



Banchory Business Centre, Banchory
Aberdeenshire AB31 5ZU

T: 01330 824900 F: 01330 824510
E: info@bancon.co.uk www.bancon.co.uk

Local Development Plan Team
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischall College
Broad Street
Aberdeen
AB10 1AB

1st June 2015

Dear Sir/Madam,

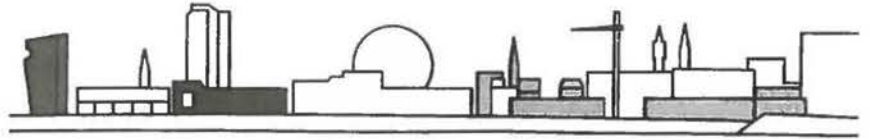
Representations to the Proposed Aberdeen Local Development Plan 2016/17

Please see attached representations to the Proposed Local Development Plan 2016/17 from Bancon Developments Ltd.

Yours sincerely


Ben Freeman
Planning Manager





Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	Ben Freeman
Organisation	Bancon Developments Ltd	
On behalf of (if relevant)		
Address	Banchory Business Centre, Burn O'Bennie Road, Banchory	
Postcode	AB31 5ZU	
Telephone	01330 824900	
E-mail	ben.freeman@bancon.co.uk	

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan <input checked="" type="checkbox"/> Proposed Supplementary Guidance <input type="checkbox"/> Proposed Action Programme <input type="checkbox"/> Strategic Environmental Assessment Environmental Report <input type="checkbox"/>				
Policy/Site/Issue	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><i>HOUSING LAND SUPPLY</i></td> <td style="width: 40%;">Paragraph(s)</td> </tr> <tr> <td style="height: 40px;"></td> <td></td> </tr> </table>	<i>HOUSING LAND SUPPLY</i>	Paragraph(s)		
<i>HOUSING LAND SUPPLY</i>	Paragraph(s)				

What would you like to say about the issue?

Please see attached paper

2025.02.28.01.01.01

What change would you like to see made?

Please see attached paper.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/alp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

PROPOSED ABERDEEN LDP March 2015

OBJECTION BY BANCON DEVELOPMENTS

Housing Land Supply

For the many reasons set out in more detail in the section by section analysis below, Bancon Developments object to the terms of the Proposed LDP, as they affect Housing Land Supply, the Policies and Proposals which underpin it, and their impact on the delivery of the SDP Strategy.

1. Introduction

1.1 It is significant that the introduction to the Plan does not mention the June 2014 revision to SPP, or the implications of that for the allocations, spatial strategy, and delivery targets set out in the SDP. This is particularly significant as it is clear from the text, that the land allocations carried forward from the 2012 LDP, have not been reviewed in the light of the advice in the revised SPP. This is notwithstanding that the revised SPP is substantially different from its predecessor, with a much sharper focus on the 'delivery', rather than merely the allocation of land for new housing.

1.2 **The focus on 'Delivery'** is set in Para 30 of SPP which notes that Development Plans (and accordingly their choice of land allocations) should be consistent with the advice in SPP. It further notes that **a spatial strategy is required** 'which is both sustainable and **deliverable**, providing confidence to stakeholders that the outcomes can be achieved'.

1.3 Paras 113 to 122 of SPP deal in more detail with Development Planning.

Para 115 defines the Housing Supply Target, and confirms that it is a statement of **'the number of homes which the Authority has agreed will be delivered'**, over the plan period. It further notes that the target should have been reviewed taking account of issues such as 'capacity, resource, and deliverability' and 'should be supported by compelling evidence'.

Para 116 notes that within the housing supply target, plans should contain 'the number of new homes to be built (not allocated) over the plan period'. It goes on to redefine the housing land 'requirement' as the supply target plus an increase to provide additional generosity. In particular it notes that the plan should contain a robust explanation of the margin of increase (as between housing supply target and housing land requirement) provided to ensure that a 'generous supply' of land is available.

Para 117 is significant, as it introduces a requirement that the allocations must be 'effective or expected to become effective in the plan period'. This is a significant change from SPP 2010, where the test was that the allocations were 'capable of becoming effective'. Para 117 continues to note that 'windfall' allocations 'must be realistic and based on clear evidence ... and sound assumptions'.

Para 119 deals specifically with Local Planning, and notes that only 'effective' (or expected to become effective) sites are to be allocated to meet the housing 'requirement' of the SDP

(actually the allocations) up to year 10 from the expected date of adoption. It further requires a 5 year effective land supply to be maintained at all times, and also notes that LPAs 'should be confident' that land can be brought forward for dev within the plan period, and the 'range of sites' allocated will enable the housing targets to be met. From this Para then there are 3 tests which the LDP should meet : a) to ensure that the full SDP allowances are met by allocating effective sites; b) to ensure that the 5 year land supply is met; and c) to ensure there is a range of sites allocated to meet the housing supply target.

1.4 It is clear from both the text, and a comparison of the respective allocations, that almost all of the land allocations in the Proposed Plan, have merely been carried forward from the 2012 plan without any regard to the significantly different tests in the revised SPP.

This will be enlarged upon in more detail in the following paras, but for example, there is no evidence in the Proposed Plan that the allocations have been tested against the HLA or Action Plan, in regard to the required 'compelling evidence' of adequate 'resource, and capacity' to meet their projected delivery timetable.

In other words, there is not the certainty required by SPP that the allocations will be 'effective, or expected to become effective during the relevant plan period'. i.e. able to be built when the plan says they will be delivered.

1.5 Similarly there is no 'robust explanation' that the allocations are 'generous'. Rather the reverse is true, with all 3 plan periods allocating less suitable land than the SDP allowances. At best (on the Council's own figures), only 96% of the SDP allowance has been allocated for the period to 2026.

At worst, having regard to the anticipated shortfall in deliverable brownfield (2000units) and greenfield (5427units) allocations, the delivery is more likely to be less than 70% of the SDP requirement. **The LDP strategy therefore fails to comply with that of the SDP.**

1.6 As will be seen below, the failure to consider whether allocations are 'effective or expected to become effective' **in the relevant plan period**, is particularly significant. Similarly, the lack of a 'range of sites' to meet different plan periods has not been addressed. The majority of sites identified to meet the requirement of the SDP in the period 2017-2026 are sites that have failed to deliver housing in the 2007-2016 timescale. These extant allocations should form part of the 'effective housing supply 2016' with new allocations identified in this LDP to meet the 2017-26 requirement on sites that are effective or expected to become effective in the plan period. We explain below how the Proposed LDP does not achieve this requirement.

1.7 It is accordingly submitted that many of the proposed allocations in the Proposed Plan are not compliant with SPP. As a result the SDP housing supply target (which is dependent on the performance of the allocations) will not be met in the timetable approved by Scottish Ministers, and this will in turn have repercussions for both population and economic growth. This certainly does not accord with the vision for the Region set out in NPF3 and referred to in Para 1.5 of the introduction.

It is accordingly submitted that the LDP allocations should be reconsidered.

2. The Spatial Strategy

Overview

2.1 This section of the plan provides an overview of the Council's general approach to development in the City Centre, on Brownfield land, and Greenfield sites.

Para 2.2 states that brownfield sites are expected to contribute 7,500 houses in the period to 2026. However, this does not represent the SDP requirement. In terms of the revised SPP, the SDP requires that 4,500 houses are delivered (effective sites) by the end of 2016, while a further 3,000 houses are expected to be delivered before the end of 2026. Looking at the gross number (7,500) required by 2026 does not accord with the SDP strategy for delivery.

2.2 The para continues to say that specific brownfield housing sites are identified, while other sites with potential are also noted. However, in terms of SPPs focus on delivery, this is surely not what is required. The Plan should indicate how the 2012 brownfield allocation has performed, and identify any shortfall - which would then require to be added to the 2017-26 requirement to meet the SDP target.

If the brownfield shortfall cannot be made up, then there is a case for releasing more greenfield sites. This is dealt with in more detail below.

2.3 Para 2.4 states that the City will provide about half of the new housing required to grow the City Region in line with the strategic objectives. However the actual figure is only 47%. This is an important distinction, particularly as the AHMA crosses LPA borders, and the Shire LDP appears not to be delivering its share.

Para 2.4 also notes that the SDP requires the LDP to allocate greenfield sites for 21,000 new homes to 2035. However, the allocation in the Proposed Plan falls at least 578 units short of this target.

2.4 More importantly, on the basis of the analysis below, with the brownfield allocation being c.2,000 units short (to 2026), and the greenfield allocation (for the same plan period) being 5,922 units short, the expected shortfall would be 7,922 units. This latter figure would represent a shortfall of over 30% in the total allocation for the City to 2026. In either case, this is hardly a 'generous' supply.

Brownfield Sites

2.5 As noted above, it is not accepted that the Plan should not differentiate between the SDP allocation up to 2016 (4,500 units), and that for the next 10 years (3,000 units).

However, Para 2.8 states that the sites to accommodate all of these 7,500 units are listed in Appendix 1, Table 1. That Appendix lists 40 sites, of which 29 are listed in the 2012 LDP as meeting the requirement for the 4,500 sites which were to be delivered up to 2016.

If Para 2.8 is to be believed, then the remaining 11 sites will deliver sites for 3,000 units (which are required to 2026).

2.6 However, of these 11 sites only 1 site (Boyd Orr Ave) is listed in the 2015 HLA, and it is 'constrained'. In terms of SPP, it should not therefore be allocated as a site with any certainty of delivery.

Three of the sites are educational campuses on the south side of Aberdeen which would require the construction of a new secondary school before they could even be considered as 'surplus to educational requirements'.

The largest site (AECC Site) depends on a new (£300M) AECC being built (at the Rowett North Site OP19) in NW Aberdeen. It was planned to open in 2018, but the Council have recently announced that the plans for that development may have to be abandoned.

The site at 96-122 John Street is being redeveloped as an hotel.

This leaves 5 sites with development potential, but only 1 of these (Readen Centre) is in a desirable location and currently has any developer interest.

There is clearly then significant doubt, and certainly no 'certainty' as to whether the 11 new sites identified have the capacity to deliver the additional requirement of 3,000 houses.

Our estimate of the capacity of the remaining 5 sites is (6.62 Ha @ 30DPHa) 199 units – a shortfall of 2,801 units.

2.7 Turning to Table 2 of Appendix 1, 40 sites are listed as having planning consent, and accordingly the potential to absorb any shortfall in the allocations in Table 1.

However, of these 40 sites, 15 are shown in the Draft 2015 HLA as either complete, or due to be complete by the end of 2016.

A further 4 sites are listed as constrained in the Draft HLA.

Clearly these 19 sites either cannot contribute to the 2017-26 requirement (as they will be complete), or should not be considered as contributing in terms of SPP as they are 'constrained'.

The site at 140 Causewayend is being developed as student residences.

The Broadford Works site is shown in HLA as being effective, although it has had consent for many years and shows no signs of proceeding on site.

The remaining 20 sites could provide a total of only 353 units. Adding the Broadford works could take the expected delivery from the Table 2 sites to 870 units.

It seems therefore that even taking Table 1 and Table 2 sites together (giving 1,069 units), the 3,000 units required (2017-26) by the SDP cannot be delivered. This produces a shortfall of 1,931 units.

2.8 It is suggested therefore that at least an additional 2,000 units requires to be added to the Greenfield allowances to meet the SDP combined target (Greenfield + Brownfield) of 24,500 units to 2026.

Greenfield Sites

2.9 Para 2.14 states that sites are allocated in the plan to deliver 17,000 new homes by 2026, and that most of them have been carried over from the 2012 LDP. Table 2 shows the broad distribution by area. Para 2.15 confirms that Tables 3 – 8 show how this broad distribution to areas is disaggregated among various sites. Although (contrary to Para 30 of SPP) it is not expressly stated, it is assumed that Tables 2 - 8 represents the 'spatial strategy' of the LDP.

2.10 However, as with the brownfield land allocations, it is clear that the sites have not been rigorously scrutinised in terms of their capacity to deliver the required number of houses (within the timeframe of the plan) as now required by SPP.

2.11 An analysis of the 2015 Draft HLA shows that in accord with the tests in SPP, the allocated sites are actually 'expected' to deliver the following numbers of new homes. This ignores sites that have delivered more housing than allocated, as these should be considered a windfall and should not affect the LDP allocations.

- Existing to 2016 1,392
- 2017-26 9,686
- 2027-35 2,905

This gives a delivery of 11,078 units up to 2026, compared with the SDP requirement of 17,000 houses. A shortfall of 5,922 units.

The total number which the sites are expected to deliver up to 2035 is 13,983, compared with the SDP requirement of 21,000 units. This represents a shortfall of 7,017 homes, and can hardly be described as a 'generous' allocation, nor indeed of fulfilling the City's share of the SDP strategy. While it may be thought this shortfall could be corrected by a LDP Review in 2023, it should be recalled that this is a plan which specifically (Para 1.10) sets out to provide both the development industry and the community with its development needs 'to 2026 and beyond'.

This analysis is set out in more detail, and on a dis-aggregated basis, in Tables 2a – 8a below.

A complete analysis of the Proposed LDP allocations against the 2015 Housing Land Audit is included in tabular form in Appendix 1. This identifies the allocations from the 2012 LDP that are expected to be built by 2016, but which the Housing Land Audit clearly shows will not be built until much later. It is noted that many of the sites on which housing is allocated for 2017-26 and beyond in the Proposed LDP are the same sites. For these new allocations to be considered 'effective or expected to become effective within the plan period' it is important to consider when the 2012 LDP allocations will be finished. In some cases the allocations up to 2016 are not expected to be built out until after 2026, rendering the 2027-26 allocations on the site constrained until after the plan period on question. This is contrary to the requirements of SPP which requires LDPs to **"allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption"**

Table 2A : Greenfield Development Allowances and Allocations – Delivery as Expected in HLA.

Housing Allowances	Existing to 2016	Phase 1 2017-2026	Phase 2 2027-2035	Total
Bridge of Don/Grandhome	490	2,270	1,800	4,760
Dyce/Bucksburn/Woodside	308	2,402	530	3,140
Kingswells and Greenferns	209	711	0	920
Countesswells	170	2,450	380	3,000
Deeside	140	330	195	665
Loirston and Cove	75	1,425	0	1,500
Total	1,392	9,686	2,905	13,983
Strategic Development Plan Allowance	12,000	5,000	4,000	21,000

Allocation 2017-26 : 5,148	Expected Delivery : 1,378	Shortfall : 3,770
Allocation to 2026 : 16,982	Expected Delivery : 11,078	Shortfall : 5,904
Allocation to 2035 : 20,422	Expected Delivery : 13,983	Shortfall : 6,439

From the foregoing it is clear that the Greenfield allocations proposed are not ‘expected’ to deliver the SDP requirement, either in 2016, 2026, or 2035.

2.12 This situation has arisen largely because a very high proportion of the allocated sites are large sites, requiring development frameworks and masterplans, as well as extensive public consultation and scrutiny through the PoAN and major application process, before development can move towards to planning for delivery. Looking at the 2012 LDP allocations, it is clearly seen that all the ‘minor’ applications have been largely completed, whereas most of the major allocations are only now coming on stream. The situation has been exacerbated by the high degree of new advance infrastructure provision which the major sites require. The need for a better range of site types (as now required by SPP) - particularly smaller, more readily deliverable sites, - was highlighted by HfS during the consideration of the 2012 LDP, and again at the MIR stage of the current review, but that advice was not taken, and the consequences are now becoming apparent.

2.13 The Proposed Plan needs therefore to recognise the reality of ‘where we are’, and respond accordingly. There is a clear shortfall in the brownfield allowances, while (in line with the SDP) deliverable Greenfield allocations need to be made for the 2017-26 period that are ‘effective or expected to become effective’ during that timescale. It clear (from the above analysis) that this cannot be done by merely bringing forward current or future allocations. Because of the time lag, many of these are not expected to be delivered ‘in the plan period’ and accordingly no longer meet the definition of ‘effective’ sites. Sites allocated but not developed by 2016 should form part of the ‘effective housing land supply 2016’.

2.14 It is further noted that several sites allocated in the Proposed LDP remain ‘constrained’ in the 2015 Housing land Audit. However, if sites are not ‘effective or expected to become effective’ within the life of the plan in question, the allocations are not compliant with SPP, and require to be reconsidered.

2.15 Experience to date suggests that what is required, is a range of smaller sites (of less than 100 units) to be added, to give a better mix (in terms of location and scale) of allocations.

Although the expected total (brownfield and greenfield) shortfall in delivery to 2026 is almost 8,000 units, it needs to be recognised that delivery will catch up later.

It is suggested therefore that by adding circa 4,500 units to the Greenfield allocations to 2026, the requirement to 2035 would be more likely to be delivered, while the total allocation would not be breached.

Land Release

2.16 Policy LR1 covers Land Release. While both Parts A and B read satisfactorily in their own terms, the reference to Tables 3-8, read with the analysis above, highlights the fact that Part B is in fact redundant. There will be no benefit in bringing Phase 2 sites forward to supplement the land supply, as they could not physically be developed – relying as they do on the completion of a section of the same site in Phase1. The only way to obviate the need to bring sites forward, is to supplement the ‘deliverable’ land supply with a range of smaller sites as suggested above. It is also notable that two of the sites identified in the Proposed LDP to deliver houses beyond 2026 are constrained in the Housing Land Audit, and therefore could not be drawn down early as it has not been demonstrated that they could become ‘effective or expected to become effective’ in that plan period.

Delivery of Mixed Use Communities

2.17 Policy LR2 covers Mixed Use Communities, but it is not at all clear to which sites it should apply. Para 2.18 requires that ‘large sites’ should include a mix of housing, employment and other uses’. But what is a ‘large site’, and might it only apply to sites such as Grandhome, where there is an employment as well as a housing allocation? This requires to be clarified.

Directions for Growth

Bridge of Don/Grandhome

2.18 Para 2.20 notes that sites for over 7,000 new homes have been allocated in this area of the City. Table 3 sets out the specific allocations on three sites.

It should firstly be noted that only in the sites for development up to 2016 is it proposed that there will be any choice available to developers. From 2017 onwards, land will only be available at Grandhome.

2.19 However, in reality (having regard to the 2015 HLA), the situation will be much different. As table 3a shows, only 490 sites are expected to be delivered before 2017, against a planned expectation of 3,210 units. This shortfall (2,720units) will carry forward into the following period, when it is anticipated that 1,800 units will be built. This gives a total delivery to 2026, of 2760 units against a LDP expectation that 5,310 units would be contributed towards the City-wide total. This is a shortfall of 2550 units.

Table 3A : Development at Bridge of Don and Grandhome – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP8 East Woodcroft North	30	30	
OP9 Grandhome	150	2,000	1,800*
OP10 Dubford	310	240	
Housing Total	490	2,270	1,800

*Housing will continue beyond 2035

Allocated 2017-26 : 2,100 Expected Delivery : 0 Shortfall : 2,100

Allocated to 2026 : 5,310 Expected Delivery : 2,760 Shortfall : 2,550

Allocated to 2035 : 7,610 Expected Delivery : 4,560 Shortfall : 3,050

The failure to deliver the SDP housing requirement is most acute on the Grandhome site. This is explored in greater detail in Appendix 2, which demonstrates the issue that is faced on several sites in the City.

Dyce, Bucksburn and Woodside

5.20 Para 2.21 notes that a substantial allocation of housing has been made in this corridor, close to Aberdeen Airport. Table 4 sets out the allocations for the individual sites.

5 sites will contribute to the housing supply up to 2016, then only 3 sites to 2026, and 2 sites in the final plan phase.

However, the 2015 HLA suggests that the delivery rate anticipated in the plan will not be achieved.

Table 4a demonstrates that up to 2016 only 308 of the 3,300 homes allocated will be delivered. Up to 2026 a further 1,902 units are expected to be delivered. This gives a total delivery to 2026 of 2,210 units, against a LDP expectation of 4,500 units. A shortfall of 2,290 units.

Table 4A : Development at Bucksburn and Woodside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP17 Stoneywood	208	292	
OP20 Craibstone South	Constrained	Constrained	Constrained
OP21 Rowett South	60	1,350	530
OP22 Greenferns Landward	Constrained	Constrained	Constrained
OP25 Woodside	40	260	
Housing Total	308	1,902	530

Allocated 2017-26 : 1,200 Expected Delivery : 410 Shortfall : 790

Allocated to 2026 : 4,500 Expected Delivery : 2,210 Shortfall : 2,290

Allocated to 2035 : 5,240 Expected Delivery : 2,740 Shortfall : 2,500

Kingswells and Greenferns

2.21 Para 2.22 notes that 2,270 homes are proposed in this corridor. Table 5 sets out the allocations for individual sites.

While 5 sites will initially contribute to the housing supply in the period up to 2016, only 1 site (the Council land at Greenferns) is planned to continue into 2017 and onwards to 2035. However, the 2015 HLA suggests that the pattern of delivery will be quite different.

Table 5a shows that only 209 units are expected to be delivered up to 2016, but that a further 711 units could be built up to 2026. This gives a total expected delivery of 920 units against a LDP allocation (to 2026) of 1,870 homes, a shortfall of 950 units.

Up to 2035 it is anticipated that no more units will be delivered against an allocation of 2,270 units. At this stage, the shortfall will still be 1,350 units.

