old Deeside Line Walk	NT 384621, 801216	Recreational Users

4.5 Visual Mitigation

Visual effects resulting from the introduction of development would arise from the areas of new buildings, creation of access roads, structural planting and amenity landscape areas, changes to the existing landform, street lighting and other ancillary structures. These effects can, in some instances, be mitigated by sensitive site design, use of appropriate materials and colours and provision of screening. The provision of screening will take the form of woodland buffer planting as well as an internal landscape structure within the majority of the development which will link the areas of development visually with the adjacent wooded landscapes at Camphill Estate, The Old Deeside Railway footpath and the structure planting of the proposed AWPR. This landscape structure would include tree, shrub and hedgerow planting which together with new public open spaces can help the development to integrate into the existing landscape and views.

4.6 Visual Baseline Conditions

The baseline landscape and its broad visual context are described under Landscape Character (Section 4). With reference to the theoretical visibility of the development the viewpoints have been selected from locations within the study area with potential visibility of the proposed development. The baseline conditions change significantly if the proposed AWPR is consented and built; the AWPR proposals are described in Section 2. Viewpoint locations are illustrated on Figure 02.

Groups of receptors within the 2km study area were identified during review of the visual envelope and site survey. Key representative groups of receptors include:

- Residents within Peterculter and Milltimber;
- Travellers along the B979 and other roads in the study area; and

- Walkers on the Old Deeside Line footpath.

4.7 Predicted Visual Effects

Viewpoints have been selected from within the limited areas of the study area with theoretical visibility of the proposed development site and therefore reflect only effects from within this area. In some cases viewpoints were taken very close to the site boundary, due to the very enclosed nature of the visibility pattern and in other cases the viewpoints have been selected to represent theoretical distant views. It should be noted that the majority of the 2km study area is predicted to have no or negligible visibility of the proposed development site due to woodlands associated with large estate landscapes, woodlands associated with the river valley, suburban tree planting, woodland planting associated with large private gardens and the topography of River Dee valley landform which encloses views from the north.

4.8 Viewpoint 1, Near Millbank (Figure 06)

4.8.1 Viewpoint Description:

This viewpoint is located approximately 1km to the south of Site 4 and lies on a minor road running parallel to the valley slope, near Millbank. This viewpoint was chosen to represent distant views from the south of the study area experienced by road users and residents in scattered properties. The minor road offers access to residential properties at Millbank and the Storybook Glen Family Theme Park and is representative of clear visibility from an area including the B979 corridor and Maryculter.

4.8.2 Existing View:

The existing view from left to right shows: good quality open pastoral farmland in the foreground and mid ground, a matrix of mixed woodland running along the river valley in the mid ground, and up and beyond the valley ridgeline in the background. The settlements of Peterculter and Milltimber respectively are seen but are separated by the wooded estate landscape of Camphill. The settlements are also partially screened by mixed woodland on the northern valley slope. The settlements do not breach the wooded skyline due to their lower position on the valley slope and the presence of continuous woodland on the ridge to the north. To the right of the farmland the cluster of buildings that form Millbank is well screened by existing vegetation and tree planting. To the far right the minor road that links Millbank with the B9077 and B979 is visible, with a mature hedgerow along its southern edge. Sensitivity to the type of development proposed here is considered to be Medium due to the presence of existing urban forms in the view.

4.8.3 Proposed View and Magnitude of Change during Construction:

There will be middle to distant views to the construction of new residential and commercial areas with associated infrastructure in the central component of the view, the development of sites 1, 2 and 4 may be visible as rooflines set within the existing woodland structure and would be continuous with the existing urban area of Peterculter.

The magnitude of change during construction is considered to be Negligible.

4.8.4 Impact on Visual Amenity during Construction:

Given the context of the viewpoint on a minor road serving a few residential properties the receptors are considered to be of Medium sensitivity to the type of development proposed. The proposed development would add the construction of new residential and business properties adjacent to the existing residential edge and seen within a woodland context. The effect on visual amenity caused by the proposed development is predicted to be Negligible, which in the context of this assessment is not considered to be Significant.

4.8.5 Proposed View and Magnitude of Change, Winter of Completion:

An area of new residential and business development in a maturing landscape structure will be visible within the wooded landscapes adjacent to the existing urban edge.

The magnitude of change is considered to be Low.

4.8.6 Impact on Visual Amenity, Winter Completion:

For the receptors at this viewpoint the completion impact on visual amenity is predicted to be Minor - Moderate which, in the context of this assessment is considered to be Significant.

4.8.7 Proposed View and Magnitude of Change, Summer Year 15:

By the summer of year 15 it is considered that the landscape buffer planting and internal landscape structure of the development will be well established and it will integrate the majority of the development with the existing wooded urban edge.