Table 5A : Development at Kingswells and Greenferns – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
Kingswells C* (Complete)	50		
OP30 Kingswells D and West Huxterstone	99	21	
OP31 Maidencraig South East	60	390	
OP32 Maidencraig North East		300	
OP33 Greenferns	Constrained	Constrained	Constrained
Housing Total	209	711	0

Allocated 2017-26 : 350

Expected Delivery : 0

Shortfall : 350

Allocated to 2026 : 1,870

Expected Delivery : 920

Shortfall : 950

Allocated to 2035 : 2,270

Expected Delivery : 920

Shortfall : 1,350

Countesswells

2.22 Para 2.23 and Table 6 confirm that 2,150 homes are allocated at Countesswells up to 2016, and a further 850 to 2026.

However, Table 6a demonstrates that only 170 units are expected to be delivered there up to 2016, and only 2,400 before 2026. This gives a total of 2,620 against the LDP allocation of 3,000 units. There will be a shortfall to 2026 of 380 units.

Although no development is planned for the 2027-35 period, it is expected that 380 units will carry over into this period on this site.

Table 6A : Development at Countesswells – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP38 Countesswells	170	2,400	430
Housing Total	170	2,400	430

Allocated 2017-26 : 850 Expected Delivery : 470 Shortfall : 380
Allocated to 2026 : 3,000 Expected Delivery : 2,620 Shortfall : 380
Allocated to 2035 : 3,000 Expected Delivery : 3,000

Loirston and Cove

2.23 Para 2.24 and Table 7 note that 1,500 homes are planned for a new mixed use area at Loirston. 1,100 homes are planned up to 2016, and a further 400 up to 2026.

However, Table 7a demonstrates that only 75 units are expected to be delivered up to 2016, giving a shortfall of 1025 units. However, the HLA anticipates that the remainder will be built out before 2026. No further development is planned for this extensive area of the city South, beyond 2026.

Table 7A: Development at Loirston and Cove – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP59 Loirston	75	1,425	
Housing Total	75	1,425	

Allocated 2017-26 : 400 Expected Delivery : 400 Shortfall : 0
Allocated to 2026 : 1,500 Expected Delivery : 1,500

Deeside

2.24 Para 2.25 confirms that very limited development is proposed on Deeside. Table 8 notes that 7 sites are expected to contribute to the housing supply up to 2016, and 4 in the next plan period.

However, the site at Peterculter Burn is constrained in the HLA, while the 3 new sites suggested at Peterculter (Malcolm Road, Woodend, and Mid Anguston) have all previously been dismissed by the 2012 LDP Reporter, and are highly unlikely to be included in the Finalised Plan. As most of the other sites are nearing completion, it is likely therefore that only the Oldfold site will provide any land supply in the 2017-26 phase of the Plan.

Table 8a demonstrates that 160 homes are expected to be complete by the end of 2016, against an allocation of 554, a shortfall of 388 units. It also shows that 330 will be delivered up to 2026, against an allocation of 248 units. The remaining shortfall against the LDP allocation (195 units) will be built post 2026.

Table 8A : Development at Deeside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP45 Peterculter East	25		
OP46 Culter House Road	5		
OP47 Edgehill Road	5		
OP48 Oldfold	25	330	195
Craigton Road/ Airyhall Road*(Complete)	20 (complete 2015)		
North Garthdee Farm* (Complete)	80 (complete 2015)		
Op51 Peterculter Burn	Constrained	Constrained	Constrained
OP52 Malcolm Road Peterculter		71 (Not in HLA)	
OP108 Mid Anguston		8 (Not in HLA)	
OP109 Woodend Peterculter		19 (Not in HLA)	-
Housing Total	160	330	195

Allocated 2017-26 : 248

Expected Delivery : 98

Shortfall : 150

Allocated to 2026 : 802

Expected Delivery : 607

Shortfall : 195

Allocated to 2035 : 802

Expected Delivery : 802

Conclusion

2.25 The results from Tables 3a to 8a have been aggregated to provide the input to Table 2a, and in more detail in appendix 1, where the table covers all the Proposed LDP sites.

While the SDP treats Aberdeen City as a single Strategic Growth Area, the Proposed Plan is required to provide a Spatial Strategy. It rightly therefore allows for a spread of sites across the City – to provide locational choice, and respond to local market conditions. If that general locational spread and choice is to be maintained, then these Tables demonstrate that, with the exception of Loirston, all the identified areas have scope for the identification of potential additional housing sites.

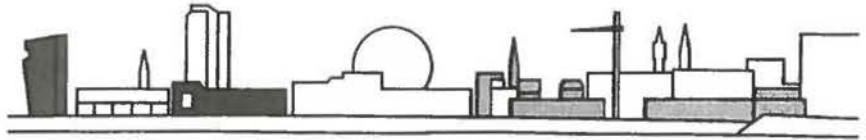
Appendix 1 - Analysis of 2015 Housing Land Audit and Proposed LDP

Sites with LDP/PLDP allocations	LDP/HLA code	SDP greenfield allowance 2011-16	allocations 2012-2016	2015 HLA expected delivery by 2016	Shortfall at end 2016	SDP greenfield allowance 2017-26	allocations 2017-2026	2015 HLA expected delivery of 2017-26 allocations by 2026	Shortfall in PLDP allocations 2017-26	2015 HLA delivery of sites from the 2012 LDP not delivered by 2016	Total delivery between 2017-2026 from 2015 HLA	2017-2026 shortfall	Shortfall 2012-2026	SDP Greenfield Allowance 2027-2035	allocations 2027-35	2015 HLA expected delivery of 2027-2035 allocations by 2035	2015 HLA projected delivery of sites from 2012 - 2026 allocations in the 2027 - 2035 period	Balance of site allocations not built by 2035	
Sites in 2012 LDP																			
Bridge of Don/Grandhome																			
East Woodcroft North	OP10		60	30	30					30	30								
Grandhome	OP12		2,600	150	2,450		2,100	0	2,100	2,000	2,000				2,300	0	1,800	3,050	
Dubford	OP25		550	310	240					240	240								
Dyce/Bucksburn/Woodside																			
Stoneywood	OP24		500	208	292					292	292								
Craibstone South	OP29		750	0	750		250	0	250	500	500								500
Rowett South	OP30		1,000	60	940		700	410	290	940	1,350				240	240	530		
Greenferns Landward	OP31		750	0	750		250	0	250	0	0				500	0		1,500	
Woodside	OP135		300	40	260					260	260								
Kingswells and Greenferns																			
Kingswells C	OP41		50	50							0								
Kingswells D and West Huxterstone	OP42		120	99	21					21	21								
Maidencraig South East	OP43		750	60	690					690	690								
Maidencraig North East	OP44																		
Greenferns	OP45		600	0	600		350	0	350	0	0				400	0		1,350	
Counteswells																			
Counteswells	OP58		2,150	170	1,980		850	470	380	1,980	2,450							380	
Deeside																			
Peterculter East	OP59		25	25							0								
Culter House Road	OP60		5	5							0								
Edgehill Road	OP61		5	5							0								
Oldfold	OP62		400	25	375		150	0	150	330	330							195	
Craigton Road/Airyhall Road	OP64		20	20							0								
North Garthdee Farm	OP65		80	60	20						0								20
Peterculter Burn	OP134		19	0	19					0	0								19
Loirston and Cove																			
Loirston	OP77		1,100	75	1,025		400	400		1,025	1,425								
Sites in Proposed 2017 LDP																			
Malcolm Road, Peterculter	OP52						71	71			71								
Mid Anguston	OP108						8	8			8								
Woodend, Peterculter	OP109						19	19			19								
Totals		12,000	11,834	1,392	10,442	5,000	5,148	1,378	3,770	8,308	9,686	-4,686	5,922	4,000	3440	240	2905	6,439	

APPENDIX 2 - EXAMPLE OF EFFECTIVENESS OF HOUSING LAND SUPPLY

GRANDHOME

SDP ALLOCATION FOR CITY	2012 LDP ALLOCATION	2015 HLA EXPECTED DELIVERY		2017-26 LDP ALLOCATION	2015 HLA EXPECTED DELIVERY																		
		2015	2016		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	3031	2032	2033	2034	2035
12,000	2,600	0	150	2,100	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200
		150			1000					1000					1000					800			
DELIVERY TO 2016 - 150																							
DELIVERY OF THE 2012 LDP ALLOCATION OF 2,600 UNITS IS EXPECTED TO TAKE UNTIL 2028																							
THEREFORE THE ENTIRE 2,100 UNIT ALLOCATION FOR THE 2017-26 PERIOD NEVER BECOMES EFFECTIVE AS IT CANNOT BE DELIVERED 'IN THE PLAN PERIOD' AS REQUIRED BY PARA 119 OF SPP.																							



Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Ben Freeman
Organisation	Bancon Developments Ltd
On behalf of (if relevant)	
Address	Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode	AB31 5ZU
Telephone	01330 824900
E-mail	ben.freeman@bancon.co.uk

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	<i>OMISSION OF SITE B0104 CLINTERT7</i>	Paragraph(s)	

What would you like to say about the issue?

Please see attached paper

... ..
... ..
... ..

What change would you like to see made?

Please see attached paper.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Aberdeen City Local Development Plan 2016

Proposed Local Development Plan May 2015

Objection to the omission of site B0104 – Clinterty

Bancon object to the Proposed Local Development Plan, which allocated additional greenfield sites for only 98 houses against the substantially higher requirement identified in the Strategic Development Plan.

Specifically, Bancon object to the failure to allocate greenfield land for development at Clinterty (site reference B0104).

Strategy

In separate objection papers, Bancon set out a detailed case explaining how the 2012 LDP has failed, and is continuing to fail, to deliver the housing requirement set out in the Strategic Development Plan (SDP). SPP was adopted in 2014, and requires LDPs in City Regions to *“allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan up to year 10 from the expected year of adoption.”* The SDP identifies the housing requirement for each plan period – up to 2016, 2017-2026 and 2027-2035. This LDP must therefore allocate sites capable of delivering the requirements in the SDP 2017-26 period.

Bancon submit that the Proposed LDP fails to do this, as only a few large sites are allocated for development, and almost all of them require the delivery of housing undelivered in the previous SDP plan period before the new allocations can commence. The best example of this is the large Grandhome site, where the allocation up to 2016 is not expected (in the 2015 Housing Land Audit figures) to be delivered until after the 2017-26 plan period has passed. Therefore there is no expectation of the 2017-26 allocations on that site becoming effective during that plan period, and therefore their allocation to deliver the SDP requirement in the LDP is contradictory to SPP.

In a separate objection in regard to Land Supply, Bancon consider the issue on an Aberdeen City side basis, as well as broken down into individual areas, as required by the plan’s spatial strategy. The Dyce/Bucksburn and Woodside area is the area in which the allocation of additional greenfield land at Clinterty would help to address the shortfall in the Proposed LDP. Table 4 in the Proposed LDP details the allocations made.

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP17 Stoneywood	500 homes	-	-
OP18 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment or higher education and research
OP19 Rowett North	34.5 ha employment		-
OP20 Craibstone South	750 homes	250 homes	-
OP21 Rowett South	1,000 homes	700 homes	240 homes
OP22 Greenferns Landward	750 homes	250 homes	500 homes
OP25 Woodside	300 homes	-	-
Housing Total	3,300 homes	1,200 homes	740 homes
Employment Land Total	36 ha		18.5 ha

Table 4A below shows the expected delivery of housing on the allocated sites in Table 4, based on the 2015 Housing Land Audit figures.

Table 4A : Development at Dyce, Bucksburn and Woodside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP17 Stoneywood	208	292	
OP20 Craibstone South	Constrained	Constrained	Constrained
OP21 Rowett South	60	1,350	530
OP22 Greenferns Landward	Constrained	Constrained	Constrained
OP25 Woodside	40	260	
Housing Total	308	1,902	530

Allocated 2017-26 : 1,200	Expected Delivery : 410	Shortfall : 790
Allocated to 2026 : 4,500	Expected Delivery : 2,210	Shortfall : 2,290
Allocated to 2035 : 5,240	Expected Delivery : 2,740	Shortfall : 2,500

Bancon therefore submit that the allocated sites have and will continue to fail to deliver the housing requirement in this area of the City. Two large sites remain constrained in the Housing Land Audit, at Craibstone South and Greenferns Landward. These can therefore not be considered ‘effective or expected to become effective in the plan period’ – a requirement of SPP paragraph 119.

Perhaps more alarmingly, only 410 of the 1,902 houses expected to be delivered between 2017 and 2026 are from allocations made for that period. This constitutes a failure to allocate land for 790 houses in this area in the Proposed LDP. The balance (1,492 houses) is made up of the effective supply carried over from the earlier LDP allocations. Whilst these contribute towards an effective housing land supply (SPP requires a 5 year effective housing land supply be maintained at all times), they cannot be considered to contribute towards the LDP land allocation, (in accordance with the SDP and SPP) which specifically sets out to meet the housing requirement for the period from 2017-26. Failure to deliver in the period up until 2016 is not an excuse to abandon compliance with the SDP and SPP.

Bancon submit that there is a need to allocate an additional 790 houses in the Proposed LDP to meet the SDP requirements from 2017-26.

Bancon also objects to the zoning of the site as Green Belt. SPP has some differences from SPP 2010 with regard to Green Belt designation. Specifically paragraph 51 states that Green Belts should exclude major education and research uses – which would preclude the zoning of the SAC campus at Clinterty as Green Belt. Existing settlements should also be excluded, and Bancon submit that although scattered, the housing at Clinterty is dense enough to justify its exclusion from Green Belt.

Suitability of Proposed Development

We refer to our development bid for site B0104.

The site at Clinterty provides such an opportunity for a small site to deliver a modest village style scheme, with around 100 houses and associated facilities consolidating an existing scattered

arrangement of houses, the agricultural college (in the process of being made redundant) and a travellers site.

With regard to the Goal Achievement Matrix result of 42/60 referred to in the Main Issues Report, Bancon consider that much of the scoring is unreasonably negative. The intention is to consolidate a scattered group of houses and incorporate brownfield sites to create a more sustainable village, with local services improving sustainability and offering small scale employment opportunities. The score of 2 for flood risk where the explanation clearly states that there is no flood risk to the proposed development area is baffling. A burnside park feature is proposed along the watercourse, aimed at improving local amenity and habitats. This does not constitute a flood risk.

In addition, the GAM results indicate that the site is remote from Aberdeen, but it does not recognise that the site falls within a Strategic Growth Area set out in the SDP. The assumption that no development is suitable in the peripheral areas of the City is therefore unjustified. The report notes that the site is in the greenbelt, but this is an unreasonable criteria against which to assess greenfield development proposals, as all of the city that is not either developed or already zoned is classified as greenbelt land.

The proposal also scores poorly for education, based on the existing school catchment areas, but fails to identify the planned new school at Blackburn, or alternative primary and secondary school provision within a reasonable distance. The development of up to 100 houses of this nature would reasonably justify a reconsideration of school catchment areas that currently serve a small number of scattered rural properties.

Conclusion

Bancon therefore submit that the Proposed Local Development Plan does not comply with the requirements of SPP to allocate land to deliver the housing requirement established in the Strategic Development Plan. Within the Dyce, Bucksburn and Woodside area there is a shortfall in allocations in the Proposed LDP of 790 houses.

Clinterty offers an opportunity to provide a small scale (up to 100 houses) development with local services, consolidating a scattered group of houses and unattractive brownfield sites into a modern village character. This can be delivered quickly and efficiently, and contribute towards the immediate housing requirement.

Bancon further submit that the site be excluded from the Green Belt.

1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O'Bennie Road, Banchory.
Postcode: AB31 5ZU
Telephone: 01330 824900
Email: ben.freeman@bancon.co.uk

2 Name of landowner: Bancon Developments Ltd.
Address: As above.

The site and your proposal

3 Site Name: Clinterty

4 Site Location map: The proposed development site seeks to consolidate several existing groups of houses and other buildings/brownfield sites in the Clinterty area. The site is around 800m south of the A96 at Blackburn, alongside existing minor roads (B979 and C road).

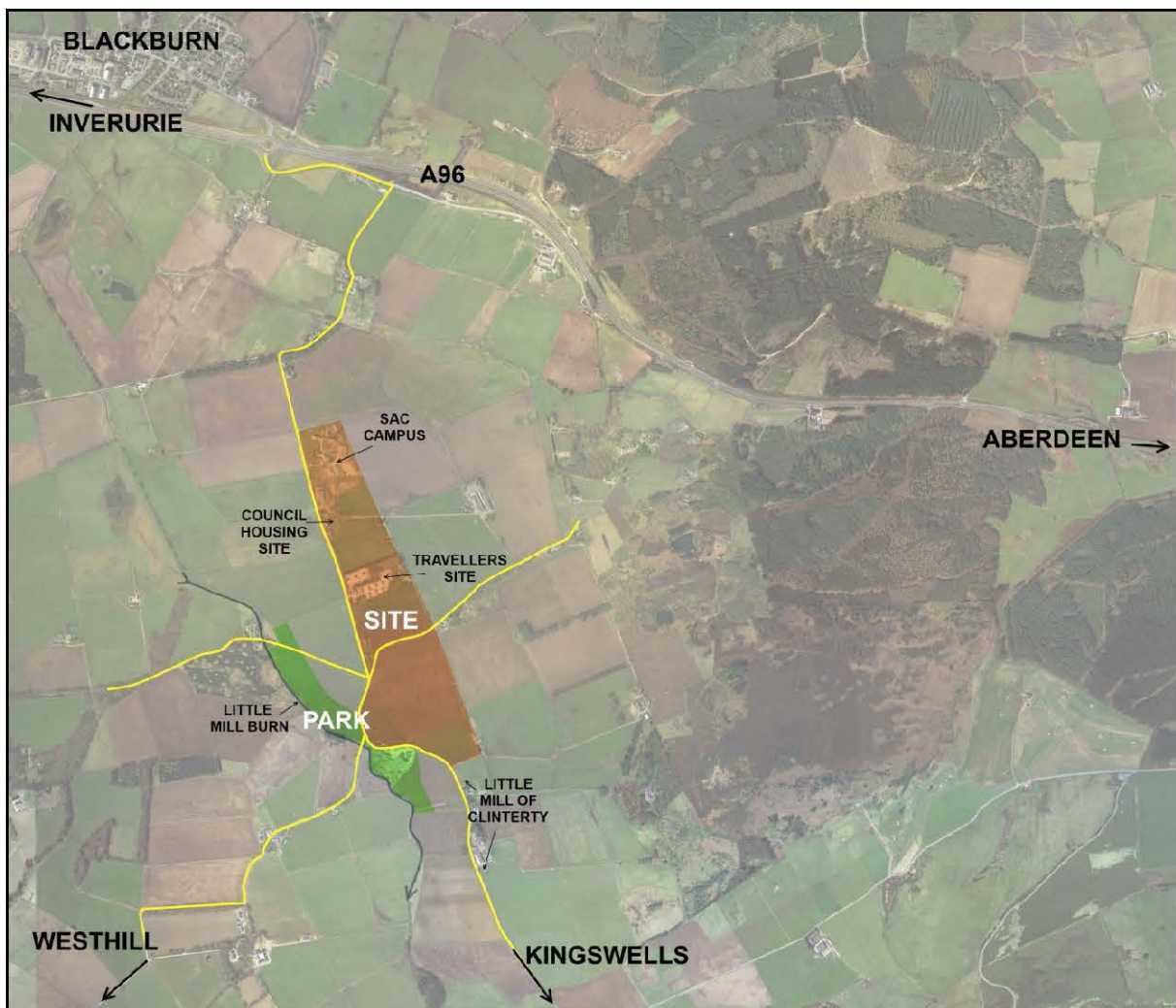


Fig 1 – site location.

This consolidation will create a linear village incorporating the existing development areas at:

- The SAC Campus (already excluded from Green Belt)
- The former Council housing site
- The existing Travellers site, and
- Their extension southwards to the group of buildings at Little Mill of Clinterty.

The linear village will run north to south, parallel to the Little Mill Burn, and a linear park will be designed to occupy the land between the burn and the new hamlet. The extended development area will have the capacity to incorporate around 100 new homes and supporting services.

- 5 National Grid reference of the site: NJ835106
- 6 Current Use of Site/Previous Development: Agricultural land, travellers site, residential, education/community facilities.
- 7 Proposed Use of the Site: Residential and supporting services.
- 8 Details of Housing Proposals: The proposed development will consolidate existing disjointed development, with scope for around 100 houses. Part of the site is currently identified as Green Belt, and part of it is identified as Community Facilities (the SAC site). The College has stated their plan to centralise their facilities and abandon the use of this site for education.
- 9 Provision of Affordable Housing: Affordable housing will be provided on site at 25% of the development.
- 10 Business Land Proposals: The provision of local services such as a shop and office accommodation will be explored with a view to creating a sustainable rural village. These will be scaled to suit the development, and not aimed at attracting others into the village.
- 11 Other Proposed Land Uses: A burnside park is proposed alongside the Little Mill Burn, to provide attractive public open space and improve the local biodiversity for existing and new residents of the area.
- 12 Phasing: It is proposed to develop the site in three phases of around 33 houses each.
- 13 Community Engagement: The proposed development of this site was promoted through the last LDP review. Bancon attended local consultation events, and presented the proposals to the general public.

Sustainable Development and Design

- 14 Sustainability Checklist:

- A) Exposure – The site is surrounded by higher ground, and is therefore well protected from prevailing winds.
- B) Aspect – the site is gently west facing.
- C) Slope – The site is gently sloping, and not greater than 1:20 at any point.
- D) Flooding – No part of the proposed housing site is at risk of flooding.
- E) Drainage – The site is capable of being drained effectively with foul water to an extended sewage treatment plant and surface water 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) Nature conservation – The site contains little in the way of valuable habitats or species. The development of the burnside park will improve the local biodiversity significantly.
- H) Landscape features – The site does not have any significant landscape features, having been in agricultural use.
- I) Landscape fit – A landscape capacity study was carried out in support of a larger Local Development Plan bid for the 2012 LDP review. Whilst the proposals are now outdated, the assessment in the report remains relevant, and it has been appended for information.
- J) Relationship to existing settlements – The proposed development will consolidate a number of scattered developments, creating a cohesive and sustainable village.
- K) Land use mix – The primary use of the site is residential, with supporting services creating a sustainable cohesive village.
- L) Accessibility – It is recognised that the road network currently serving the existing settlement is not as good as it might be, and requires upgrading. It is also notable how busy these roads can be at peak times, with traffic seeking to avoid the city. This will largely be alleviated by the AWPR construction. This change in traffic patterns will create an ideal opportunity to address current issues and maximise the capacity that will be created.

In particular, the junctions between the B979 and the roads leading to Westhill, Tertowie and Kingswells all require rationalisation. In addition, the existing road leading from the site towards Blackburn is rather tortuous, and will be realigned on a more direct route to the existing roundabout on the A96.

The proposed development will also be easily accessible from the AWPR, with Grade Separated Interchanges on the A944 and the A96 corridors to the northeast and southeast of the site.

- M) Proximity to services and facilities –
 Community facilities – to be provided on site, or 1km away in Blackburn.
 Local shops – to be provided on site.
 Sports facilities – 1km away in Blackburn.
 Public transport networks – 800m away on the A96 corridor.
 Primary schools – 1km away in Blackburn.
- N) Footpath and cycle connections – The site will be served with foot and cycle path connections to the surrounding countryside, the burnside park, and importantly to Blackburn where it is expected that primary schooling will be provided.
- O) Proximity to employment opportunities – The proposed site is ideally located to serve large employment hubs at Dyce, Kingswells and Westhill, and the supporting services within the development will provide local employment opportunities. Blackburn also offers a developing business park with further opportunities.
- P) Contamination – No constraints.
- Q) Land use conflict – No conflict.
- R) Physical Infrastructure –
 Electricity – available
 Gas – available – easily extended from nearby supply.
 Water and Sewage – There is water capacity in the area, and a sewage treatment works exists alongside the SAC campus. It is proposed to expand this to serve the development.
 Secondary School Capacity – Capacity is available at Bucksburn Academy or Westhill.
 Primary Capacity – There is no capacity in the primary school in Blackburn. However, a new primary school is planned. Alternatives are available in Westhill.
- 15** Supporting Surveys: A Landscape Capacity Study is appended to the bid.
- 16** Community Benefits of the Proposed Development: The area is currently unattractive, and the sporadic development of housing, travellers site and education and industrial facilities undermine the potential character of the area. The consolidation of these sites into a cohesive and sustainable village, and the formation of a burnside park will create an attractive character with greater biodiversity.
- 17** Masterplan/Framework: No detailed plans have been prepared to date.



CLINTERTY
LANDSCAPE CAPACITY STUDY

On behalf of Bancon Developments
October 2008

DAVID WILSON ASSOCIATES
landscape architects



Tel: 01698 200035 Fax: 01698 200036
Aros House 121 Cadzow Street Hamilton ML3 6JA
e-mail: design@dwandscape.co.uk

CLINTERTY

Landscape Capacity Study

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October 2008**

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121 Cadzow Street, Hamilton ML3 6JA
Tel: 01698 200035 Fax: 01698 200036

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1. INTRODUCTION

- 1.1 Clinterty is located in the northwest of the City of Aberdeen. It consists of a group of small settlements at Little Clinterty, Clinterty Croft and Little Mill of Clinterty, together with Clinterty Home Farm. The Clinterty Agricultural College opened here in 1974 and is now part of Aberdeen College. The college operates the farms at Meikle Clinterty and the Haughs of Clinterty. (Gazetteer for Scotland)
- 1.2 The location sits between the A96 and A944 roads that connect Aberdeen City to the northwest of Aberdeenshire (drawing no. L1). The A96 road links with Inverurie, Elgin and Inverness beyond and is a significant transport corridor within the area. The B979 links the two routes through Clinterty Croft and Little Mill of Clinterty.
- 1.3 There is currently no direct public transport link provided for the area. The nearest services towards Aberdeen City are located in Blackburn and at Bishopston on the A96 road. The best access to the city centre by car is provided through the A96 road, some 9 miles and taking approximately 20 minutes or more, depending on traffic.
- 1.4 Bancon Homes have commissioned David Wilson Associates to prepare a landscape capacity study for a potential residential development in the area. This should be carried out with regard to the relevant development plans of Aberdeen City and Aberdeenshire.
- 1.5 The goal of this study is to identify the limits and opportunities and set out an optimal structure for potential development in the area.

2. METHODOLOGY

- 2.1. Designation of the potential expansion area was based on an indicative area provided by Bancon Developments, showing the possible directions of development. This was defined as the approximate search area and provides a loose set of parameters for the study to focus upon. This search area crosses the boundary between Aberdeen City and Aberdeenshire. (See drawing no. L2.)
- 2.2. In order to establish the setting into which the new development should blend, the report starts with a description of the Landscape Character of the area. This is examined in relation to both the "South and Central Aberdeenshire: landscape character assessment", prepared by the Environmental Resources Management in 1998 and "Landscape Character Assessment of Aberdeen" prepared by Ian Nicol, Anne Johnstone, Laura Campbell in 1996, as the site lies across the boundary of these two areas. These documents set out the officially accepted description of the character of the area. Its guidelines for development within this landscape character type are taken into consideration.
- 2.3. Following this, the potential expansion area is introduced in a general overview. The main landscape character units identified here are then described in detail.
- 2.4. The use of the site is governed primarily by the policies of the Structure Plan and the Local Plans. These are considered in detail, and the appropriate ones listed, and their relationship to the potential development discussed.
- 2.5. Having assembled all the relevant information, the landscape capacity of the potential development area is then determined in three steps. First, areas that are inevitably not suitable for any type of urban development are identified and excluded. Then, the rest of the area is divided up into and assessed against several criteria in order to identify sites that are less favourable for development from that certain aspect. The potential visual impact of development is looked at through the determination of the Visual Envelopes of the sites. The Visual Envelope (envelope of landscape from which any development on the site will be seen) is established using the KeyTERRA-FIRMA modelling programme.
- 2.6. Based on the result of the assessment, the study includes an outline structural proposal for the potential development. This is explained and the most important considerations for the proposed land use described in the last chapter.
- 2.7. Since there is no official methodology for landscape capacity assessment, the study is based on the recommendations of "Guidelines for Landscape and Visual Impact Assessment" published by the Landscape Institute in conjunction with the Institute of Environmental Management and Assessment, applying them to this situation with a more comprehensive context. Results of similar studies have also been taken into consideration.
- 2.8. The study also takes into account the relevant national planning policies including Scottish Planning Policy 15 "Planning for Rural Development" and 21 'Green Belts', National Planning Policy Guideline 3 'Planning for Housing' and Planning Advice Notes 44 'Fitting New Housing Development into Landscape', 55 'Planning in Small Towns', 65 'Planning and Open Space' and 72 'Housing in the Countryside'.
- 2.9. There has not been a separate ecological or tree survey prepared, but the character of the vegetation and limiting ecological features have been identified during the site survey.
- 2.10. The relevant Ordnance Survey Explorer map and an extract of the local plan were used to prepare the layouts. In addition to the various printed and electronic sources of information detailed amongst the references, the study was based on a site visit in August 2008.

3. LANDSCAPE CHARACTER

3.1 The aim of this chapter is to identify the main landscape character that is the setting of Clinterty and its potential to accommodate residential development. This is based primarily on both the "Landscape Character Assessment of Aberdeen" (LCAA) prepared by Ian Nicol, Anne Johnstone, Laura Campbell in 1996 and the "South and Central Aberdeenshire: landscape character assessment" (SCAA) report, prepared by the Environmental Resources Management in 1998.

3.2 The South and Central Aberdeenshire Landscape Character Assessment classifies the landscape character type as Agricultural Heartland and says of this type:

"...they are distinguished as a single landscape character type by their patchwork of mixed agriculture and scattered woodland and by their numerous towns and villages, linked by a network of main roads and lanes..... Variations in relief are particularly important in distinguishing different character areas for, as well as determining landscape character directly, they influence patterns of fields, woods and settlement.

.....They are already the most densely populated areas, and continued development of houses, both in the urban fringe and in the countryside, will continue to present further pressures along with the associated infrastructure of road improvements, industrial estates, schools and shops...."

3.3 This Landscape character type is further sub-classified as Central Wooded Estate. The relevant key Characteristics of this classification are:

- *Rolling landscape of low hills and wide valleys*
- *Strong woodland structure associated with numerous estate policies, adding rich and diverse texture.*
- *Mixed farmland with varying size and pattern of fields*
- *Numerous and varied archaeological features, including hedges, carved stone balls, recumbent stone circles and pictish monuments.*
- *Numerous towns and villages, many subject to recent residential expansion*
- *Frequent settlement with a variety of sizes and styles of architecture: local vernacular stone buildings with conversions, modern bungalows and houses.*
- *Long views across open farmland contrast with sudden enclosure by woodland as one passes through the area.*

3.4 It also goes on to recommend the following aim: To integrate new development in the landscape:

- *Native broadleaf trees may be used to integrate and contain new housing estates and soften the edge of urban developments*
- *In exposed locations, simple styles and forms of housing are more appropriate, especially where they may compete with views of more distinguished landmarks; development should avoid exposed locations especially where such visual conflict might occur.*
- *Use (or re-use) of local stones can help to integrate buildings in the landscape; conversion of the old derelict should also be encouraged.*

3.5 The larger section of the site lies within the "Landscape Character Assessment of Aberdeen" study area with the boundary line following that of the local authorities along the Littlemill Burn and then Black Burn watercourses. This describes the Landscape Character of the site as Open Farmland which it describes as follows:

".....The open Farmland is an extensive character type that forms much of the immediate hinterland of the city outwith the river valleys..... Generally the landform is rolling, with low-lying peat-filled basins at a few locations....."

Agriculture is the predominant landuse, with the fields often being bordered by drystone dykes formed from boulders removed from the glacial till-derived soils. Post and wire fences are also used, but hedgerows are rare. Woodland occurs, but not in significant amounts. The traditional settlement pattern in this character type consists of scattered farmsteads that are often associated with small clumps of trees. In present day there is considerable pressure from the expanding city to increase the amount of development into these areas adjacent to Aberdeen.

The views that are possible from within the area vary according to altitude and topography, but can be fairly wide due to the lack of visually enclosing woodland. The visibility of the character type depends on its location; those areas that are close to main approach routes to the city are highly visible. Other areas, even adjacent areas, can be almost hidden from city and its transport routes by intervening topography. The sensitivity to development of any of these areas can be quite high because of their open character, but there will be variations due to factors such as visibility that are not uniform across the whole character type."

3.6 The landscape is further sub-classified as Clinterty and West Brimmond Farmland with Distinctive Landscape feature listed as;

- *The varied topography, ranging from hill slopes to flat ground;*
- *The mixture of tree clumps and shelterbelts – occasionally wholly coniferous;*
- *The scattered settlement pattern, becoming sparser towards the south-east;*
- *College buildings at Clinterty with conifer screening*
- *Views to adjacent residential areas*
- *Views north-westwards*

3.7 Sensitivity to Landscape Change

Visibility: *The northern part of the area has a high visibility, as it can be viewed from the A96 Aberdeen to Inverness trunk road, one of the main approach roads to the city from the west. The southern part of the area has a medium level of visibility. It can be seen from nearby roads and areas of settlement, and glimpsed from the A96 Aberdeen – Inverness trunk road. It can also be seen from the recreational vantage points of the four hills, of which Brimmond hill is the highest.*

Built Development: *The village of Blackburn lies on the northern edge of the area and Westhill can be seen from the south. The Aberdeen College campus at Clinterty, and the travelling people's site nearby are relatively large developments. Apart from this, individual houses, occasionally sited in small groups, are the main form of development. They are scattered throughout the area, but are most sparsely distributed in the south.*

Summary: *The area itself has a rural character despite the presence of nearby large residential areas which, together with the nearby presence of the main north-western approach to the city, make it visible, particularly the north of the area. The character area has a varied settlement pattern and a variety of field boundaries. Its open character acts as a foreground to higher moorland on Brimmond Hill.*

3.8 Landscape Guidelines

Conserve

- *Tree and shelterbelt management, to retain these distinctive characteristics*
- *Maintain open Character*
- *Maintain stone dykes and Hedgerows.*

Enhance

- *Consider phasing-in mixed tree species in place of conifers at Clinterty College to increase its integration with the surrounding landscape.*
- *Consider some additional boundary tree planting*

Conclusions

3.9 The landscape character is defined in two separate ways in the two Landscape Character Assessment documents but there are many similarities between the two descriptions. Both indicate that the woodland cover in this landscape type is important and can be used to help reduce impacts and that the visual integrity of the landscape should be safeguarded in terms of both visual impact and architectural style.

4. THE POTENTIAL DEVELOPMENT AREA

- 4.1 The search area around Clinterty covers a natural basin formed by the surrounding hills on all sides (drawing no. L3). Tyrebagger Hill (250m) to the northeast, Elrick Hill (202m) to the east, Brimmond Hill (265m) to the southeast, Hillhead of Conraig (142m) to the southwest and several smaller hills to the west create an enclosed effect that helps to shelter and screen the area around Clinterty (see Photo sheet 2).
- 4.2 Drainage through the area takes the form of small watercourses fed by a system of field drains and ditches. The Auchincloch Burn and Littlemill Burn converge to the west of Clinterty and form Black Burn which flows northwards through a small valley towards the River Don.
- 4.3 The underlying solid geology of the area is Granodiorite, an intrusive igneous rock similar to granite, at which Clinterty is at the centre. This is overlaid with Till for the majority of the area and an area of River Alluvium along the courses of the burns and some islands of Glacial Meltwater Deposits.
- 4.4 These geological conditions have produced land which is reasonably productive but not of the highest quality. According to the relevant map of Soil Survey of Scotland the majority is Class 3₂ with a few areas of 3₁ to the west of the Agricultural College. These classifications are described as Land Capable of Producing a Moderate Range of Crops. Other areas, especially higher grounds of the surrounding hills provide lower quality soils. (See drawing no. L4).
- 4.5 The land use is dominated by agriculture with large rectangular fields spreading all around the basin. The surrounding hills are covered by heath and woodland patches. The largest of them is Kirkhill Forest to the northeast of the area. (See drawing no. L2)
- 4.6 The basin provides a characteristic framework for the settlements in the area. Clinterty is comprised of a group of settlements and smallholdings collected loosely around the intersection of the B979 and other minor country roads. Significant features in the area are Little Clinterty, Clinterty Croft and Little Mill of Clinterty, Clinterty Home Farm and Clinterty Agricultural College (see Photo sheet 1/1).
- 4.7 Around 2 miles to the north, Blackburn also sits within this basin. It is a small village on the north side of the A96 with some other small settlements such as Glasgoforest, Muir of Kinellar and Bishopton along the transport corridor. It is noticeable that the village and most of the developed area within the basin stays below the 120m contour line (see L3).
- 4.8 Also, regarding this section of the A96, major settlements appear on the northern side, and it is not until Elgin that development occurs both sides of the road to any noticeable degree.
- 4.9 To the south, around 3 miles away, sits the larger settlement of Westhill. Despite its proximity, it is rather separated from the search area by the landform, though some of the new development started to spread towards the basin (see L3).
- 4.10 Although there are no designations related to landscape or natural features, several historical, and Listed, buildings sit within the basin. These include buildings at the historical estate of Tertowie House. Other listed features in the search area exist at Little Mill of Clinterty and Clinterty House (see L2).
- 4.11 Approximately 1 mile to the east sits Elrick Country Park (see picture 3 on Photo sheet 1/3) and to the south of this is Brimmond Country Park (L2). These are popular recreational areas particularly for walking. **Proposed Core Paths are designated around Blackburn and Westhill, but do not link with the areas around Clinterty.**
- 4.12 The area is crossed by two prominent lines of overhead power cables and associated pylons. These run to the south of Clinterty in a south-east to north-west direction.

Conclusions

- 4.13 Most of the soils of the area belong to Class 3₂ and 3₁ types, capable of producing a moderate range of crops. This provides the basis of the agricultural use that dominates the character of the area.
- 4.14 The topographical limit to development within the basin area appears to be the 120m contour line. Development should be restricted to below this height.
- 4.15 The potential impact upon the settings of listed buildings should also be considered in any development.
- 4.16 The overhead powerlines will also be restrictive to the developable area of the search area.

5. PLANNING CONTEXT

5.1 In this chapter, policies of the development plans of both Aberdeen City and Aberdeenshire for the area are highlighted, which have a relevance to this Landscape Capacity Study. Designations regarding natural or cultural heritage are also included here.

5.2 The Structure Plan part of the development plan is common for Aberdeen City and Aberdeenshire. The extant Aberdeen & Aberdeenshire Structure Plan was formally approved in 2001. Preparation of a new structure plan is currently underway.

5.3 In the current Structure Plan, anticipated housing market allocations are predicted for the period until 2005 and 2006 to 2010. Original allocations in the Structure Plan for the Aberdeen Housing Market for 2006 to 2010 (Policy 9) were to build 5900 new houses with 3800 of these being within the City and the remainder spread around larger towns on the periphery.

• <i>Aberdeen City brownfield</i>	3,000
• <i>Aberdeen City greenfield</i>	800
• <i>Westhill</i>	500
• <i>Inverurie</i>	500
• <i>Portlethen</i>	400
• <i>Banchory</i>	200
• <i>Other Aberdeenshire settlements*</i>	500
• <i>Total</i>	5,900"

5.4 For the period 2011 to 2015 Policy 10 states:
“Indicative Housing Distribution: 2011 to 2015
Strategic housing land reserves sufficient to accommodate 5,700 houses in the Aberdeen Housing Market Area are required. These land reserves shall allow for an anticipated 3,000 houses on brownfield land in Aberdeen, with the remainder distributed amongst accessible greenfield locations adjacent to the urban area of Aberdeen and in main service centres in Aberdeenshire. Local plans may, where possible, indicate where this housing should be accommodated, based on the capacity of settlements and in accordance with their function and roles as set out in Table 1 of the Strategy section, and all in the same broad proportions that are set out in Policy 9. These indicative allocations will be subject to review through the development plan process, as part of our commitment to continuous plan making.”

5.5 The new Structure Plan is at a Draft stage at present and open to consultation and as such is lacking in detailed policies, however it does contain amended housing allocation figures until 2030. For the period 2007 to 2016, it is predicted that 29,500 houses will be required across the Structure Plan Area

and 23,700 in the Aberdeen Housing Market Area alone. This compares with 11,600 units for approximately the same time period in the previous plan. It also estimates the current land supply to be adequate for 9007 units which clearly leaves a shortfall.

5.6 **The demand for development land allocations** will inevitably place a great deal of stress upon both the City and smaller towns in the region which will be expected to bear the increase on resources and infrastructure. Opportunities for expansion are already scarce in many of these settlements, and more locations outwith these settlements are likely to be required, if the targets are to be achieved.

5.7 The Aberdeen Local Plan "Green Spaces, New Places" was adopted on 25 June 2008 to replace the former Aberdeen City District Wide Local Plan. The Aberdeenshire local plan was adopted in 2006.

5.8 Both local plans designate most of the study area as part of the Green Belt. Aberdeen Local Plan Policy 28 and Aberdeenshire Local Plan Policy Gen13 exclude any major developments within this area unless it is essential for agriculture, horticulture, forestry, informal countryside recreation, or mineral or landfill workings or if it is directly related to nature conservation.

5.9 For any other purposes, only minor developments may be permitted within the Green Belt, such as conversion of existing buildings or minor housing related to an existing primary industry appropriate to the Green Belt (Aberdeen Local Plan Policy 28 and Aberdeenshire Local Plan Policy Hou3, Gen13). **However, the Green Belt is currently under review in order to locate potential greenfield sites for the targeted developments.**

5.10 Some areas within Aberdeen City are also designated as parts of Green Space Network. According to Aberdeen Local Plan Policy 29, proposals *“for development that is likely to destroy or erode the character or function of the green space network will not be permitted.”* (p. 52)

5.11 Since agriculture is the dominant land use of the area, Aberdeenshire Local Plan Policy Env11 'Agricultural Land' is also relevant here:
“Development that would cause the permanent loss of productive agricultural land will be refused unless it has been allocated for development in the Plan or the developer demonstrates:
a) its social or economic benefit clearly outweighs the agricultural value of the site; AND
b) there is no suitable alternative site for the development.

Where the agricultural classification of the land is in question the developer must demonstrate its quality.” (p. 23)

However, there is no similar policy to Aberdeen City.

- 5.12 Due to the presence of some woodlands within the area, relevant local plan policies are also important to mention:

The City Council will protect and enhance Aberdeen’s trees and woodland with the aim of doubling the existing tree cover of the City.