The magnitude is considered to be Negligible.

4.8.8 Impact on Visual Amenity, Summer Year 15:

For the receptors at this viewpoint it is predicted that the visual amenity impact will be Negligible.

4.8.9 Magnitude of Change, Summer Year 15 with AWPR:

The impact of the proposed development on visual amenity at this viewpoint seen in the context of the building of the AWPR and its associated embankments, high level bridge and landscape structure would be significantly reduced and the magnitude of change is considered to be Negligible.

4.8.10 Impact on Visual Amenity, Summer Year 15 with AWPR:

The impact on visual amenity at this viewpoint of the building of the AWPR and its associated embankments, high level bridge and landscape structure would reduce the impact of the proposed development at Peterculter to Negligible.

4.9 Viewpoint 2, B979 & River Dee (Figure 06)

4.9.1 Viewpoint Description:

The viewpoint is located on Maryculter Bridge. The bridge connects Milltimber and Peterculter in the north to Maryculter in the south via the B979 road. The viewpoint provides an indication of visual impacts on road users of the bridge travelling north. The viewpoint, located to the south of the development sites is representative of brief views across arable land towards the sites obtained mainly by travellers.

4.9.2 Existing View:

The existing view from left to right shows: in the foreground the bridge and the River Dee with associated riparian woodland vegetation. The middle ground of the view shows low lying agricultural floodplain fields rising to the wooded valley slopes containing residential development and Camphill Estate in a well wooded landscape framework.

4.9.3 Proposed View and Magnitude of Change during Construction:

There will be middle to distant views to the construction of new residential and commercial areas with associated infrastructure in the central component of the view, the development of sites 1, 2 and 4 may be visible as rooflines set within the existing woodland structure and would be continuous with the existing urban area of Peterculter.

The magnitude of change during construction is considered to be Low.

4.9.4 Impact on Visual Amenity during Construction:

Given the context of the viewpoint on a road corridor with the majority of receptors being road users experiencing short duration views towards the proposed development, sensitivity to the type of development proposed is considered to be medium.

For these receptors at this viewpoint, the initial impact on visual amenity caused by construction of the proposed development would be Minor to Moderate which, in the context of this assessment is Significant.

4.9.5 Proposed View and Magnitude of Change, Winter of Completion:

New residential and commercial development will be seen mainly as infill development within the existing wooded urban edge. The development will be substantially screened by Camphill estate and riverside woodland.

The magnitude of change at completion is considered to be Low.

4.9.6 Impact on Visual Amenity, Winter of Completion:

For the receptors at this viewpoint, the impact on visual amenity caused at the completion of the proposed development would be Minor to Moderate which, in the context of this assessment is Significant.

4.9.7 Proposed View and Magnitude of Change, Summer Year 15:

By the summer of year 15 it is considered that the landscape buffer planting and internal landscape structure of the development will be well established and it will integrate the majority of the development with the existing wooded urban edge.

The magnitude is considered to be Negligible.

4.9.8 Impact on Visual Amenity, Summer Year 15:

For the receptors at this viewpoint travelling on the Maryculter Bridge corridor, the post mitigation impact on visual amenity caused by the proposed development would fall to Negligible, which, in the context of this assessment would not be Significant.

4.9.9 Proposed View and Magnitude of Change, Summer Year 15 with AWPR:

The building of the AWPR would significantly change the existing baseline adding a significant amount of earthworks, engineering, and landscape structure to this view and relocating the receptors onto the new bridge crossing the river. With the new high level bridge and associated AWPR landform in place the proposed development would be briefly visible in the context of the AWPR infrastructure.

The magnitude of change of the proposed development seen in the context of the building of the AWPR would be Negligible.

4.9.10 Impact on Visual Amenity, Summer Year 15 with AWPR:

The impact of the proposed development on visual amenity at this viewpoint seen in the context of the building of the AWPR and its associated embankments, high level bridge and landscape structure would be significantly reduced and the magnitude of change is considered to be Negligible.

4.10 Viewpoint 3, Contlaw Road, Hill of Milltimber (Figure 07)

4.10.1 Viewpoint Description:

This viewpoint is located to the north of the proposed development, approximately 1.5km from the northern boundary of Site 1, on a rural road near to a cluster of farm steadings and the Hill of Mill Timber. The viewpoint is representative of elevated views from the north of the study area towards the proposed development location. The views are typically available to residents and road users.

4.10.2 Existing View:

The existing view from left to right shows: in the foreground and middle-ground, a minor rural road, open pasture fields with mixed woodland in the background and glimpsed views through to wooded hilltops in the distance.

4.10.3 Proposed View and Magnitude of Change during Construction:

The existing view will experience negligible change as a result of the proposed development due to the screening provided by the landform of the river valley, the estate woodlands and coniferous plantations, and the location of the proposed development on the lower valley slopes.

The magnitude of change during construction is considered to be Negligible/None.

4.10.4 Impact on Visual Amenity during Construction:

Given the context of the view on a minor road servicing relatively few properties, the receptors would be assumed to be of medium sensitivity to change associated with the proposed development, as the majority will be agricultural workers or drivers experiencing short duration views towards the proposed development.

However, the proposed development is not visible from this viewpoint; therefore the initial impact caused by construction of the proposed development would be Negligible/ None.

4.10.5 Proposed View and Magnitude of Change, Winter of Completion:

At winter of completion the proposed development will not be visible from this view due to the screening of the river valley landform and the estate woodlands and coniferous plantations.

The magnitude of change is considered to be Negligible/ None.

4.10.6 Impact on Visual Amenity, Winter Completion:

The impact on visual amenity at this viewpoint in the winter of completion will be Negligible/ None.

4.10.7 Proposed View and Magnitude of Change, Summer Year 15:

The proposed view will not experience change due to the proposed development by the summer of year 15, due to the existing river valley landform and woodland plantations. The magnitude of change is Negligible/ None.

4.10.8 Impact on Visual Amenity, Summer Year 15:

The impact on visual amenity in the summer of year 15 of the proposed development will be Negligible/ None.

4.10.9 Magnitude of Change, Summer Year 15 with AWPR:

The proposed development will not change the existing view with the addition of the AWPR. The magnitude of change due to the proposed development with the AWPR remains Negligible/ None.

4.10.10 Impact on Visual Amenity, Summer Year 15 with AWPR:

The impact of the proposed development on visual amenity from this viewpoint with the AWPR in summer year 15 remains Negligible/ None due to the river valley landform, woodland and plantations and location of the proposed development in the base of the valley.

4.11 Viewpoint 4, North Deeside Road (Figure 07)

4.11.1 Viewpoint Description:

The viewpoint is located on the western boundary of Milltimber, at the junction of the A93 and B797. It has been chosen to represent close views from road users on the main route east/west through Milltimber on the A93 North Deeside Road, and those road users joining the B797.

4.11.2 Existing View:

The existing view from left to right shows in the foreground; the A93/ B797 junction, some housing associated with the fringes of Peterculter and Milltimber with agricultural buildings and pasture in the foreground. Long distance views across the pasture, the river valley and the policy woodlands of Camphill Estate are available to the north facing valley sides. The sensitivity of the receptors to this type of development, as road users, is considered to be Medium.

4.11.3 Proposed View and Magnitude of Change during Construction:

The view will remain essentially unchanged during construction with the exception of the possibility of some construction vehicle traffic..

The magnitude of change during construction is considered to be Negligible.

4.11.4 Impact on Visual Amenity during Construction:

Receptors at this viewpoint are predicted to experience a Negligible impact on visual amenity caused by the proposed development during construction. In the context of this assessment this is not considered to be Significant.

4.11.3 Proposed View and Magnitude of Change, Winter of Completion:

Visibility of the new residential development will be limited by landform and screening provided by existing mature woodland areas. The magnitude of change is considered to be Negligible.

4.11.4 Impact on Visual Amenity, Winter Completion:

For receptors at this viewpoint there is considered to be a Negligible impact on visual amenity caused by the proposed development at winter of completion. In the context of this assessment this is not considered to be Significant.

4.11.5 Proposed View and Magnitude of Change, Summer Year 15:

The magnitude of change is considered to remain negligible by the summer of year 15.

4.11.6 Impact on Visual Amenity, Summer Year 15:

For receptors at this viewpoint there is considered to be Negligible impact on visual amenity caused by the proposed development. In the context of this assessment this is not considered to be Significant.

4.11.7 Magnitude of Change, Summer Year 15 with AWPR:

The AWPR would significantly change the character of the view with the elevated road corridor and bridge required to carry the A93 over the AWPR corridor, the AWPR itself, its retaining walls and structures, slopes and embankments and associated landscape structure encroaching into the current view. Seen in the context of the AWPR the magnitude of change associated with the development at Peterculter would remain negligible from this viewpoint.

4.11.8 Impact on Visual Amenity, Summer Year 15 with AWPR:

For receptors at this viewpoint with the AWPR and associated structures in place, the impact on visual amenity by the proposed development would be considered to be reduced to None and in the context of this assessment Not Significant.