1. There is a presumption against all activities and development that will result in the loss of or damage to established trees and woodlands that have natural heritage value or contribute to the character, biodiversity or amenity of a particular locality.

2. Planning authorities have a duty to have regard to the planting of trees. Where proposed development unavoidably involves the loss of trees, permission will normally be conditional on a replanting scheme with trees of appropriate species and numbers. New development should make a positive contribution to the enhancement of tree cover by, where appropriate, ensuring provision is made for new street and garden trees and community woodland. New tree planting should consist wholly or mainly of native species.” (Aberdeen Local Plan Policy 33, ‘Protecting Trees and Woodlands’; p. 55)

“Development that would cause the loss of, or serious damage to, trees or woodlands, which are EITHER covered by an existing or proposed Tree Preservation Order OR of significant ecological, recreational, historical, shelter or landscape value, will be refused unless:

- a) its public benefits at the local level clearly outweigh the value of the habitat;*
- b) the development will be sited and designed to minimise adverse impacts on the biodiversity of the site, including its environmental quality, ecological status and viability;*
- c) there will be no further fragmentation or isolation of habitats as a result of the development; AND*
- d) the development incorporates satisfactory measures to replace and/or enhance existing trees and woodlands.” (Aberdeenshire Local Plan Policy Env8, ‘Trees and Woodlands’; p. 20)*

Conclusions

- 5.13 Regarding the targeted numbers of new housing set in the new Draft Structure Plan and the scarce opportunities for expansion of existing settlements, more locations are likely to be required to meet the demands.

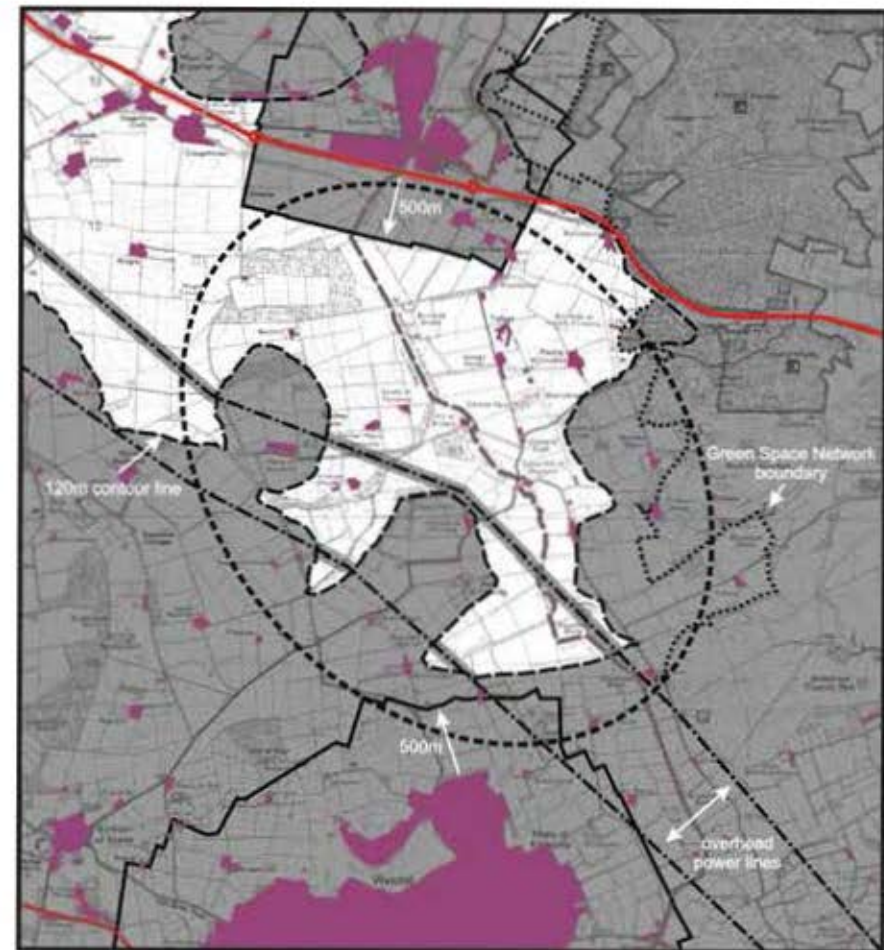
- 5.14 Most of the study area sits within the designated Green Belt. Although residential development here would contradict the extant green belt policies (Aberdeen Local Plan Policy 28 and Aberdeenshire Local Plan Policy Gen13). However, the Green Belt is currently under review.

6. LANDSCAPE CAPACITY ASSESSMENT

- 6.1 This assessment is carried out in three phases. First, those areas are listed which should be excluded from the development for some reason. Then the rest of the area is divided into units, and assessed against several criteria. These include considerations of the sensitivity of the landscape which make development at certain locations less acceptable. Finally, visual impacts are assessed separately.

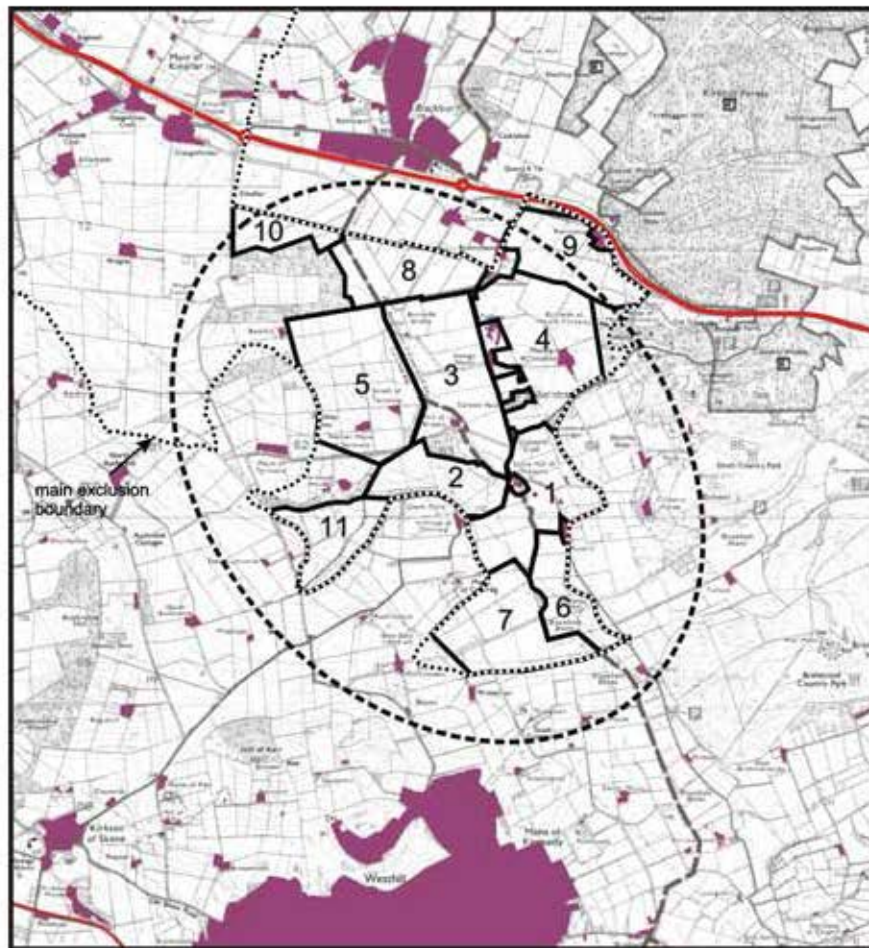
Exclusions

- 6.2 A significant share of the study area is designated **Green Belt** (see figure right), where local plan policies exclude major residential developments. However, since this designation is currently under review, for the purposes of the study this has been ignored.
- 6.3 **Landform** is a dominant feature providing a unique character to this area. It is noticeable that most of the developed area within the basin stays below the 120m contour line. In order to protect this feature and the open spaces of the surrounding hills, any areas above this height have been excluded.
- 6.4 Taking account of the size of the search area, if new development occurs, there is a risk, in the long term, of Westhill coalescing with Blackburn. Even if physical coalescence is not an immediate issue visual coalescence could be. In order to avoid **coalescence** between them and the potential new development a 500m zone around them is strictly excluded.
- 6.5 The eastern part of the area, within Aberdeen City, is designated as part of **Green Space Network**. The Green Space Network is currently being reviewed, but it is reasonable to anticipate that it will stay. It should therefore be excluded from the site area.
- 6.6 Area of the high voltage **overhead electric cables** should also be excluded with a 100m buffer zone designated. Although it is possible to alter the line of the cables, due to the high costs this is not likely to happen. (See figure opposite for the areas excluded.)



Potential development areas

- 6.7 For the purposes of further assessment, the potential development area has been divided up into sections so that they can more easily be analysed. These have been allocated based on rough physical boundaries and are only a superficial grouping of field boundaries at this stage for ease of study. There are eleven such parcels of land and they have been given numbers for identification purposes, starting from a cluster around Clinterty and radiation out into the search area (see figure next page).

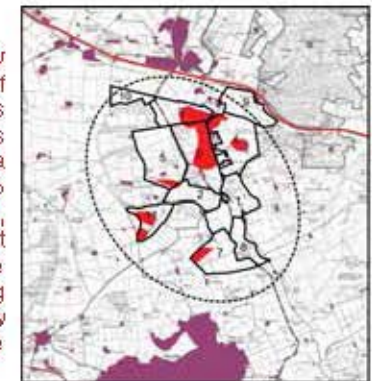


- 6.8 **Potential Development Area 1** occupies the land to the south and east of Little Mill of Clinterty between the 120m contours.
- 6.9 **Potential Development Area 2** sits on the north face of Hillhead of Conraig to the west of site one.
- 6.10 **Potential Development Area 3** occupies the land to the west of the Agricultural College, between the road and Black Burn. It is a large site and sits in the floor of the basin.

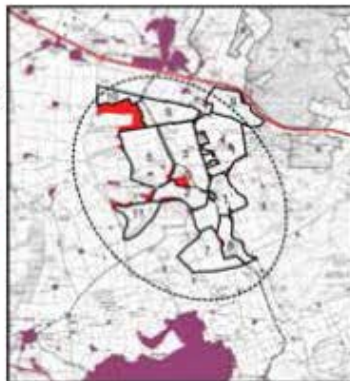
- 6.11 **Potential Development Area 4** sits to the east of the college, between the road and the 120m contour and development at Burnhead of Meikle Clinterty. There are a few significant developments within the site which are Clinterty Caravan Park, a site for travelling people and Aberdeen College, Clinterty Centre (Photo sheet 2/1-2).
- 6.12 **Potential Development Area 5** is to the west of site three and covers a series of field boundaries.
- 6.13 **Potential Development Area 6** sits to the south of Clinterty between the country road and Littlemill Burn. It is on slightly higher ground but fairly well enclosed by the landform.
- 6.14 **Potential Development Area 7** sits to the west of site six and is again quite well enclosed.
- 6.15 **Potential Development Area 8** sits to the north of site three in on the base of the basin.
- 6.16 **Potential Development Area 9** occupies the land south of Bishopton and the A96.
- 6.17 **Potential Development Area 10** sits in the low land at Kinellar, south of the A96.
- 6.18 **Potential Development Area 11** is slightly separated from the others by the topography and the estate around Tertowie House. It sits in the high ground but is fairly enclosed.

Landscape considerations

- 6.19 The Aberdeenshire Local Plan Policy Env11 safeguards the productivity of **agricultural land** in general. This relates particularly to prime quality land that is represented by Class 3₁ soils in the area (see figure to right). Although there is no such policy constraint for Aberdeen City, from the aspect of landscape assessment Class 3₁ soils on the other side of the boundary have the same value. Using these areas for the purposes of new development should preferably be avoided.



- 6.20 Although it does not completely exclude it, Aberdeenshire Local Plan Policy Env8 severely restricts developments affecting **woodland areas** and the relevant Aberdeen Local Plan Policy 33 also sets similar constraints. Therefore areas covered by woodlands are considered throughout the whole search area. There are only a few patches of major woodlands within the potential development areas (see figure). Protection of minor ones and individual mature trees is also important.



Visual Impacts

- 6.21 The visual envelopes of potential developments at each of the eleven sites have been established through ground model analysis using KTF 6.7 software produced by Key TERRA-FIRMA Ltd and topographical Land-Form PROFILE data supplied by Ordnance Survey. The 'Zones of Visual Influence' output data (drawing no. L5) show the areas from which the developed sites could be seen based on the topography of the landscape, with the larger areas of woodland superimposed as visual barriers at a generic height of 15m. The supposed height of development is taken to be 8m from ground level. It takes no account of physical visual barriers such as individual houses or buildings and smaller tree cover. These can be added to the analysis but are too numerous and varied to be included accurately. Each area has four points located evenly throughout. The degree of view can then be assessed. These are illustrated in drawing L5. The locations that the sites can be seen from are referred to as visual receptors.
- 6.22 **Potential Development Area 1** – The visual envelope is mainly concentrated upon the course of the Littlemill Burn and surrounding valley but also spills over onto the higher hills in the area. Views on the higher part will only be of part of the site. Views will be possible from the edge of Elrick Country Park and Brimmond Hill. Views will also extend out towards the north edge of Westhill and towards Blackburn although over a distance of around 2 miles.
- 6.23 **Potential Development Area 2** – This site can be seen from approximately the same area of the basin but will have greater impact on the higher grounds. The site will not be as visible from the area north of Westhill.
- 6.24 **Potential Development Area 3** – Similarly site three will be seen mainly from the floor of the basin and is well contained within the ring of hills. Again it will

be visible from the highest ground but is reasonably well screened from settlement areas.

- 6.25 **Potential Development Area 4** – Site four is somewhat screened within the basin floor but visible from the higher ground again. It is less visible from Elrick and Brimmond Country Parks and only partially visible from the main settlement areas.
- 6.26 **Potential Development Area 5** – Most of the views of site five are to the east within the basin due to the fact that it sits on the east facing slope of one of the hills and has a large group on its immediate north. There will be partial views from Tertowie House and clear views from Brimmond Hill however.
- 6.27 **Potential Development Area 6** – Site six is on higher ground but also quite enclosed by the topography. Views from the basin floor are restricted but are possible from the north part of Westhill and Elrick and Brimmond Hill Country Parks. Views will be possible from Blackburn but these will be distant.
- 6.28 **Potential Development Area 7** – Similarly to site six, site seven will be visible from the same areas but less so from Blackburn and the north due to the topography at Hillhead of Concraig. It is closer to Westhill however and will be more visible from here.
- 6.29 **Potential Development Area 8** – Site eight is close to the A96 and to Blackburn and will therefore have a significant impact upon both. Views are contained within the basin to the south and east but views extend out to the west where the landform is not as high.
- 6.30 **Potential Development Area 9** – Site nine will be visible from the basin and will have a significant impact upon Elrick Country Park, the A96 and Blackburn. It will be seen from the west and also from the high ground to the south west and south out towards Westhill.
- 6.31 **Potential Development Area 10** – Site ten will have an impact upon the basin and the land to the west and a significant part of Blackburn, A96 and the Country Parks at Brimmond Hill and Elrick.
- 6.32 **Potential Development Area 11** – Site eleven is a bit separate from the rest of the potential development areas and is enclosed in a valley space between the hills and linked to the remainder through a narrow passage. Views will be restricted to a parcel of land around it and an area across the basin to the east of Blackburn. It would however have a significant impact upon Tertowie House and would be visible from Brimmond Hill.
- 6.33 Based on the designated visual envelopes, it is possible to establish the risk of **visual coalescence** as described below.

- 7 can be clearly seen from the northern edge of Westhill. Viewed from the areas east and west of Blackburn it may be seen as part of Westhill. There is therefore a risk of Visual coalescence.
 - Although 6 can be seen from both Blackburn and Westhill it is further away and outwith the direct line of sight between the two villages. There is therefore a negligible risk of Visual coalescence.
 - 8 is relatively close to Blackburn but is not visible from Westhill. Therefore, although it can be seen as an extension of Blackburn, across the trunk road, there is no risk of Visual coalescence between the two villages.
 - From Westhill 9 will be seen against the backdrop of Kirkhill Forest. There is therefore very little risk of Visual coalescence.
 - 10 cannot be seen from Westhill but it is close enough to Blackburn to appear as an extension. It will not, however, contribute to Visual coalescence between the two villages.
 - 1 to 5 and 11 will only be seen as contributing to Coalescence if the whole area is developed. Their coalescence would be with 6 to 10 rather than the two villages.
- 6.34 Regarding **view from the A96** all of the potential development sites can be seen from the A96 to some degree. The area of greatest visual impact on Blackburn will be any impact on the area between the two roundabouts. 7 and 11 will have the least impact.
- 6.35 8, 9 and 10 are very close and will be clearly seen. 1 to 6 will be seen but they will be at some distance and will be softened by various elements in the landscape. Subsequent detail design will need to take account of the view from the road.
- 6.36 The importance of **Brimmond Hill** and its view towards Aberdeen and the coast has already established in another context. In this case the view west is important but not iconic.
- 6.37 10 is the only site that cannot be seen from Brimmond Hill but the views of all of them will be into the hollow and from a distance. The visual impact is moderate.
- 6.38 **Erick Country Park** is an important receptor and all of the sites can be seen to a greater or lesser degree. Again they will be seen from some distance and there is clear countryside between them. Again the visual impact will be moderate.
- 6.39 **Tertowie House** has three listed buildings and the impact on its setting will be a consideration. 11 will have the greatest impact with the edge of 2 also affecting the setting. This is a concern.

- 6.40 Taking all the visual impacts into consideration, the land most suitable for development within the area could be designated as sites 3 and 4 and parts of 1 and 5 as it is shown on the figure below.



Conclusion

- 6.41 Having excluded the areas not appropriate for development, the rest of the potential development area was further assessed.
- 6.42 In terms of the landscape considerations, the minor woodland areas do not impose a significant constraint, and could be integrated into the potential development. Protection of prime quality agricultural land is a concern that may affect Site 3 and Site 9.
- 6.43 From a visual point of view, the sites most suitable for development are located in the centre of the potential area.

7. PROPOSED DEVELOPMENT AREAS

- 7.1 The development area was established on the basis of the results of the assessment, designating the settlement boundary line with the necessary minor corrections. The proposed structure respects the character of the landscape, being governed in principal by the natural features, particularly the topography.
- 7.2 Recreational open space is proposed along the burn at the bottom of the hollow. This will provide an important green corridor throughout the settlement, having both ecological and recreational functions. It is also justified by the potential flood risk along the burns shown on the Indicative River & Coastal Flood Map for Scotland. Moreover, it would provide excellent views as seen from the residential areas which mostly face this direction.
- 7.3 The ridge with a minor hilltop above Meikle Clinterty is proposed as woodland planting. By providing this backdrop, it is possible to significantly reduce the impact on the affected receptors (especially the A96 road and Blackburn). Although gradient is not a significant constraint throughout the area, steeper grounds have also been avoided.
- 7.4 The area is currently part of the Aberdeen City Green Belt which is currently being revised at a district and regional level.
- 7.5 Also, some parts of the proposed development area include Class 3₁ soils. Since neither the Aberdeen City policies nor the relevant SPP 15, "Planning for Rural Development" do not completely exclude development on prime quality land; this could be possible if the benefits of this development outweigh the loss of this productive land.

Development areas

- 7.6 Layout 6 shows the proposed development framework. This is structured along the gentle slopes enclosing the burnside open space. The total area of the development is approximately as shown below:

Phase 1	893,000
Phase 2	382,000
Phase 3	315,000
Total	1,590,000m²

- 7.7 Although the community facilities and retail areas of this potential new settlement have not been designated, these should be centred at the crossroads at Clinterty Croft. This could be ideally integrated with the adjacent

open spaces, and the proposed new roads (see hereafter) would relieve its transit traffic.

- 7.8 The Proximity of the Clinterty Centre of Aberdeen College provides a great core feature for the development. There could be mutual benefits through coordinating the development of the college and the future residential areas.
- 7.9 Development should take place in several phases, starting with the core area contained within the City boundary. Phase 2 would complement this symmetrically along the western slopes of the hollow. Phase 3 would be a bit separated, and should be considered only as a reserve development area for long term allocation.
- 7.10 Scale and design of development should be in sympathy with those characteristic of the region. The nearby Westhill provides a good example for what to avoid. As set out in the South and Central Aberdeenshire Landscape Character Assessment, "simple styles and forms of housing" would be more appropriate to this location. Also, it is important that, in order to maintain the rural character, a full landscape framework should be part of the overall masterplan.

Road Network

- 7.11 New roads should be provided in order to access the new residential areas. These are proposed to be routed so that they would also be suitable to relieve the settlement centre of transit traffic. It is also important that they do not separate the residential areas of the green corridor, thus allowing safe and easy access to these areas.

Open Spaces

- 7.12 Provision of proportionate areas of open space is necessary in order to avoid large continuous urban-style areas within this rural setting. The green corridor along the Littlemill and Black Burns (approx. 390,000m²) provides opportunity for locating leisure areas. It is easy to link it to the residential areas, and allows for pedestrian and bicycle routes along the burns. Also, it could be an attractive section for a potential future core path between Westhill and Blackburn.

Woodlands

- 7.13 Woodland belts have been provided along the settlement edges where necessary.