4.12 Viewpoint 5, Old Deeside Line Walk (Figure 08)

4.12.1 Viewpoint Description:

Located on the Old Deeside Line Walk to the immediate west of Site 1, this viewpoint has been chosen to represent typical close views for recreational users of the popular footpath. It should be recognized that visibility of the proposed development from this viewpoint is restricted to close views of Site 1.

4.12.2 Existing View:

The existing view shows close views to the River Dee across a field currently put to pasture. Traditional and more recent residential development is present as are the gardens associated with residential properties to the North of the footpath. Distant views to rural and wooded land to the south of the river are also available. The sensitivity of the receptors is considered to be high, due to the recreational nature of the footpath.

4.12.3 Proposed View and Magnitude of Change during Construction:

A close view of an area of urban fringe pasture seen in the context of the River Dee will be replaced by views of the construction of new suburban residential development and public open space adjacent to the river side. The construction of will partially screen views to the river.

The magnitude of change during construction is considered to be Medium.

4.12.4 Impact on Visual Amenity during Construction:

Given the context of the view on the Old Deeside Line Walk the receptors, as recreational users would be considered to be of high sensitivity to change associated with the proposed development.

The construction of the proposed development will be seen as a close and prominent element of the view from this location. For receptors at this viewpoint, the initial impact on visual amenity caused by construction of the proposed development would therefore be Major which, in the context of this assessment would be Significant.

4.12.5 Proposed View and Magnitude of Change, Winter of Completion:

A close view to pasture will have been replaced by residential development. The proposed development will be visible as an area of new buildings seen in the context of open views across the river. The magnitude of change at completion is considered to be Medium.

4.12.6 Impact on Visual Amenity, Winter of Completion:

For the recreational receptors at this viewpoint, the winter of completion impact on visual amenity caused by construction of the proposed development would remain Major which, in the context of this assessment would be Significant.

4.12.7 Proposed View and Magnitude of Change, Summer Year 15:

By year 15 it is considered that landscape structure associated with open spaces and private gardens will have matured and allowed the new development to blend into the adjacent residential landscapes. This will replace some existing close views of the riverbank. In this situation, the magnitude of change is considered to be Low.

4.12.8 Impact on Visual Amenity, Summer Year 15:

The impact of the new development is considered to be Moderate due to the high sensitivity of the receptors on the footpath which, in the context of this assessment would be Significant.

4.12.9 Magnitude of Change, Summer Year 15 with AWPR:

From this viewpoint the building of the AWPR and its associated infrastructure will have limited impact on the visual amenity due to its distance from this viewpoint and the viewpoints proximity to Site 1. It is therefore considered that the magnitude of change will be remain Low at Year 15 with the AWPR.

4.12.10 Impact on Visual Amenity, Summer Year 15 with AWPR:

The impact of the new development is considered to be Moderate due to the high sensitivity of the receptors on the footpath which, in the context of this assessment would be Significant.

4.13 Summary of effects on Visual Amenity

TABLE 3 - Summary of Assessment of Impacts on Viewpoints

Viewpoint	During Construction	Winter, Completion	Summer, Year 15	Summer, Year 15 with AWPR
Near Millbank	Negligible, not Significant	Moderate/ Minor Significant	Negligible, not Significant	Negligible, not Significant
B979 & River Dee	Minor / Moderate Significant	Minor / Moderate Significant	Negligible, not Significant	Negligible, not Significant
Contlaw Road, Hill of Milltimber	Negligible, not Significant	Negligible, not Significant	Negligible, not Significant	Negligible, not Significant
Negligible, not Significant	Negligible, not Significant	Negligible, not Significant	Negligible, not Significant	Negligible, not Significant
Old Deeside Line Path	Major Significant	Major Significant	Moderate, Significant	Moderate, Significant

5.0 LANDSCAPE AND VISUAL ASSESSMENT SUMMARY

The three proposed development sites at Peterculter East are located adjacent to the existing suburban edge and sit upon the valley slopes. Visibility of the sites within the broader study area is highly restricted both by the valley topography and by the presence of woodland and heavily wooded suburban landscapes. The generally wooded character of the study area limits visibility of the sites from many areas and also contains the sites within a woodland context when they are visible, particularly in more distant views from the south.

Fieldwork has shown that the visibility of the three sites from within the study area is frequently restricted to the immediate site boundaries of individual sites. Longer distance views are limited to a few views across the river from the southern valley sides, here again however views are often fleeting and glimpsed through wooded landscapes. Viewpoints have been identified that have a degree of visibility of the proposed development sites but it should be noted that they have been selected from the limited component of the study area with any visibility of the developments, and as such the viewpoints tend to lie within very close proximity of the site boundaries. It should be recognised that the majority of receptors in the study area will not experience significant effects as a result of the development of this package of sites.

With restricted visibility throughout the study area, the potential effects caused by developing the three sites will be largely restricted to the immediate vicinity of the developments. The effects upon visual amenity are considered to be slightly greater at the winter of completion due to the absence of a mature landscape structure associated within the new developments. Localised effects upon visual amenity are considered to be initially significant and adverse at three of the five representative viewpoints in the winter following completion.

As a result of mitigation in terms of site planting, structural landscape and the creation of the proposed riverside park it is considered that by the summer of year 15 post completion the effects will have reduced substantially, however due to the proximity of the viewpoint to the development site it is still considered that viewpoint 5 will experience Moderate and Significant adverse effects. The four other viewpoints will experience negligible and not significant effects.

The AWPR will, if built, introduce close views of significant transport infrastructure into the viewshed, and modify the baseline views available from most of the viewpoints. It is considered that, if seen in the context of the AWPR, the effects of the Peterculter East developments at four of the five viewpoints will remain Negligible and not significant.

Landscape character was assessed in terms of sensitivity, magnitude of change and significance of effect. Two Landscape Character Areas as determined by Scottish Natural Heritage were assessed – Wooded Farmland and Central Wooded Estate - and a further two Local Landscape Character Areas were identified and included as part of the assessment. These were recognised as Urban, Suburban and Rural Settlements, and River Dee Valley. Again, development of the AWPR would have the potential to significantly affect the existing landscape character of the study area and render it less sensitive to development of the type proposed at Peterculter East.

Both of the SNH Landscape Character Areas are predicted to experience a Minor to Negligible and not significant impact due to the limited extent of the revised proposed developments, containment provided by existing woodland and urban areas and also the screening that will be provided by structural planting within the development areas. The proposed developments will be seen as residential and commercial areas within a strong woodland landscape structure. This will allow them to integrate with the adjacent existing areas of urban development which are set in an existing well wooded context. As a result the proposed developments are not considered to introduce a new or unfamiliar landuse into the study area.

Of the Local Character Areas assessed, one is predicted to experience localised significant effects. The River Dee Valley will experience the direct loss of part of its area as some land within the LCA is converted to residential and commercial development. It is considered that

these effects are localised and that the majority of the River Dee Valley character area will not be significantly affected.

The Urban, Suburban and Rural Settlements are not predicted to experience significant effects. The LCA as a whole will experience negligible effects.

Within the study area there are no specific landscape designations. However three Scheduled Ancient Monuments are present and are considered to be sensitive to changes in their landscape and visual environment. It is predicted that, due to screening by vegetation and topography the three Scheduled Ancient Monuments will experience Negligible and not significant effects.

6.0 CONCLUSION

In conclusion, it is considered that landscape and visual effects of the reduced developments will be largely contained within the immediate vicinity of each of the site boundaries due to the topography of the Dee Valley and the large areas of woodland and amenity landscapes that are present within the study area.

Throughout the broader study area impacts on landscape and visual amenity are considered to be Negligible. Potential significant impacts which have been identified are generally temporary in nature or relate to immediate and close effects experienced immediately adjacent to the development sites. Mitigation planting is proposed to relate the areas of new development to the adjacent wooded suburban landscapes and to screen the development areas from the more rural southern components of the study area. The new areas of planting should be designed to relate to the existing woodland and parkland species currently found within the study area.

The proposed developments are, considered to be appropriate for the three sites and their context. The development proposals are considered to be in keeping with surrounding land use patterns and local scale of development. There is predicted to be minimal long term impact upon the landscape and visual amenity of the study area.

The majority of the study area is not predicted to experience permanent significant landscape and visual effects as a result of the proposed development at Peterculter East. Mitigation, in terms of landscape structure is expected to minimise the majority of effects to Negligible by 15 years after completion.

The AWPR will, if constructed, substantially modify both the visual characteristics and the landscape character of the study area. In the context of the AWPR the study area would be considered to be less sensitive to the proposed development at Peterculter East. It is considered that the landscape and visual effects of the proposed developments will be reduced significantly if seen in the context of a study area containing the AWPR, its earthworks, SUDs and associated structural landscape.

The reduced development now being promoted by Bancon Homes will result in the already low residual landscape effects being further reduced with the proposed development not considered to give rise to any long term significant effects upon landscape receptors.

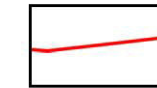
The reduced scheme is not predicted to result in any long term significant effects upon visual receptors other than close receptors on the **Old Deeside Line Path, these receptors currently have existing and close views of** existing residential development.