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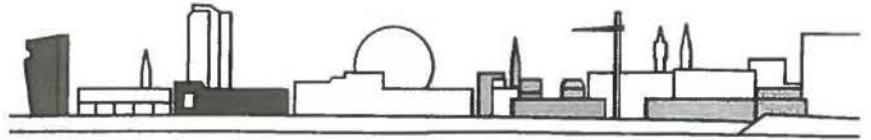
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PRACTICE INFORMATION

David Wilson Associates

1. The landscape architectural practice of David Wilson Associates was established in 1992 and now works from a busy design studio in Hamilton town centre. The staff consists of five qualified Landscape Architects including David Wilson, who has now over twenty five years professional experience. This is reinforced by two qualified and experienced garden designers and administrative back up.
2. The company use computer-based design and communication systems to provide a professional landscape design and planning service to public agencies, commercial clients and private individuals throughout Scotland, Northern Ireland and the North of England.
3. The workload includes commercial housing layout design, industrial, residential developments, road corridor improvement projects, community parks, play areas, private garden design and ecological and woodland habitat the full range of landscape initiatives.
4. In addition, the practice has provided a specialist service in preparation of landscape and visual impact studies and, over recent years, has undertaken them for many developers including Bancon, Gladedale, Dawn, Manor Kingdom, Miller, Persimmon, Scotia, Stewart Milne and Wimpey Homes. This has often been followed by David Wilson acting as a professional expert witness at a subsequent public inquiry.



Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Ben Freeman
Organisation	Bancon Developments Ltd
On behalf of (if relevant)	
Address	Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode	AB31 5ZU
Telephone	01330 824900
E-mail	ben.freeman@bancon.co.uk

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	<p style="font-family: cursive;">OMISSION OF SITE B0934 HILL OF ARDBECK, PETERCULTER</p>	Paragraph(s)	

What would you like to say about the issue?

Please see attached paper

... of the ...
...
...

What change would you like to see made?

Please see attached paper.



Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Aberdeen City Local Development Plan 2016

Proposed Local Development Plan May 2015

Objection to the omission of site B0934 – Hill of Ardbeck, Peterculter

Bancon object to the Proposed Local Development Plan, which allocated additional greenfield sites for only 98 houses against the substantially higher requirement identified in the Strategic Development Plan.

Specifically, Bancon object to the failure to allocate greenfield land for development at Hill of Ardbeck (site reference B0934).

Strategy

In separate objection papers, Bancon set out a detailed case explaining how the 2012 LDP has failed, and is continuing to fail, to deliver the housing requirement set out in the Strategic Development Plan (SDP). SPP was adopted in 2014, and requires LDPs in City Regions to *“allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan up to year 10 from the expected year of adoption.”* The SDP identifies the housing requirement for each plan period – up to 2016, 2017-2026 and 2027-2035. This LDP must therefore allocate sites capable of delivering the requirements in the SDP 2017-26 period.

Bancon submit that the Proposed LDP fails to do this, as only a few large sites are allocated for development, and almost all of them require the delivery of housing undelivered in the previous SDP plan period before the new allocations can commence. The best example of this is the large Grandhome site, where the allocation up to 2016 is not expected (in the 2015 Housing Land Audit figures) to be delivered until after the 2017-26 plan period has passed. Therefore there is no expectation of the 2017-26 allocations on that site becoming effective during that plan period, and therefore their allocation to deliver the SDP requirement in the LDP is contradictory to SPP.

In a separate objection in regard to Land Supply, Bancon consider the issue on an Aberdeen City wide basis, as well as broken down into individual areas as required in the plan’s spatial strategy. The Deeside area is the area in which the allocation of additional greenfield land at Hill of Ardbeck would help to address the shortfall in the Proposed LDP. Table 8 in the Proposed LDP details the allocations made.

Table 8: Development at Deeside

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP45 Peterculter East	25 homes	-	-
OP46 Culter House Road	5 homes	-	-
OP47 Edgehill Road	5 homes	-	-
OP48 Oldfold	400 homes	150 homes	-
	5 ha employment		-
Craigton Road / Airyhall Road* (Complete)	20 homes	-	-
North Garthdee Farm* (Complete)	80 homes	-	-
OP51 Peterculter Burn	19 homes		
OP52 Malcolm Road Peterculter		71 homes	-
OP108 Mid Anguston		8 homes	-
OP109 Woodend Peterculter		19 homes	
Housing Total	554 homes	248 homes	0 homes
Employment Land Total	5 ha		-

Table 8A below shows the expected delivery of housing on the allocated sites in Table 8, based on the 2015 Housing Land Audit figures.

Table 8A : Development at Deeside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP45 Peterculter East	25		
OP46 Culter House Road	5		
OP47 Edgehill Road	5		
OP48 Oldfold	25	330	195
Craigton Road/ Airyhall Road*(Complete)	20 (complete 2015)		
North Garthdee Farm* (Complete)	80 (complete 2015)		
Op51 Peterculter Burn	Constrained	Constrained	Constrained
OP52 Malcolm Road Peterculter		71 (Not in HLA)	
OP108 Mid Anguston		8 (Not in HLA)	
OP109 Woodend Peterculter		19 (Not in HLA)	-
Housing Total	160	330	195

Allocated 2017-26 : 248

Expected Delivery : 98

Shortfall : 150

Allocated to 2026 : 802

Expected Delivery : 607

Shortfall : 195

Allocated to 2035 : 802

Expected Delivery : 802

Bancon therefore submit that the allocated sites have and will continue to fail to deliver the housing requirement in this area of the City. These can therefore not be considered ‘effective or expected to become effective in the plan period’ – a requirement of SPP paragraph 119.

The majority of housing expected to be delivered in the 2017-26 period is on sites allocated in the period up to 2016, housing therefore coming from the effective supply rather than the new allocations. Whilst these contribute towards an effective housing land supply (SPP requires a 5 year effective housing land supply be maintained at all times), they cannot be considered to contribute towards the LDP land allocations, which (in accordance with the SDP and SPP) specifically sets out to meet the housing requirement for the period from 2017-26. Failure to deliver in the period up until 2016 is not an excuse to abandon compliance with the SDP and SPP.

Bancon submit that there is a need to allocate an additional 150 houses in the Proposed LDP to meet the SDP requirements from 2017-26.

However, in addition to this analysis of the needs of the Deeside area of Aberdeen City, Bancon consider that the Deeside corridor has considerable greater capacity to accommodate housing development than identified in the Proposed LDP. In our objection to Housing Land Supply, we identify substantial delivery issues in other areas of the City. This is most notable at Grandhome , where during the 2017-26 plan period, there is a shortfall in allocated land for 2,100 houses identified. Table 3 in the Proposed LDP provides the allocations.

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP1 Murcar	-	-	27 ha employment
OP8 East Woodcroft North	60 homes	-	-
OP9 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		-
OP10 Dubford	550 homes	-	-
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

Table 3A below shows the expected delivery on these sites based on the 2015 Housing Land Audit.

Table 3A : Development at Bridge of Don and Grandhome – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP8 East Woodcroft North	30	30	
OP9 Grandhome	150	2,000	1,800*
OP10 Dubford	310	240	
Housing Total	490	2,270	1,800

*Housing will continue beyond 2035

Allocated 2017-26 : 2,100 Expected Delivery : 0 Shortfall : 2,100

Allocated to 2026 : 5,310 Expected Delivery : 2,760 Shortfall : 2,550

Allocated to 2035 : 7,610 Expected Delivery : 4,560 Shortfall : 3,050

It is submitted that Deeside should be identified for additional development during the 2017-26 plan period, and beyond, in order to ensure the delivery of the SDP, in accordance with SPP. It is therefore proposed that land for up to 1,000 extra houses could be identified for development in the Deeside corridor during the 2017-26 plan period – i.e. in this LDP.

Suitability of Proposed Development

We refer to our development bid for site B0934.

The proposed residential development in the centre of the Hill of Ardbreck site has been designed to respect and greatly enhance the peripheral woodland, part of which is designated as SNH Ancient Woodland. Indeed, part of this woodland is protected by a Tree Preservation Order. While the site is also designated as a Local Nature Conservation Site, the justification for this designation concentrates heavily on the peripheral woodland areas, and notes the limited biodiversity of the centre of the site.

Bancon have, since the site was first promoted for development a decade ago, promoted the enhancement of the woodland and open space around the site's edges, with development limited to the central bowl, where visual and environmental impacts of development would be negligible.

The use of the site for residential use was supported by the reporter into the 2008 Local Plan, albeit for a sheltered housing development. This was dismissed by Aberdeenshire Council, and the local need for sheltered housing accommodation has subsequently been met elsewhere.

The Goal Achievement Matrix again dismissed the merits of the site for development due to the LNCS designation, and protected woodland, despite these being protected and greatly enhanced through additional landscaping and improved management as part of the development proposal.

The GAM also noted the site's value for informal recreation, and notes that the loss of this would be a negative impact. This is despite the proposal to incorporate footpaths, play areas and equipment (substantially greater provision than required by planning policy) and the long term management and maintenance of the open space. The development proposed would create a substantially better recreational resource for the local community than the overgrown area that it is now. As mentioned in the bid, there would be no constraint to the landowner returning the land to agricultural use with immediate effect.

Bancon therefore submit that the GAM analysis of the site considers only potential negative impacts of development of the site, and fails to consider several significant benefits and improvements that the proposal would deliver.

Conclusion

Bancon therefore submit that the Proposed LDP fails to allocate sufficient greenfield land in the Deeside corridor to meet the requirements of the Strategic Development Plan (as required by SPP) – i.e. sites that are effective or expected to become effective in the plan period (2017-26). The shortfall is 150 houses. However, more significant failures to deliver the housing requirement in other parts of the city (such as Grandhome) justify the increased allocation of housing land in the Deeside corridor in this LDP, perhaps in the region of 1,000 houses.

The proposed development of 61 houses at Hill of Ardbeck would be associated with improved management and maintenance of open space, woodlands and habitats, and contribute more formal recreation facilities to the local community. The development would contribute towards meeting the immediate housing requirement and need in the City, including 25% affordable housing. Bancon submit that it should be included in the Proposed LDP for immediate release.

- 1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O'Bennie Road, Banchory.
Postcode: AB31 5ZU
Telephone: 01330 824900
Email: ben.freeman@bancon.co.uk

- 2 Name of landowner: W Donald & Family c/o Bancon Development Ltd.
Address: As above.

The site and your proposal

- 3 Site Name: Hill of Ardbeck, Peterculter

- 4 Site Location map: The site is located to the North of Peterculter. It will be accessed from School Road, and has the potential to take a secondary or emergency access to Bucklerburn Road/Culter House Road to the North. This could provide a direct access to the AWPR Milltimber junction once constructed.



Fig 1 – Location of site and AWPR route.

- 5 National Grid reference of the site: NJ840013

- 6 Current Use of Site/Previous Development: Formerly agricultural, grassland.

- 7 Proposed Use of the Site: Residential, recreation, woodland.

- 8 Details of Housing Proposals: The proposed development consists of 61 dwellinghouses located in the centre of the site, in the natural bowl formed by surrounding higher ground and woodland.

- 9** Provision of Affordable Housing: Affordable housing will be provided, with 15 units providing 25% affordable on site.
- 10** Business Land Proposals: Not Applicable
- 11** Other Proposed Land Uses: The surrounding open space improved to form attractive public open space with two large children’s play areas (designed to serve a much larger population than the site will generate), and pathways connecting to existing walking routes, providing access to a viewpoint at the highest point of the site, with seating areas. The peripheral woodland will be managed appropriately, improving its biodiversity and contributing valuable open space for the local population.

A walk across the site shows that it is popular for local informal recreation, but also for use by motocyclists and for fly tipping. The formalisation of the open space and the management of the woodland will increase the value and safety of the site for the local population.



Fig 2 – View from the highest point of the site looking South West.

- 12** Phasing: It is proposed to develop the site in a single phase, albeit that the involvement of an affordable housing provider may dictate that the 15 affordable houses are built separately.
- 13** Community Engagement: The proposed development of this site has been promoted for some time. As part of Green Spaces: New Places the site was promoted for sheltered housing, and supported by the Scottish Government Reporter. However, this recommendation was overruled by Aberdeen City Council, and subsequently the requirement for sheltered housing has been met elsewhere in Peterculter. The site was therefore 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 from both the prevailing southwesterly and northerly winds
- B) Aspect – The site is located within a bowl, with higher ground to the south and northwest and lower ground to the east.
- C) Slope – Some parts of the site are quite steep, but these are not identified for development in the plan, but as open space.
- D) Flooding – No part of the site is at risk of flooding.
- E) Drainage – The site capable of being drained effectively with foul water to the mains system and surface water 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) Nature conservation – The site is identified as a Local Nature Conservation Site. The designation forms part of a wider ‘Peterculter LNCS’. The proposed development is located on land of little biodiversity value, and the associated improvement and management works proposed to the surrounding open space and peripheral woodland areas will enhance its biodiversity, and the contribution to the Peterculter LNCS. An ecological appraisal of the site was carried out in 2009, which identifies the limited value of the central part of the site. This report is appended to this bid.

Bancon wrote to Aberdeen City Council with regard to the designation of the site as an LNCS, which occurred at the same time as the site was considered through the 2012 Local Development Plan review. The letter is appended, along with the response from Aberdeen City Council, which provides little in the way of justification for the designation.

The environmental impact of any development of the site was proven as being minimal at the time of the 2008 local plan review. The ecological report identifies that the site contains a very limited range of plant types. The report also notes that the distribution of diversity in relation to habitat area is quite uneven, with the wet and wooded areas containing the majority of plant species, including both common plants and habitat specialists. No rare species were found on the site. Across the majority of the site, it is noted that the

dominance of tall tussock grasses hinders the establishment of shrubs and trees, and as a result diversity is severely limited.

The picture below shows the site pictured from the north side of the Reservoir looking north and east. It clearly shows the bowl in the centre of the site containing little but grass, and with peripheral woodland enclosing the site.

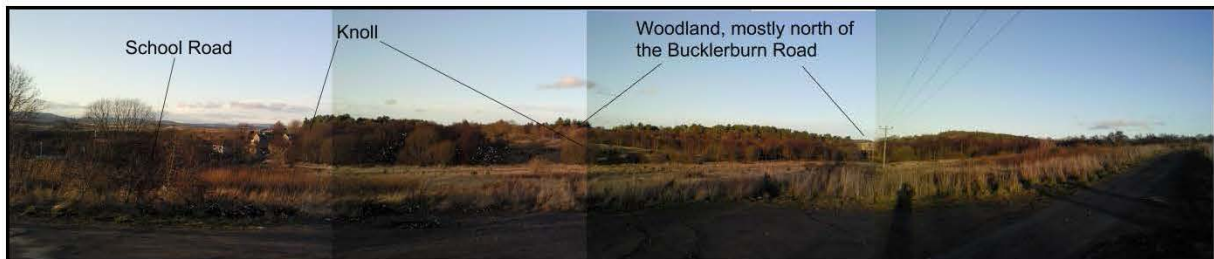


Fig 3 – Panorama of site from the Reservoir.

- H) Landscape features – The site is elevated above Peterculter, and contains a reservoir and large mound, which was originally a spoil heap. These two features offer panoramic views of the Dee Valley. The proposal seeks to maximise accessibility and public enjoyment of these views by providing paths and seating areas as part of the public open space. Around the north, east and south of the site there are areas of woodland, the southern area being covered by a Tree Preservation Order. These areas are of great value visually and in terms of biodiversity and habitat provision. The proposals seek to retain the wooded areas, and provide appropriate management to improve their contribution to the Peterculter LNCS.
- I) Landscape fit – The proposed development will be situated in the bowl in the centre of the site formed by the surrounding high ground. Whilst the peripheral open space will provide spectacular panoramic views of the Dee Valley, the development will be difficult to see. Screened to the south and the west by higher ground, and to the north and east by woodland, there will be no clear views into the site from any direction.



Fig 4 – The natural bowl in the centre of the site (view south from the high ground in the northeast).

The site forms part of the green belt and green space network, and it is clearly an important landscape feature at the highest point above the town. From the south and west, much of the town is framed against the backdrop of Hill of Ardsbeck, although there is higher ground to the North East. The bowl in which the housing is proposed is not visible from the surrounding area, and could be developed quite comfortably without significant visual impact.

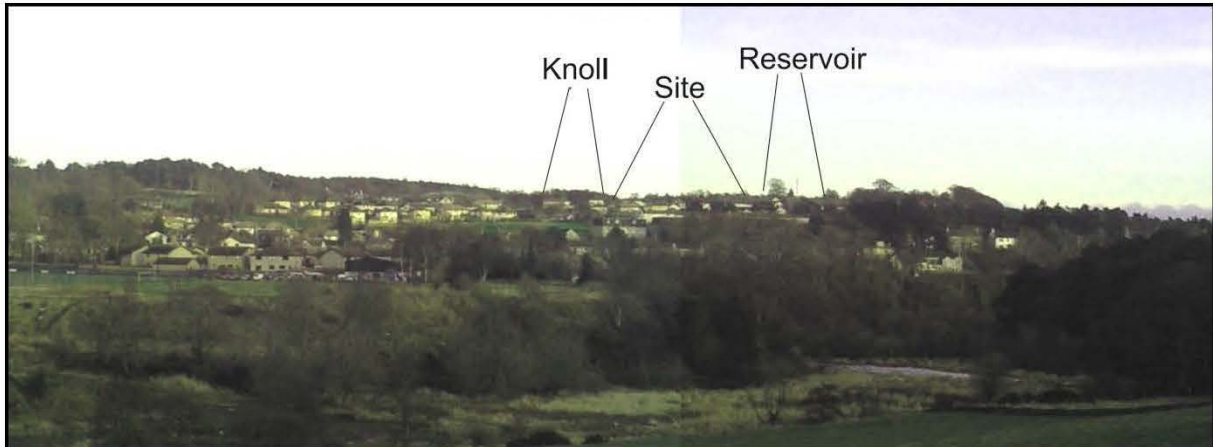


Fig 5 – view from the A93 to the west.

The above image is taken from the A93 to the west of Peterculter, and it is the most apparent view of the site. It is clear to see the bowl falling between the two areas of higher ground. Only the tops of trees in front of the site are visible from this location, and the reservoir is barely visible above them (the telecom mast that can be seen is immediately east of the reservoir). None of the proposed housing would be visible in this view.

- J) Relationship to existing settlements – The proposed development is closely related to existing development on School Road to the west and Lochnagar Road to the south. Culter House Road and Bucklerburn Road to the north provide a clearly defined northern settlement boundary.

As well as being well placed for residential development, there is a considerable surrounding population that would benefit from the provision of the public open space, play areas and woodland management proposed. Fig 6 on the right shows the site in context with the surrounding residential areas.

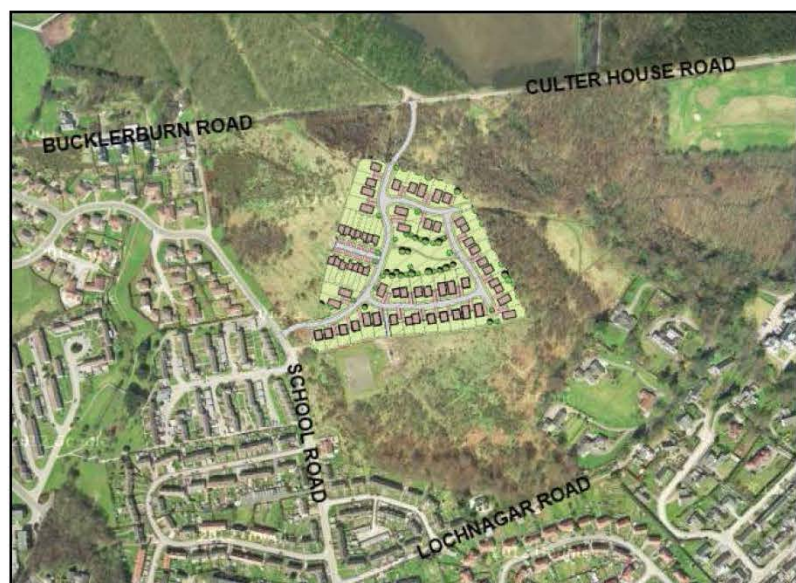


Fig 6 – Site in context.

The proposed development is around 400m from Culter Primary School, with local shops nearby. There is a sports centre and a doctors surgery on Coronation Road, also within 400-600m of the site.

- K) Land use mix – The proposed development is residential, but the additional maintained open space and woodland management will contribute public open space for the existing population.
- L) Accessibility – The site is within 400m of a bus terminus (19), and an infrequent service (24) comes considerably closer to the site, using School Road. Access to the A93 is available via School Road, and following the construction of the AWPR, there is potential to link directly to the Grade Separated Interchange via Culter House Road.
- 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 schools – Within 400m of 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 below demonstrates the range of formal routes that surround the site. The layout of the site, with housing in the centre and public open space around the periphery will provide numerous opportunities to link into the surrounding walking and cycling network.



Fig 7 – Core Paths Plan excerpt.

- O) Proximity to employment opportunities – Apart from established service industries, Peterculter offers limited employment opportunities at present, although there are potential sites for new business 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 and other employment hubs.
- 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 Culter Academy
 - Primary Capacity – Significant capacity is available at Culter Primary School, which is 400m from the site.

- 15** Supporting Surveys: Appended to this report are the most recent 2009 Ecological Appraisal of the site, and the subsequent correspondence between Bancon and Aberdeen City Council's Environment Planners regarding the designation of the site as a Local Nature Conservation Site. The 1995 Ecological Appraisal is identified in this correspondence as out of date, but it is noted that the only record of uncommon species on the site was recorded in 1994 in the justification for the LNCS designation. In this respect, a copy of the 1995 report can be provided if required.