7.0 BIBLIOGRAPHY

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6. The Landscape Institute & Institute of Environmental Management & Assessment - Guidelines for Landscape and Visual Impact Assessment (Second Edition) 2002
7. <http://www.awpr.co.uk/>
8. <http://jura.rcahms.gov.uk/PASTMAP/start.jsp>



KEY



SITE BOUNDARY

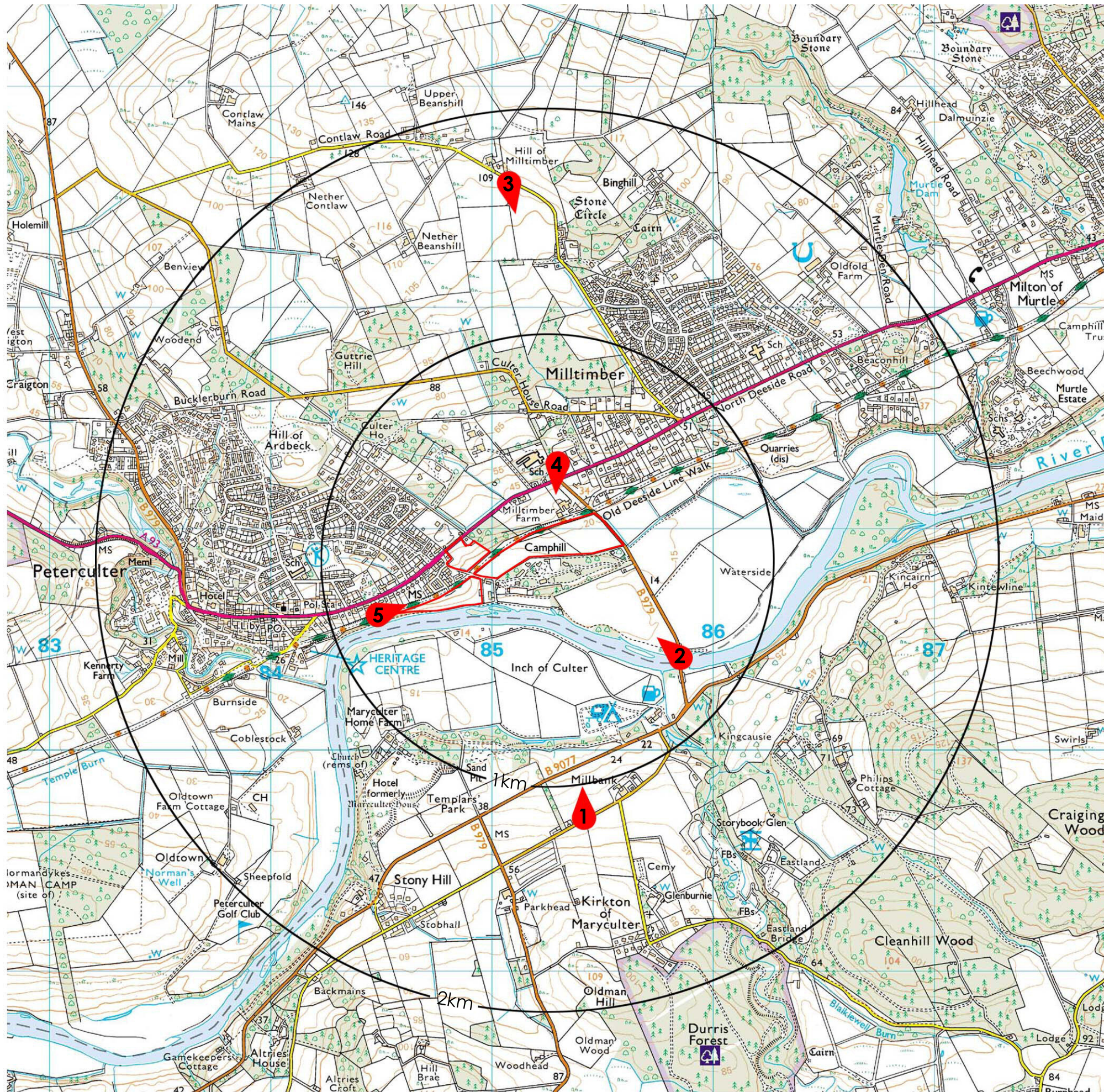


STUDY AREA BOUNDARY (2KM)






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site: PETERCULTER EAST	client: BANCON HOMES
drawing title: LOCATION PLAN / STUDY AREA	
scale: NTS	date: 06 / 12 / 10
figure number: 01	
drawn by: J Johnston	checked by: R Wilkie
axwel house east mains industrial estate broxburn west lothian EH52 5AU t: 01506 858 757 f: 01506 855 635 www.brindleyassociates.co.uk	 landscape architects & environmental planners design assessment ecology