Also appended to this bid are indicative designs of the proposed children's play areas, and the equipment proposed. In contrast to many play areas associated with housing developments, Bancon consider the formation of an area of public open space and play areas to be a key element of this development. The indicative costs of the play areas is roughly 4-5 times what would normally be expected for a development of this scale. Bancon consider this size and quality of play area to be appropriate for the location of the site, and the existing population it will serve.

- 16** Community Benefits of the Proposed Development: As outlined above, the principle benefits from the development will be the transformation of the area from unused private farmland (to which the landowner could revert at any time) into an area of dedicated public open space. This will involve the improvement of the existing informal and privately owned open space to form a valuable area of public open space, with play areas, footpaths and a viewpoint at the top of the knoll. In addition, the management of the woodland will provide an attractive and accessible resource rich in biodiversity. This will also provide public access to the wider Peterculter Local Nature Conservation Site.

The development will also contribute to providing a range of housing, including 15 affordable houses, in Peterculter. It is noted that the 2012 Local Development Plan identified only a single site, for 25 houses, outwith the AWPR route. Whilst the concentration of development within the route of the new bypass is understandable, it should not be to the detriment of the future of settlements outwith it. The school roll forecasts for Culter Primary School for example show a significant downward trend. Development is essential to maintain the viability of services and facilities such as schools, shops and leisure facilities. The modest developments proposed in and around Peterculter, such as Hill of Ardbeck, should therefore be encouraged to support the local community.

- 17** Masterplan/Framework: It is not considered that a development framework or masterplan is required for a site of this scale, but a draft layout plan for the site is appended to this bid.



Scale 1:1000

Bancon Developments

**Development of mixed Leisure and Residential uses,
incorporating the creation of a Public Park, at
Hill of Ardbeck, Peterculter**

THE WILLIAM COWIE PARTNERSHIP
CHARTERED ARCHITECTS

9 ALBYN LANE ABERDEEN AB10 9BZ
T 01224 652298 E info@wcp.co.uk



Location Plan 101D

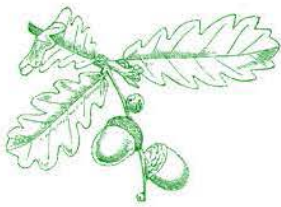
Scale 1:2000

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THE WILLIAM COWIE PARTNERSHIP
CHARTERED ARCHITECTS
 8 ABBEY LANE ABERDEEN AB10 9JZ
 T 01224 882218 E info@wcp.co.uk



Central Environmental Surveys

Natural Resource Management Consultancy

V.A.T. Number 717 0359 44

Principal : Alan Booth MSc., M.I.E.E.M.

e-mail : alan@environmentalsurveys.co.uk

Woodlea
Perth Road
Dunblane
Perthshire FK15 0BU
Tel : 01786 824440
Fax : 01786 824153
Mobile: 07967 589794

Ardbeck Hill, Peterculter

Phase 1 & Protected Species Survey

December 2009

Report author:	Fraser Milne MA (Hons), M.I.E.E.M	
Approved by:	Alan Booth MSc, M.I.E.E.M.	
For:	Bancon	

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*Due to the site specific information relating to legally protected species contained within this report, this document and its contents are **confidential** and are not intended to be made available to the public.*

Summary

A walkover Phase 1 Habitat & Protected Species Survey has been conducted on an area of ground at Ardbeck Hill, Peterculter earmarked for residential development.

The site is part of a designated District Wildlife Site. An ecological assessment of the site undertaken in 1995 is now out of date hence the commissioning of the present survey.

Main Findings:

- The site supports approximately 4.78 ha of semi-natural, acidic *Quercus-Betula-Dicranum* broadleaved woodland around its periphery. Ancient woodland indicator species present suggest a history of woodland cover for the area. Much wetter woodland exists to the north-east where willow (*Salix* sp.) is prominent and *Sphagnum* sp. become in the ground layer. There is also a wet heath element with the addition of cross leaved-heath (*Erica tetralix*) and hummocks of *Sphagnum capillifolium*.
- The central area of the site comprises semi-improved, rough neutral grassland dominated by tufted hair-grass (*Deschampsia cespitosa*) and cocksfoot grass (*Dactylis glomerata*). This has been derived from acid grassland/heath through improvement and grazing.
- Semi-improved acid grassland dominated by common bent-grass (*Agrostis capillaris*) can be found on higher ground to the south and north where

broom (*Cytisus scoparius*) and gorse (*Ulex europaeus*) scrub is also frequent.

- Remnant patches of heather (*Calluna vulgaris*) dry heath can be found on the woodland edge reflecting a community that would once have dominated much of the site.
- No demonstrable evidence of protected species was noted within the site boundary.
- Bird activity was high at the time of survey suggesting the site is a valuable site for wintering passerines and hunting ground for raptors.
- Recommendations for further survey work are given to enable a full assessment of the sites value in terms of biodiversity.

1. INTRODUCTION

1.1 Terms of Reference and Scope of Study

This report presents the results of a Phase 1 habitat & protected species survey commissioned by Bancon of a proposed housing development at Peterculter, Aberdeenshire. The scope of the work was:

1. to identify as far as possible any protected species within the site footprint covered by the proposals, and assess the potential for any significant impacts on these species.
2. to draw up a phase one habitat map of the site.
3. to identify requirements for further survey work based on the findings of the protected species survey.

1.2 Details of Proposed Works

In brief, the proposals involve the construction of a residential development and associated infrastructure on 13ha of land known as Hill of Ardbeck north-east of Peterculter.

1.3 Background

The site is part of a designated District Wildlife Site. An environmental assessment of the site was carried out in 1995 but is now out of date hence the commissioning of this survey.

2. SURVEY METHODOLOGY

2.1 Walk over Ecological Survey

The site was surveyed on the 4th of December 2009 using plans supplied by the developer. A Phase 1 Habitat Survey was undertaken using standard Phase 1 methodology as outlined in the *JNCC Handbook for Phase 1 Habitat Survey* (JNCC, 1990). All parts of the site and immediate surrounding area were walked and mapped, and target notes were taken to provide further information on features of note.

The site and surrounds were checked for signs of badgers, otters, water voles, red squirrel, potential bat roosts, amphibians, and invertebrate habitat niches following standard procedure (Hill 2005).

Following completion of the habitat survey, all habitats (and species) identified as being present on site were checked against the following documents in order to determine their specific legislative status and ecological significance:

- EC Habitats Directive (Annex I, II, IV);
- EC Birds Directive (Annex I, II);
- The Conservation (Natural Habitats, &c.) Regulations 1994;
- Wildlife & Countryside Act 1981 (Schedules 1, 5, 8, 9);
- National & Local Biodiversity Action Plans
- Red Data Books
- RSPB Lists of Birds of Conservation Concern
- The Ancient Woodland Inventory

2.2 Limitations to the survey

The habitat survey has been carried out in December which is not ideal in terms of assessing the site's diversity and nature conservation value as many plant species have died away. In addition any important vernal species within the wooded areas will not have been recorded. Moreover, the true species richness of the grassland areas will not be reflected in a survey conducted at this time of year. Recommendations for further survey work are given at the end of the report.

3. SURVEY RESULTS

3.1 Site Summary

Historical maps going back to 1869 (www.old-maps.co.uk) show the site as a mixture of woodland and scrub and by 1900 as mixed woodland. Therefore, the site has a long history of wooded cover. The remnants of this woodland can be found around the periphery of the site in the form of acidic *Quercus-Betula-Dicranum* woodland. Beech (*Fagus sylvatica*) has been planted throughout the woodland, particularly to the south. At some point, the central area has been cleared for agricultural purposes giving rise to an acid grassland/dry heath mosaic which has undergone improvement resulting in today's tussocky, neutral grassland. Remnants of acid grassland and heath can be found around the edges of this central area and on higher ground to the north and south. Broom (*Cytisus scoparius*) and gorse (*Ulex europaeus*) scrub is widespread some of which has been recently cleared but is regenerating. Bracken (*Pteridium aquilinum*) is frequent in the south of the site.

3.2 Phase 1 Habitat Survey (See Fig. 1)

Phase 1 Habitat Code	Description	Area (Ha)
A1.1.1	Broadleaved Woodland - Semi-natural	4.7830
A1.1.2	Broadleaved Woodland - Plantation	0.3240
A2.1	Dense scrub	0.3700
B1.2	Semi-improved acid grassland	2.1110
B2.2	Semi-improved neutral grassland	4.2270
C1.1	Bracken	0.5730
C3.1	Tall ruderal	0.2400
D1.1	Dry heath	0.2190
J3.6	Built up	0.1760
		Total: 13.02 Ha

Table 1: Phase 1 Habitats Recorded and area calculations

A1.1.1 – Broadleaved woodland: semi natural

Broadleaved semi-natural woodland occupies almost 5 ha of ground to the north, south & east of the site. The majority takes the form of acidic *Quercus-Betula-Dicranum* woodland dominated by common oak (*Quercus robur*), sessile oak (*Quercus petraea*), rowan (*Sorbus aucuparia*), downy birch (*Betula pubescens*), silver birch (*Betula pendula*), and holly (*Ilex aquifolium*). Beech (*Fagus sylvatica*) and sycamore (*Acer pseudoplatanus*) have been planted throughout, especially towards the south. Understandably, the ground flora is sparse at this time of year but includes wood sorrel (*Oxalis acetosella*), wavy hair grass (*Deschampsia flexuosa*), heath bedstraw (*Galium saxatile*), great wood rush (*Luzula sylvatica*), common bent grass (*Agrostis capillaris*), bramble (*Rubus fruticosus* agg.), germander speedwell (*Veronica chamaedrys*), greater stitchwort (*Stellaria holostea*), *Scleropodium purum*, *Thuidium tamariscinum*, *Mnium hornum*, *Hypnum cupressiforme*, *Polytrichum formosum* & *Rhytidiadelphus triquetrus*. Occasional sprigs of blaeberry (*Vaccinium myrtillus*) gives a heathy element to some stands.

There is evidence of past coppice management, and grazing, presumably by deer, is quite high. As a result, regeneration is sparse.

The woodland becomes wetter/boggier to the north (NJ8419 0151). Water filled ditches with floating bur-reed (*Sparganium angustifolium*) lead to a small waterbody with submerged willow (*Salix sp.*) and pondweeds (*Potamogeton sp.*). The surrounding woodland is boggy with willow (*Salix sp.*), downy birch (*Betula pubescens*) and rhododendron (*Rhododendron ponticum*). Ground flora is dominated by carpets of *Polytrichum commune* and tufted hair-grass (*Deschampsia cespitosa*), blaeberry (*Vaccinium myrtillus*), *Sphagnum fallax*, soft rush (*Juncus effusus*) & *Rhytidiadelphus triquetrus*.

Further to the north (NJ 8400 0156) the woodland ground flora takes on a wet heath element with the addition of cross leaved-heath (*Erica tetralix*) and hummocks of *Sphagnum capillifolium* together with heather (*Calluna vulgaris*), heath rush (*Juncus squarrosus*) and *Polytrichum commune*. Much of the woodland here may be secondary birch & Scot's pine that has spread across a former wet heath habitat.

The antiquity of the woodland is difficult to assess at this time of year. The woodland to the north & east of the site boundary is included in the Semi-natural Ancient Woodland Inventory (<http://gateway.snh.gov.uk>). The boggy woodland to the north-east is included in this area. It can only be concluded that the rest of the woodland in the site boundary is also of considerable antiquity given the ancient woodland indicator species present e.g. wood sorrel (*Oxalis acetosella*), great wood-rush (*Luzula sylvatica*), greater stitchwort (*Stellaria holostea*) and sessile oak (*Quercus petraea*). There has obviously been a fair amount of past management in the form of coppicing and under planting with beech and sycamore. Self-seeding birch, rowan and willow is frequent to the north & east.



Photos 1& 2: General views of the acidic birch – oak woodland



Photos 3&4: Views of the wet woodland to the north-east



Photos 5&6: The 'wet heath' woodland to the north and bracket fungi on dead birch.

A1.1.2 – Broadleaved woodland: Plantation

Planted beech (*Fagus sylvatica*) and sycamore (*Acer pseudoplatanus*) are frequent throughout the wooded areas. However, the area to the south, on sloping ground overlooking Peterculter, is dominated by mature beech trees and has therefore been classified as plantation. The ground flora is very sparse due to the time of year and thick layer of beech leaves.



Photo 7: The beech plantation to the south.

A2.1 – Dense & Scattered scrub

Scrub takes the form of gorse (*Ulex europaeus*) and broom (*Cytisus scoparius*). A large area of formerly dense gorse has been cleared from the high ground to the north-west (NJ 8388 0149). It is however regenerating vigorously has thus been left as scrubland in the classification. Scattered broom and gorse scrub is frequent across the grassland areas but much of this has also been cleared recently.

The area of boggy woodland around the waterbody to the north-east has been classified as scrub as it is largely dominated by willow species (*Salix sp.*)



Photo 8: Regenerating gorse scrub after clearance

B1.2 - Acid grassland: Semi-improved

Acid grassland can be found on the higher ground to the north & south in amongst former scrubland. It is typically dominated by common bent (*Agrostis capillaris*) and wavy hair-grass (*Deschampsia flexuosa*) with creeping soft-grass (*Holcus mollis*), greater stitchwort (*Stellaria holostea*), foxglove (*Digitalis purpurea*), *Pleurozium schreberi*, *Hylocomium splendens*, heath bedstraw (*Galium saxatile*) and tormentil (*Potentilla erecta*). A heathy element is still apparent with scattered patches of heather (*Calluna vulgaris*).

Gorse & broom scrub is frequent, much of which has been cleared leaving quite bare patches of acid grassland.



Photo 9: Overlooking areas of acid grassland

B2.2 – Neutral grassland: Semi-improved

The majority of the low-lying central section of the site comprises rough, tussocky, neutral grassland dominated by tufted hair-grass (*Deschampsia cespitosa*), cocksfoot grass (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*) and creeping soft-grass (*Holcus mollis*). Creeping thistles (*Cirsium arvense*.) are frequent.

Its acidic origins are apparent in the general frequency of common bent (*Agrostis capillaris*) and other calcifuges such as heath bedstraw (*Galium saxatile*) and scattered patches of heather (*Calluna vulgaris*). Again gorse and broom scrub is frequent and there is the occasional rowan and willow bush.

This area will have been wooded in the past but has been cleared for grazing leaving an acid grassland/dry heath mosaic. This has subsequently undergone improvement leading to today's impoverished, rank neutral grassland.



Photos 10& 11: Overlooking the rank neutral grassland in the centre of the site & overlooking neutral grassland to a patch of *Calluna* heath on the woodland edge

C1.1 – Continuous Bracken

Patches of continuous bracken (*Pteridium aquilinum*) are largely restricted to the south of the site forming a buffer between the acid grassland and woodland communities (NJ 8418 0129).

C3.1 – Tall ruderal

Areas of rosebay willowherb (*Chamerion angustifolium*) were mapped within the acid grassland to the south (NJ 8413 0136) and around the reservoir (NJ 8398 0130).

D1.1 – Dry heath

Patches of heather (*Calluna vulgaris*) and blaeberry (*Vaccinium myrtillus*) can be found scattered throughout the acid grassland and woodland communities. However, towards the woodland edge, mature patches of continuous *Calluna* heath can be found (e.g. NJ8413 0144, NJ8405 0150 & NJ8400 0153). They are dominated by heather (*Calluna vulgaris*) with *Hypnum cupressiforme*, *Hylocomium splendens*, wavy hair grass (*Deschampsia flexuosa*) and foxglove (*Digitalis purpurea*). They are remnants of a once much larger area of heath that would have dominated much of the area now occupied by the acid and neutral grassland communities.

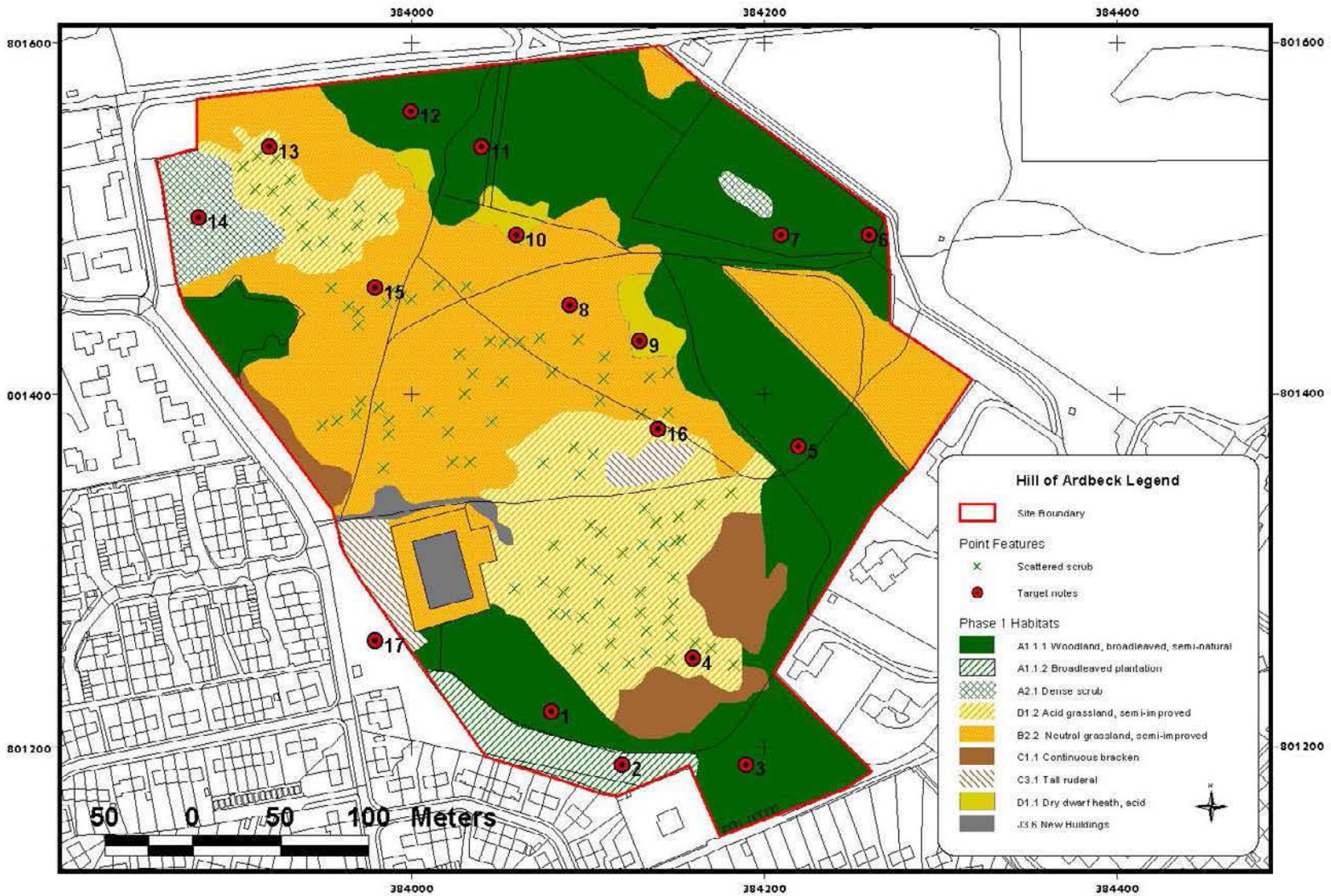


Figure 1: Phase 1 Habitat & Target Note Location

3.3 Target Notes

NO	Grid reference	Target note	Date
1	NJ8408 0122	Semi-natural strip of acidic <i>Quercus-Betula-Dicranum</i> woodland on southern slopes. Dominant trees include common oak (<i>Quercus robur</i>), sessile oak (<i>Quercus petraea</i>), rowan (<i>Sorbus aucuparia</i>), downy birch (<i>Betula pubescens</i>), silver birch (<i>Betula pendula</i>), and holly (<i>Ilex aquifolium</i>). Mature beech (<i>Fagus sylvatica</i>) has been planted towards the bottom of the slope. The ground flora is understandably sparse at this time of year but includes common bent grass (<i>Agrostis capillaris</i>), wavy hair grass (<i>Deschampsia flexuosa</i>), brambles (<i>Rubus fruticosus</i> agg.) stitchwort (<i>Stellaria</i> sp.), broad buckler fern (<i>Dryopteris dilatata</i>) and <i>Polytrichum formosum</i> . Evidence of past coppice management.	4th Dec
2	NJ 8412 0119	Area with large, mature beech (<i>Fagus sylvatica</i>) trees. Several of cavities which could support roosting bats.	4th Dec
3	NJ 8419 0119	Further area of <i>Quercus-Betula-Dicranum</i> woodland with rowan (<i>Sorbus aucuparia</i>), sessile oak (<i>Quercus petraea</i>), downy birch (<i>Betula pubescens</i>) and holly (<i>Ilex aquifolium</i>). Ground flora includes wood sorrel (<i>Oxalis acetosella</i>), wavy hair grass (<i>Deschampsia flexuosa</i>), heath bedstraw (<i>Galium saxatile</i>), common bent grass (<i>Agrostis capillaris</i>), bramble (<i>Rubus fruticosus</i> agg.), germander speedwell (<i>Veronica chamaedrys</i>), <i>Scleropodium purum</i> , <i>Thuidium tamariscinum</i> , <i>Mnium hornum</i> and <i>Hypnum cupressiforme</i> . Many of the rowan have been coppiced. Again with planted beech (<i>Fagus sylvatica</i>) standards.	4th Dec
4	NJ 8416 0125	Heathy acid grassland dominated by common bent (<i>Agrostis capillaris</i>), wavy hair grass (<i>Deschampsia flexuosa</i>), creeping soft-grass (<i>Holcus mollis</i>), stitchwort (<i>Stellaria</i> sp.), foxglove (<i>Digitalis purpurea</i>), <i>Pleurozium schreberi</i> , <i>Hylocomium splendens</i> , heath bedstraw (<i>Galium saxatile</i>), tormentil (<i>Potentilla erecta</i>) and scattered clumps of heather (<i>Calluna vulgaris</i>). Broom (<i>Cytisus scoparius</i>) is widespread, some of which has been recently cleared but is regenerating.	4th Dec

5	NJ 8422 0137	More acidic semi-natural <i>Quercus-Betula-Dicranum</i> woodland with sessile oak (<i>Quercus petraea</i>), rowan (<i>Sorbus aucuparia</i>), hazel (<i>Corylus avellana</i>), downy birch (<i>Betula pubescens</i>), silver birch (<i>Betula pendula</i>), holly (<i>Ilex aquifolium</i>), beech (<i>Fagus sylvatica</i>) and sycamore (<i>Acer pseudoplatanus</i>). Ground flora acidic with broad buckler fern (<i>Dryopteris dilatata</i>), common bent (<i>Agrostis capillaris</i>), creeping soft grass (<i>Holcus mollis</i>), blaeberry (<i>Vaccinium myrtillus</i>), bramble (<i>Rubus fruticosus</i>), wood sorrel (<i>Oxalis acetosella</i>), wavy hair grass (<i>Deschampsia flexuosa</i>), great wood rush (<i>Luzula sylvatica</i>), <i>Polytrichum formosum</i> , tufted hair-grass (<i>Deschampsia cespitosa</i>), <i>Rhytidiadelphus triquetrus</i> and <i>Scleropodium purum</i> . Rowans have been coppiced and there is a little regen. Evidence of deer grazing widespread.	4th Dec
6	NJ 8426 0149	Walled avenue - walls covered in bryophytes and polypody ferns	4th Dec
7	NJ 8421 0149	Wet, boggy area with water filled ditches. Ditches contain floating leaves of floating bur-reed (<i>Sparganium angustifolium</i>). Ditches lead to waterbody supporting floating bur-reed (<i>Sparganium angustifolium</i>), pond weeds (<i>Potamogeton spp.</i>), and submerged willow (<i>Salix sp.</i>). Surrounding woodland boggy with willow (<i>Salix sp.</i>), downy birch (<i>Betula pubescens</i>) and rhododendron (<i>Rhododendron ponticum</i>). Ground flora is dominated by carpets of <i>Polytrichum commune</i> and tufted hair-grass (<i>Deschampsia cespitosa</i>), blaeberry (<i>Vaccinium myrtillus</i>), <i>Sphagnum fallax</i> , soft rush (<i>Juncus effusus</i>) & <i>Rhytidiadelphus triquetrus</i> .	4th Dec
8	NJ 8409 0145	Area of former scrub/heath which has been cleared for grazing. Grassland now semi-improved neutral dominated by tufted hair-grass (<i>Deschampsia cespitosa</i>), cocksfoot grass (<i>Dactylis glomerata</i>) and Yorkshire fog (<i>Holcus lanatus</i>). Acidic origins still apparent with frequent common bent (<i>Agrostis capillaris</i>), wavy hair-grass (<i>Deschampsia flexuosa</i>) and occasional patches of heather (<i>Calluna vulgaris</i>), especially towards the woodland.	4th Dec
9	NJ 8413 0143	Patch of mature heather (<i>Calluna vulgaris</i>) dry heath with <i>Hylocomium splendens</i> , wavy hair grass (<i>Deschampsia flexuosa</i>) and foxglove (<i>Digitalis purpurea</i>).	4th Dec
10	NJ 8406 0149	Another patch of dry <i>Calluna</i> heath on edge of woodland with abundant <i>Hypnum cupressiforme</i> and <i>Hylocomium splendens</i> .	4th Dec
11	NJ 8404 0154	Dense, scrubby wet woodland dominated by willow (<i>Salix sp.</i>), downy birch (<i>Betula pubescens</i>), alder (<i>Alnus glutinosa</i>) and scattered Scot's pine (<i>Pinus sylvestris</i>). Ground flora includes tufted hair-grass (<i>Deschampsia cespitosa</i>), soft rush (<i>Juncus effusus</i>), <i>Polytrichum commune</i> , <i>Sphagnum fallax</i> & <i>Sphagnum palustre</i> .	4th Dec

12	NJ 8400 0156	Area of wet heath/wet woodland with downy birch (<i>Betula pubescens</i>) and Scot's pine (<i>Pinus sylvestris</i>) over heather (<i>Calluna vulgaris</i>), cross leaved-heath (<i>Erica tetralix</i>), <i>Sphagnum capillifolium</i> , heath rush (<i>Juncus squarrosus</i>), & <i>Polytrichum commune</i> .	4th Dec
13	NJ 8392 0154	Former acid grassland/heath now semi-improved neutral with tufted hair-grass (<i>Deschampsia cespitosa</i>), Yorkshire fog (<i>Holcus lanatus</i>), creeping soft-grass (<i>Holcus mollis</i>), Cock'sfoot (<i>Dactylis glomerata</i>) common bent (<i>Agrostis capillaris</i>) and false oat-grass (<i>Arrhenatherum elatius</i>). Foxglove (<i>Digitalis purpurea</i>) and heath bedstraw (<i>Galium saxatile</i>) occasional. Scattered rowan, broom and gorse frequent.	4th Dec
14	NJ 8388 0150	Hillside dominated by gorse (<i>Ulex europaeus</i>) and broom (<i>Cytisus scoparius</i>) which has been recently cleared but is regenerating. Rhododendron suckers frequent. Acid common bent (<i>Agrostis capillaris</i>) grassland is developing where scrub not dominant.	4th Dec
15	NJ 8398 0146	Tussock grassland dominated by tufted hair-grass (<i>Deschampsia cespitosa</i>), Cock'sfoot (<i>Dactylis glomerata</i>), Yorkshire fog (<i>Holcus lanatus</i>) and common bent (<i>Agrostis capillaris</i>). Some more acidic patches with remnant <i>Calluna</i> heath and scattered broom (<i>Cytisus scoparius</i>) and rowan (<i>Sorbus aucuparia</i>).	4th Dec
16	NJ 8414 0138	Heathy, acid grassland with abundant broom (<i>Cytisus scoparius</i>) scrub which has been recently cleared. Remnant sprigs of heather (<i>Calluna vulgaris</i>) occasional.	4th Dec
17	NJ 8398 0126	Small patch of Japanese Knotweed (<i>Fallopia japonica</i>) behind reservoir with bracken.	4th Dec

3.4 Protected Species Survey

The survey did not find any demonstrable evidence of protected species within the site boundary. However, the following observations should be borne in mind:

Bats

Several of the large beech trees to the south have features which could support roosting bats. If anything is to happen to these trees, a bat survey may be required.

Red squirrel

Although no signs of red squirrels were noted within the site boundary, they are known to be in the area (NBN Gateway). A survey for dreys should be conducted prior to work commencing on the site.

Birds

The following birds were noted within or hovering over the site boundary:

- Wren
- Blackbird
- Song thrush
- Redwing
- Blue tit
- Coal tit
- Treecreeper
- Great tit
- Chaffinch
- Kestrel
- Buzzard
- Robin
- Siskin

The birch woodland was full of activity with bird life on the day of survey suggesting it is an important winter foraging site for passerines, especially tit species. The open grassland will provide good hunting ground for raptors with a plentiful supply of voles and hunting perches. The woodland provides excellent habitat for breeding birds.



Photo 12: A kestrel watching over the open grassland from hunting perch

4. Recommendations for further survey

- It is recommended the site is re-surveyed during the spring/summer particularly regarding the grassland and woodland habitat. This will enable a proper assessment of the sites floristic diversity to be made.
- A bat survey may be required if anything is to happen to the large beech trees towards the southern boundary of the site.
- A breeding bird survey should be conducted to establish the site's value to breeding birds.
- A survey for red squirrel dreys may be required before work commences.

5. Evaluation of Habitats

Habitats are evaluated against the following guidelines (IEEM, 2006).

Levels of Value of Ecological Resource

Level of Value	Examples
International	Internationally designated or proposed sites such as Ramsar Sites, Special Protected Areas, Biosphere Reserves and Special Areas of Conservation, or otherwise meeting criteria for international designation. Sites supporting populations of internationally important species in internationally important numbers, numbers i.e. Annex 1 of Birds Directive, migratory species on migration routes, or in breeding, moulting, wintering or staging areas.
National	SSSI or NNR designated or qualifying sites holding species or assemblage of national importance. Sites supporting viable breeding populations of Wildlife and Countryside Act Schedule 1 Species and supplying critical elements of their habitat requirements. Sites supporting nationally important numbers of a single species (>1% UK population). Species contributing to the integrity of an SPA or SSSI but which are not cited as species for which the site is designated.
Regional	Sites not meeting SSSI criteria but comfortably exceeding SINC criteria. Species subject to special conservation measures in UK BAP or sites holding viable breeding populations or supplying critical elements of their habitat requirements. Sites containing regionally important numbers of a single species (>1% regional population).
High Local	Sites meeting the criteria for a county area designation (SINC), Designated Local Nature Reserves holding viable populations of any key species identified in the Local BAP. Sites supporting viable breeding populations of substantial number of species known to be Red or Amber List Species of Conservation Concern and supplying critical elements of their habitat requirements.
Moderate Local	Undesignated sites, or features considered to appreciably enrich the habitat resource within approximately 10 km radius from the site. Sites supporting viable breeding populations of a small number of species listed as Red list or Amber list Species of Conservation Concern or supplying critical elements of their habitat requirements.
Low Local	Undesignated sites, species or areas considered to enrich the species richness within the immediate environs of the site.
Negligible	Areas with a poor species richness and none of the above. Any other species.

Evaluated against the above criteria, the ecological value of the habitats on site as it stands is as follows.

Level of value (Geographic scale of importance)	Ecological feature
Moderate Local	Semi-natural woodland resource
Low Local	Scrub, acid grassland & remnant heath communities
Negligible	Semi-improved neutral grassland

However, it should be borne in mind that the survey was carried out with the optimal time scale for a habitat survey and the true species diversity may not be reflected in the findings. The presence of rare plant species may increase the level of value considerably.

The semi-natural woodland on site is listed on Annex 1 of the EC Habitats Directive as 'Old sessile oak woods with *Ilex* and *Blechnum* in the British Isles'. The habitat is also a priority habitat under the UK's Biodiversity Action Plan (UKBAP) and Aberdeenshire's Local Biodiversity Action Plan (LBAP) as mixed oak and birch woodland.

The remnant areas of dry *Calluna* heath are also listed on Annex 1 of the EC Habitats Directive as 'European Dry Heaths' and are UKBAP & LBAP priority habitat.

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- Hill, D. *et al* (eds.). 2005. *Handbook of Biodiversity Methods – Survey, Evaluation and Monitoring*. Cambridge University Press.
- IEEM 2006. *Guidelines for Ecological Evaluation and Impact Assessment*. In Practice: The Bulletin of the Institute of Ecology and Environmental Management 29.
- Joint Nature Conservation Committee (2003). *Handbook for Phase 1 Habitat Survey*, Revised reprint. JNCC, Peterborough.
- Stace,C. 1997. *New Flora of the British Isles* (2nd Edition.) Cambridge University Press.

10th January 2012

Anne-Marie Gauld, Environmental Planner

Enterprise, Planning and Infrastructure - Planning and Sustainable Development
Aberdeen City Council
Ground Floor North, Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

Dear Madam

Peterculter Local Nature Conservation Site designation.

I write with regard to the designated site review process that was undertaken by Aberdeen City Council in 2011, and approved by the Enterprise, Planning and Infrastructure Committee in September. Our particular concern lies with the designation of the Peterculter Local Nature Conservation Site (LNCS), which amalgamates previous designations of Woodend Woods, Culter House Woods, Guttrie Hill and Hill of Ardbeck.

Bancon Developments have an interest in the land known as Hill of Ardbeck, and as the Council are well aware have been promoting it for development through the current Local Development Plan (LDP) review process. We are frankly amazed that the Council should have undertaken this review while the LDP review was still being considered by Scottish Ministers.

I would also like to draw attention to paragraph 4.7 of the SNH guidance notes for Local Authorities on LNCS designations.

4.7 The following are proposed as being the key stages for selecting new sites :

- A provisional site is identified, and the landowner or manager is contacted with information about why it has been identified, the LNCS selection process, and the potential for the site to benefit from positive management for its geodiversity or biodiversity interest.*
- Existing information about the site is reviewed, and a decision made as to whether further information is needed. If so, permission for access to the site is sought from the landowner or manager, to allow the site to be surveyed to sufficient level of detail to assess its importance.*

- *The importance of the site is assessed according to locally set criteria, as detailed below (para 4.8). A formal record of the reasons for selection is made.*
- *Site Statement is prepared, as detailed in paragraphs 4.15 – 4.16. The landowner or manager is provided with information on the survey and assessment, and with the Site Statement.*

With regard to Hill of Ardbeck, it is clear that such a procedure has not been followed. We understand that no contact has been made with the landowner, nor with ourselves – although the Council were aware of our interest – at any stage in the process of reviewing the former District Wildlife Site (DWS) designation, and re-naming it as a LNCS.

There is no evidence of existing information about the site being reviewed. This is despite Bancon having provided two separate reports, the first an Environmental Assessment of a proposed residential development of the site in May 1995 by Aberdeen University (AURIS Environment Ltd), and the second a Phase 1 and Protected Species survey carried out in December 2009 by Central Environmental Surveys. Both of these reports highlighted a negligible biodiversity value of the central part of the site, with habitat and biodiversity interest limited to the peripheral broadleaf woodland areas. These reports have been in the public domain since their production, as well as before the Council and Scottish Ministers as part of the LDP review.

I note from the report to the Enterprise, Planning and Infrastructure Committee in September that the University of Aberdeen were involved in the review process, as well as being authors of the May 1995 report on Hill of Ardbeck.

Neither Bancon nor the land owner has seen evidence of a Site Statement, or any information relating to the survey and assessment of the site.

The results of the LDP review have just come to hand, and we are now faced with what our professional advisors lead us to conclude as an unjustified local designation that constrains the use of land, without having been party to the designation process. Whilst we do not wish to disguise the fact that we wish to develop part of the site for housing, our proposals include considerable environmental improvement works, woodland management and the formation of valuable public open space facilities.

We are further frustrated by the rejection of our proposals through the Local Development Plan process due solely to the DWS/LNCS designation. Having submitted the two reports mentioned above, it is apparent that these have been given no regard by the Environment Team, the Planning Policy Team, or indeed the Scottish Government Reporters. In regard to the LDP review, it is likely that we will take further action directly with the Scottish Government to ascertain why these reports were not given consideration.

I enclose a copy of each of the reports noted above, and I request that you provide me with details of the survey and assessment work done, and the Site Statement, along

with any evidence of notification of the designation to the landowner, or alternatively some justification as to why the SNH guidance has not been followed.

Yours faithfully,

**Ben Freeman,
Planning Manager,
Bancon Developments**

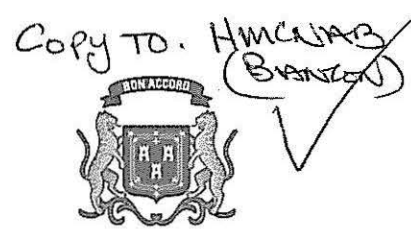
**Cc Gale Beattie – LDP Manager
Landowner**

Your Ref.
Our Ref. ADS/P101347[ZFM]
Contact Alex Scott
Email pi@aberdeencity.gov.uk
Direct Dial 01224 522279
Direct Fax 01224 636181

6 September 2010

William Cowie Partnership
6/7 Albyn Lane
Aberdeen
AB10 6SZ

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Aberdeen City Council
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Broad Street
Aberdeen AB10 1GY

Tel 01224 523470
Fax 01224636181
Minicom 01224 522381
DX 529452, Aberdeen 9
www.aberdeencity.gov.uk

Dear Sir/Madam

**The Town and Country Planning (Scotland) Act 1997 (as amended)
Proposal of Application Notice, Hill Of Ardbek, Peterculter
Application Reference Number: P101347**

After consideration of your proposal of application notice which was received on **24 August 2010**, it is the opinion of the planning authority that the proposed consultation is insufficient for the development proposed. Therefore, the following should be undertaken in addition to what is outlined on the proposal of application notice –

The local elected members for the Lower Deeside ward, within which the site is located, should also be advised of the proposals by an invite to the public meeting or other appropriate means. The councillors are Cllr M. Boulton, Cllr A. Malone and Cllr A. Milne.

Once the required consultation has taken place, a pre-application consultation report should be produced and then submitted to the planning authority at the same time as the planning application. The report should specify who has been consulted and set out what steps were taken to comply with the statutory requirements (outlined in the pre-application consultation notice). The report should also set out how the applicant has responded to any comments made by those who were consulted, including whether and the extent to which the proposals have changed as a result of consultation.

It would be helpful if the report could also provide appropriate evidence that the various prescribed steps have been undertaken – e.g. copies of advertisements of the public events and reference to material made available at such events. It is also

GORDON McINTOSH
DIRECTOR



important to demonstrate that steps were taken to explain the nature of pre-application consultation – i.e. that it does not replace the application process whereby representations can be made to the planning authority.

Yours faithfully

Margaret Bochel

Dr Margaret Bochel
Head of Planning and Sustainable Development

HILL OF ARDBECK, PETERCULTER AREA 1



SNS000
Nest Swing



SWD660
Oyster Roundabout



Little Eagle's Nest Frame
a/w Stainless Steel Slide



Rope & bollard
detail



SWB002
Junior Swing
a/w 1 flat & 1 oradlie



TUN100
Crawl Tunnel



MEG100
Megaphones



KK Trawler
0-2 | 44-00 |



HILL OF ARDBECK, PETERCULTER AREA 2



Steel Link Rope Hammock
a/w Douglas fir posts



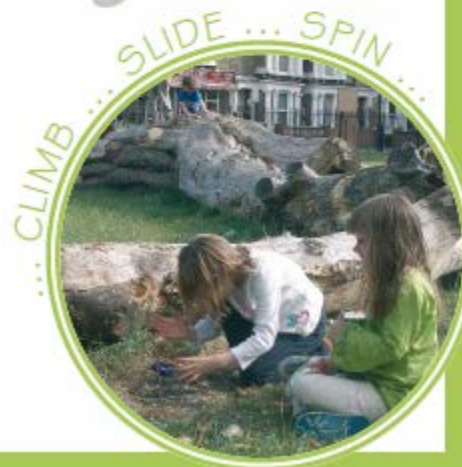
Rope Net Tower 1



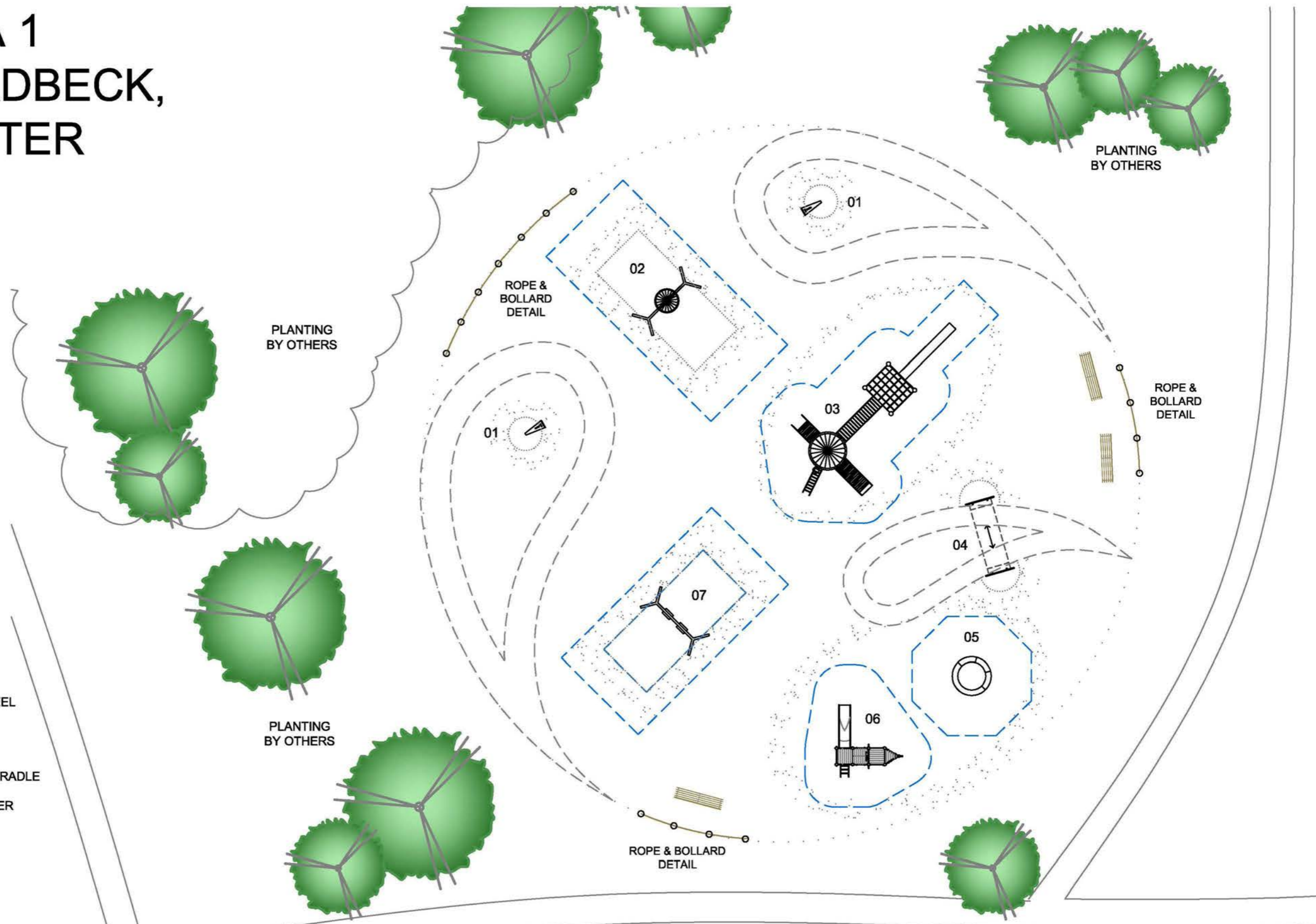
TZA036
Low Rotator



Super Rope End Swinger
a/w Douglas fir posts



PLAY AREA 1 HILL OF ARDBECK, PETERCULTER



EQUIPMENT:

- 01. MEG100 MEGAPHONES
- 02. SNS080 NEST SWING
- 03. LITTLE EAGLE NEST PRAIRIE C/W STEEL SLIDE
- 04. TUN100 3m TUNNEL
- 05. SWD550 OYSTER ROUNDABOUT
- 06. KK TRAWLER 0-21144-001
- 07. 2.4m JUNIOR SWING C/W 1 FLAT & 1 CRADLE

ALL EQUIPMENT ON TO GRASS MAT SAFER SURFACING

ALL PLANTING, PATHWAYS AND GRASS MOUNDS FORMED BY OTHERS

DO NOT SCALE FROM DRAWINGS.
All dimensions to be checked by the contractor and any discrepancies to be notified to the Designer prior to works being commenced.
Use figured dimensions only.
Dimensions given are minimum.