KEY

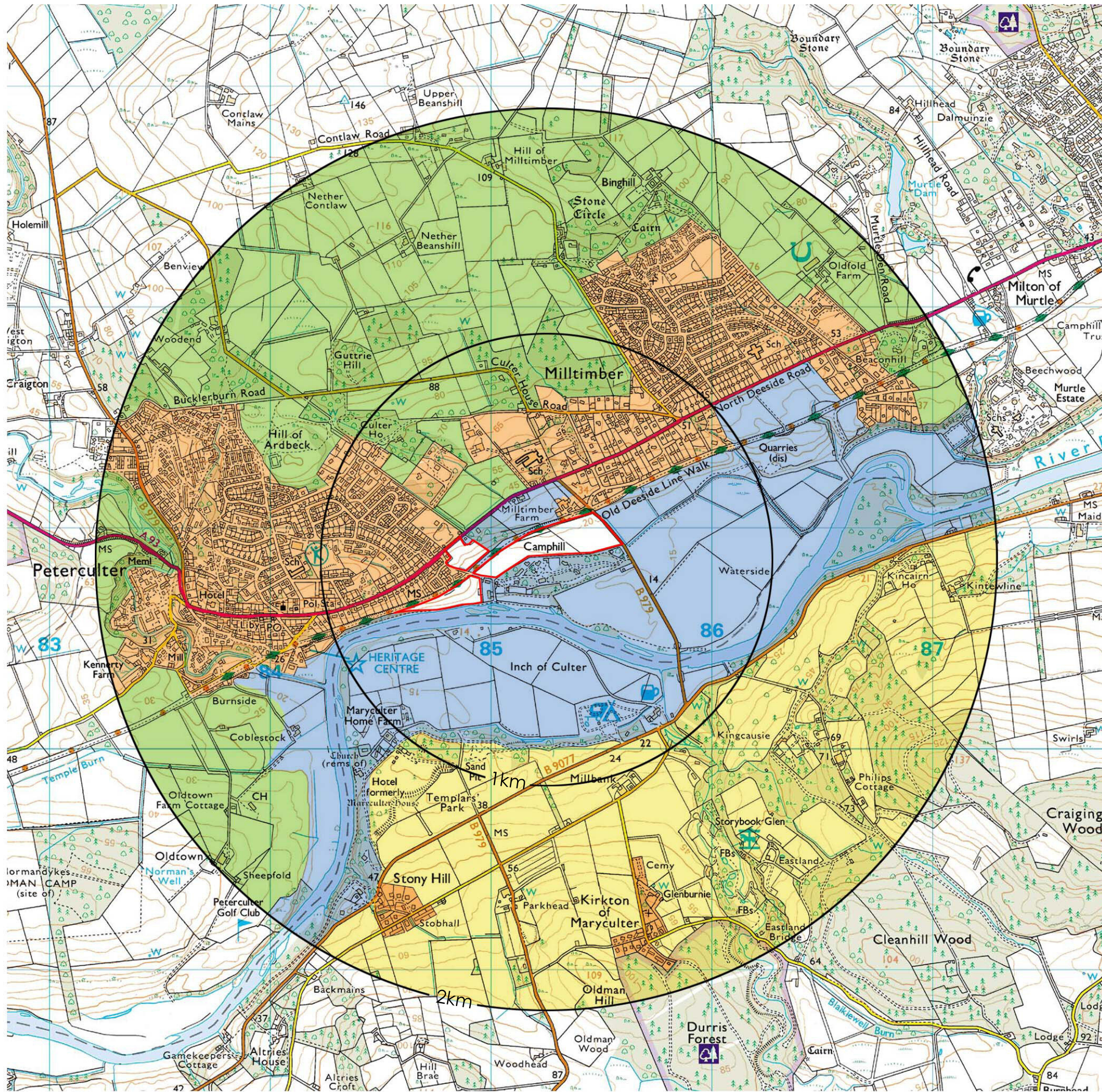
-  SITE BOUNDARY
-  STUDY AREA BOUNDARY (2KM)
-  VIEWPOINT LOCATION

VIEWPOINT LOCATIONS



1. NEAR MILLBANK
(GRID REF. 385416, 799685)
2. B979 & RIVER DEE
(GRID REF. 385846, 800389)
3. CONTLAW ROAD
(GRID REF. 385018, 802599)
4. NORTH DEESIDE ROAD
(GRID REF. 385268, 801216)
5. OLD DEESIDE LINE WALK
(GRID REF. 384621, 800632)




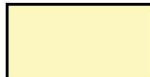
site: PETERCULTER EAST	client: BANCON HOMES
drawing title: VIEWPOINT LOCATION PLAN	
scale: NTS	date: 06 / 12 / 10
figure number: 02	
drawn by: L Wilkinson	checked by: R Wilkie
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KEY

-  SITE BOUNDARY
-  STUDY AREA BOUNDARY (2KM)


SNH LANDSCAPE CHARACTER AREAS

-  WOODED FARMLAND
-  CENTRAL WOODED ESTATE

LOCAL LANDSCAPE CHARACTER AREAS

-  URBAN, SUBURBAN & RURAL SETTLEMENTS
-  RIVER DEE VALLEY






site: PETERCULTER EAST	client: BANCON HOMES
drawing title: LOCAL LANDSCAPE CHARACTER	
scale: NTS	date: 06 / 12 / 10
figure number: 03	
drawn by: J Johnston	checked by: R Wilkie
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0 250 500 750 1000 METRES



KEY

-  SITE BOUNDARY
-  STUDY AREA BOUNDARY (2KM)
-  SCHEDULED ANCIENT MONUMENT
 1. MARYCULTER HOUSE, CHURCH & BURIAL GROUND
 2. CORBIE LINN PREHISTORIC ENCLOSURE
 3. BINGHILL HOUSE, STONE CIRCLE



site: PETERCULTER EAST	client: BANCON HOMES
drawing title: LANDSCAPE DESIGNATIONS	
scale: NTS	date: 06 / 12 / 10
figure number: 04	
drawn by: J Johnston	checked by: R Wilkie
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SNH WOODED FARMLAND LANDSCAPE CHARACTER



SNH WOODED FARMLAND LANDSCAPE CHARACTER



SNH CENTRAL WOODED ESTATE LANDSCAPE CHARACTER



SNH CENTRAL WOODED ESTATE LANDSCAPE CHARACTER



SUBURBAN LANDSCAPE CHARACTER



SUBURBAN LANDSCAPE CHARACTER



RIVER DEE VALLEY LANDSCAPE CHARACTER



RIVER DEE VALLEY LANDSCAPE CHARACTER


site: PETERCULTER EAST	client: BANCON HOMES
drawing title: LANDSCAPE CHARACTER ILLUSTRATIVE PHOTOGRAPHS	
scale: NTS	date: 02 / 06 / 09
figure number: 05	
drawn by: J Johnston	checked by: R Wilkie
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VIEWPOINT 01: NEAR MILLBANK, LOOKING NORTH TOWARDS THE SITES GRID REF. 385416, 799685
 BRACKETED AREA INDICATES APPROXIMATE SITE LOCATIONS 1 & 2, SCREENED BY LANDFORM AND VEGETATION
 ARROW INDICATES APPROXIMATE CENTRE OF SITE 4



VIEWPOINT 02: B979 & RIVER DEE, LOOKING NORTH WEST TOWARDS THE SITES GRID REF. 385846, 800389
 BRACKETED AREA INDICATES APPROXIMATE SITE LOCATIONS, SCREENED BY LANDFORM AND VEGETATION


site: PETERCULTER EAST	client: BANCON HOMES
drawing title: VIEWPOINT 1 & 2	
scale: NTS	date: 06 / 12 / 10
figure number: 06	
drawn by: J Johnston	checked by: R Wilkie
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VIEWPOINT 03: CONTLAW ROAD, LOOKING SOUTH TOWARDS THE SITES GRID REF. 385018, 802599
 BRACKETED AREA INDICATES APPROXIMATE SITE LOCATIONS SCREENED BY LANDFORM AND VEGETATION




VIEWPOINT 04: NORTH DEESIDE ROAD, LOOKING SOUTH TOWARDS THE SITES GRID REF. 385268, 801216)
 BRACKETED AREA INDICATES APPROXIMATE SITE LOCATIONS 1,2 and 4 SCREENED BY LANDFORM AND VEGETATION

site: PETERCULTER EAST	client: BANCON HOMES
drawing title: VIEWPOINT 3 & 4	
scale: NTS	date: 06 / 12 / 10
figure number: 07	
drawn by: J Johnston	checked by: R Wilkie
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VIEWPOINT 05: OLD DEESIDE LINE WALK, LOOKING EAST TOWARDS THE SITES GRID REF. 384621, 801216
 BRACKETED AREA INDICATES APPROXIMATE SITE LOCATIONS 2 & 4 SCREENED BY LANDFORM AND VEGETATION
 ARROW INDICATES CENTRE OF SITE 1

site: PETERCULTER EAST	client: BANCON HOMES
drawing title: VIEWPOINT 5	
scale: NTS	date: 06 / 12 / 10
figure number: 08	
drawn by: J Johnston	checked by: R Wilkie
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