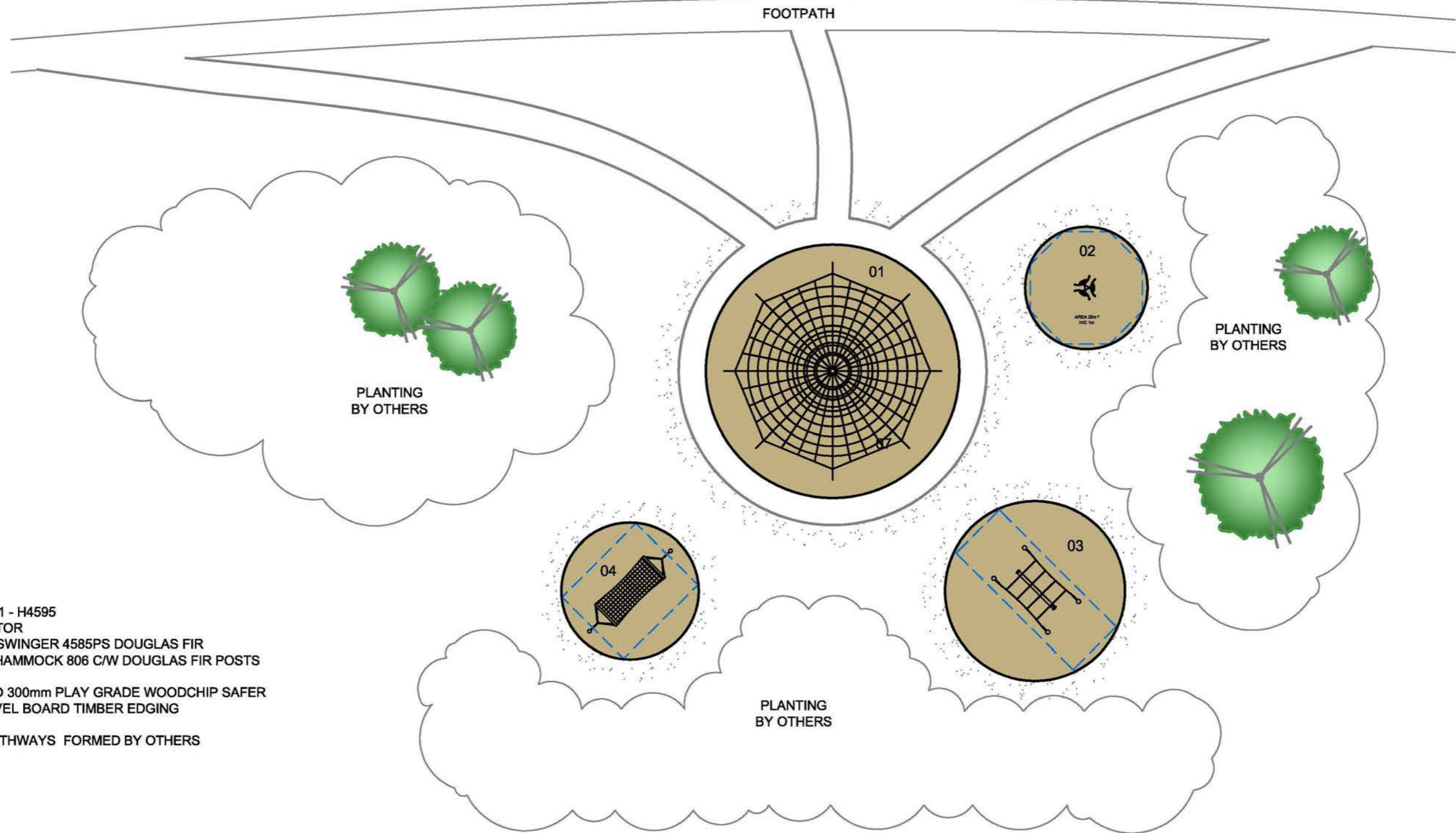


Job Title DAVID WILSON ASSOCIATES	Qte No. 2011/264	Rev -
Drawing Title HILL OF ARDBECK, PETECULTER	Date MAY 2011	Drawn KH
	Scale 1:200@A3	

Sutcliffe Play Scotland
Prospect Business Centre
Technology Park
Dundee
DD2 1TY
Tel: 01382 562351
Fax: 01382 561590

PLAY AREA 2

HILL OF ARDBECK, PETERCULTER



EQUIPMENT:

- 01. ROPE NET TOWER 1 - H4595
- 02. TZA036 LOW ROTATOR
- 03. SUPER ROPE END SWINGER 4585PS DOUGLAS FIR
- 04. STEEL LINK ROPE HAMMOCK 806 C/W DOUGLAS FIR POSTS


ALL EQUIPMENT ON TO 300mm PLAY GRADE WOODCHIP SAFER SURFACING AND GRAVEL BOARD TIMBER EDGING

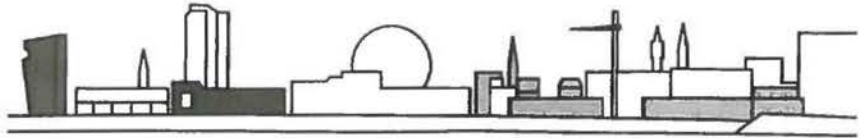
ALL PLANTING AND PATHWAYS FORMED BY OTHERS

DO NOT SCALE FROM DRAWINGS.

All dimensions to be checked by the contractor and any discrepancies to be notified to the Designer prior to works being commenced.
Use figured dimensions only.

Dimensions given are minimum.

Job Title DAVID WILSON ASSOCIATES	Qte No. 2011/264	Rev -	 <p>Good design for children</p> <p>Sutcliffe Play Scotland Prospect Business Centre Technology Park Dundee DD2 1TY Tel: 01382 562351 Fax: 01382 561590</p>
Drawing Title HILL OF ARDBECK, PETECULTER	Date MAY 2011	Drawn KH	
Scale 1:200@A3			



Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Ben Freeman
Organisation	Bancon Developments Ltd
On behalf of (if relevant)	
Address	Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode	AB31 5ZU
Telephone	01330 824900
E-mail	ben.freeman@bancon.co.uk

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan <input checked="" type="checkbox"/> Proposed Supplementary Guidance <input type="checkbox"/> Proposed Action Programme <input type="checkbox"/> Strategic Environmental Assessment Environmental Report <input type="checkbox"/>	
Policy/Site/Issue	OMISSION OF SITE B0939 CRAIGTON ROAD, PITFODELS	Paragraph(s)

What would you like to say about the issue?

Please see attached paper

10/10/10
10/10/10

What change would you like to see made?

Please see attached paper.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Aberdeen City Local Development Plan 2016

Proposed Local Development Plan May 2015

Objection to the omission of site B0939 – Craigton Road, Pitfodels

Bancon object to the Proposed Local Development Plan, which allocated additional greenfield sites for only 98 houses against the substantially higher requirement identified in the Strategic Development Plan.

Specifically, Bancon object to the failure to allocate greenfield land for development at Craigton Road, Pitfodels (site reference B0939).

Strategy

In separate objection papers, Bancon set out a detailed case explaining how the 2012 LDP has failed, and is continuing to fail, to deliver the housing requirement set out in the Strategic Development Plan (SDP). SPP was adopted in 2014, and requires LDPs in City Regions to *“allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan up to year 10 from the expected year of adoption.”* The SDP identifies the housing requirement for each plan period – up to 2016, 2017-2026 and 2027-2035. This LDP must therefore allocate sites capable of delivering the requirements in the SDP 2017-26 period.

Bancon submit that the Proposed LDP fails to do this, as only a few large sites are allocated for development, and almost all of them require the delivery of housing undelivered in the previous SDP plan period before the new allocations can commence. The best example of this is the large Grandhome site, where the allocation up to 2016 is not expected (in the 2015 Housing Land Audit figures) to be delivered until after the 2017-26 plan period has passed. Therefore there is no expectation of the 2017-26 allocations on that site becoming effective during that plan period, and therefore their allocation to deliver the SDP requirement in the LDP is contradictory to SPP.

In a separate objection in regard to Land Supply, Bancon consider the issue on an Aberdeen City wide basis, as well as broken down into individual areas as required in the plan’s spatial strategy. The Deeside area is the area in which the allocation of additional greenfield land at Craigton Road, Pitfodels would help to address the shortfall in the Proposed LDP. Table 8 in the Proposed LDP details the allocations made.

Table 8: Development at Deeside

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP45 Peterculter East	25 homes	-	-
OP46 Culter House Road	5 homes	-	-
OP47 Edgehill Road	5 homes	-	-
OP48 Oldfold	400 homes	150 homes	-
	5 ha employment		-
Craigton Road / Airyhall Road* (Complete)	20 homes	-	-
North Garthdee Farm* (Complete)	80 homes	-	-
OP51 Peterculter Burn	19 homes		
OP52 Malcolm Road Peterculter		71 homes	-
OP108 Mid Anguston		8 homes	-
OP109 Woodend Peterculter		19 homes	
Housing Total	554 homes	248 homes	0 homes
Employment Land Total	5 ha		-

Table 8A below shows the expected delivery of housing on the allocated sites in Table 8, based on the 2015 Housing Land Audit figures.

Table 8A : Development at Deeside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP45 Peterculter East	25		
OP46 Culter House Road	5		
OP47 Edgehill Road	5		
OP48 Oldfold	25	330	195
Craigton Road/ Airyhall Road*(Complete)	20 (complete 2015)		
North Garthdee Farm* (Complete)	80 (complete 2015)		
Op51 Peterculter Burn	Constrained	Constrained	Constrained
OP52 Malcolm Road Peterculter		71 (Not in HLA)	
OP108 Mid Anguston		8 (Not in HLA)	
OP109 Woodend Peterculter		19 (Not in HLA)	-
Housing Total	160	330	195

Allocated 2017-26 : 248

Expected Delivery : 98

Shortfall : 150

Allocated to 2026 : 802

Expected Delivery : 607

Shortfall : 195

Allocated to 2035 : 802

Expected Delivery : 802

Bancon therefore submit that the allocated sites have and will continue to fail to deliver the housing requirement in this area of the City. These can therefore not be considered ‘effective or expected to become effective in the plan period’ – a requirement of SPP paragraph 119.

The majority of housing expected to be delivered in the 2017-26 period is on sites allocated in the period up to 2016, housing therefore coming from the effective supply rather than the new allocations. Whilst these contribute towards an effective housing land supply (SPP requires a 5 year effective housing land supply be maintained at all times), they cannot be considered to contribute towards the LDP land allocations, which (in accordance with the SDP and SPP) specifically sets out to meet the housing requirement for the period from 2017-26. Failure to deliver in the period up until 2016 is not an excuse to abandon compliance with the SDP and SPP.

Bancon submit that there is a need to allocate an additional 150 houses in the Proposed LDP to meet the SDP requirements from 2017-26.

However, in addition to this analysis of the needs of the Deeside area of Aberdeen City, Bancon consider that the Deeside corridor has considerable greater capacity to accommodate housing development than identified in the Proposed LDP. In our objection to Housing Land Supply, we identify substantial delivery issues in other areas of the City. This is most notable at Grandhome , where during the 2017-26 plan period, there is a shortfall in allocated land for 2,100 houses identified. Table 3 in the Proposed LDP provides the allocations.

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP1 Murcar	-	-	27 ha employment
OP8 East Woodcroft North	60 homes	-	-
OP9 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		-
OP10 Dubford	550 homes	-	-
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

Table 3A below shows the expected delivery on these sites based on the 2015 Housing Land Audit.

Table 3A : Development at Bridge of Don and Grandhome – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP8 East Woodcroft North	30	30	
OP9 Grandhome	150	2,000	1,800*
OP10 Dubford	310	240	
Housing Total	490	2,270	1,800

*Housing will continue beyond 2035

Allocated 2017-26 : 2,100 Expected Delivery : 0 Shortfall : 2,100

Allocated to 2026 : 5,310 Expected Delivery : 2,760 Shortfall : 2,550

Allocated to 2035 : 7,610 Expected Delivery : 4,560 Shortfall : 3,050

It is submitted that Deeside should be identified for additional development during the 2017-26 plan period, and beyond, in order to ensure the delivery of the SDP, in accordance with SPP. It is therefore proposed that land for up to 1,000 extra houses could be identified for development in the Deeside corridor during the 2017-26 plan period – i.e. in this LDP.

Suitability of Proposed Development

We refer to our development bid for site B0939.

The proposed development offers a logical expansion of recent development in the area, with housing to the west, and a care home and housing very recently completed to the east. The site is also bounded by development to the south, with the new International School and the Marcliffe Hotel. The contribution of the site to the Green Belt and Green Space Network is therefore extremely limited. Craigton Road along its northern boundary would provide a more defensible Green Belt boundary, as it has expansive areas of open and recreational space to the north of it.

The proposed development would consist of low density housing, retaining and enhancing the peripheral tree cover, and incorporating additional areas of tree planting within the site. The heavily landscaped character of the site will therefore be in keeping with the adjacent International School and Marcliffe Hotel sites, and indeed would be more appropriate than the former Woodlands Hospital site to the west. It would provide an ideal edge to the built area with open space to the north of it.

The Goal Achievement Matrix results for the site were reasonably good, with the constraints listed as the pylons and the ancient woodland, both of which are largely unaffected by the proposed development, with any minor tree loss countered by extensive additional planting proposals.

It is notable that the site was promoted in the Main Issues Report for the 2012 LDP as recommended for development of up to 20 houses with a woodland strip along the northern edge of the site. The current proposal seeks 32 houses and a care home, but it is noted that this also includes substantial woodland buffers along both the north and south boundaries, and a low density housing layout.

Conclusion

Bancon therefore submit that the Proposed LDP fails to allocate sufficient greenfield land in the Deeside corridor to meet the requirements of the Strategic Development Plan (as required by SPP) – i.e. sites that are effective or expected to become effective in the plan period (2017-26). The shortfall is 150 houses. However, more significant failures to deliver the housing requirement in other parts of the city (such as Grandhome) justify the increased allocation of housing land in the Deeside corridor in this LDP, perhaps in the region of 1,000 houses.

Bancon submit that there is no constraint to the quick delivery of the proposed development of 32 houses and a care home at Craigton Road, Pitfodels, and that the inclusion of the site in the proposed LDP will help to contribute towards the necessary inclusion of smaller sites to meet the shortfall in housing land allocations in the City.

- 1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O'Bennie Road, Banchory.
Postcode: AB31 5ZU
Telephone: 01330 824900
Email: ben.freeman@bancon.co.uk
- 2 Name of landowner: Mr Tinch and Mr MacIntyre c/o Bancon Developments Ltd.
Address: As above.

The site and your proposal

- 3 Site Name: Craigton Road, Pitfodels
- 4 Site Location map: The site is located to the north of The International School and the Marcliffe Hotel, and immediately west of Airyhall House and the recent care home development. To the west of the site is a residential development carried out by Stewart Milne Homes, and to the north playing fields.



Fig 1 – site location.

- 5 National Grid reference of the site: NJ904038
- 6 Current Use of Site/Previous Development: Redundant steading sites and grazing land.
- 7 Proposed Use of the Site: Residential, care home.
- 8 Details of Housing Proposals: The proposed development consists of 32 dwellinghouses set out in a low density fashion with significant retention of existing trees and planting of new trees. A road and footpaths will be taken from northeast to southwest across the site, following the line of existing overhead pylons, with substantial low level landscaping and

planting to create an attractive access. In addition to the housing, it is proposed to develop a new care home on the site, adjacent to the existing care home fronting onto Craigton Road.

The proposed development of this site was promoted through the last LDP review, and initially supported in the Main Issues Report for development along the southern half of the site, with woodland retained along the northern half. Bancon made detailed representations in support of the development of the whole site. The final plan amended the zoning to provide 20 houses on a nearby site to the east, and maintain this site as green belt/green space network. Copies of the representations are appended to this bid as supporting information. Therein is a detailed critique of the value of the green belt and green space network designation on the land, as the site contributes little to each.

- 9 Provision of Affordable Housing: Affordable housing will be provided at 25% of the development, either on site, off site (at the adjacent Maidencraig development) or via commuted payment.
- 10 Business Land Proposals: Not Applicable
- 11 Other Proposed Land Uses: The success of the adjacent care home, and the continued demand for such facilities has led to the proposal for a second home. Whilst independently operated, the location of two homes alongside each other has several obvious benefits.
- 12 Phasing: It is proposed to develop the site as one phase, although the delivery rate may be slower than on other sites due to the low density and size of houses proposed.
- 13 Community Engagement: The proposed development of this site was promoted through the last LDP review, and initially supported in the Main Issues Report for development along the southern half of the site, with woodland retained along the northern half. Bancon attended local consultation events, and presented the proposals to the general public.

Sustainable Development and Design

- 14 Sustainability Checklist:
 - A) Exposure – The site has good shelter from both the prevailing southwesterly and northerly winds
 - B) Aspect – The site is south facing.
 - C) Slope – The site is gently sloping, but not greater than 1:20 at any point.
 - D) Flooding – No part of the site is at risk of flooding.
 - E) Drainage – The site is capable of being drained effectively with foul water to the mains system and surface water 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) Nature conservation – The site contains some mature trees, particularly along field boundaries and the periphery of the site. The proposed development seeks to retain much of the existing tree cover, and plant substantial areas of new trees, particularly along the north and south site boundaries.
- H) Landscape features – The proposed development is supported by a Landscape and Visual Appraisal, which is appended to this bid.



Fig 2 – the site is dominated by a line of pylons, but peripheral tree planting is of value.

- I) Landscape fit – The development of the land will effectively round off the development in the area, and provide a defensible Green Belt boundary along Craigton Road, where playing fields and wider areas of open space contribute positively to the Green Belt and Green Space Network. The proposal to include substantial tree planting, particularly along the northern and southern boundaries will contrast (positively) with adjacent development to the west, where there is little in the way of landscaping along the Craigton Road frontage. The landscape fit is further addressed in the Landscape and Visual Appraisal appended to this report.



Fig 3 – Adjacent development to the west has little peripheral landscaping.

- J) Relationship to existing settlements – The site is enclosed by development on three sides, with Craighton Road bounding the fourth side. It is a logical rounding off of the development in the area.
- K) Land use mix – The primary use of the site is residential, and the provision of a care home is entirely compatible with that. Indeed, it will provide local employment opportunities.
- L) Accessibility – The site is accessible by a range of transport methods. The 15 bus service runs past the site with a 30 minute frequency. The Deeside Way and other core paths are within a short walk or cycle of the site. Vehicular access, via Craighton Road leads directly to the city and the wider transport network.
- M) Proximity to services and facilities –
 Community facilities – within 400m of the site.
 Local shops – 400-800m from the site.
 Sports facilities – within 400m of the site.
 Public transport networks – Within 400m of the site.
 Primary schools – around 600m from the site.
- N) Footpath and cycle connections – The site is well placed to benefit from the existing surrounding footpaths and cycle routes. The excerpt from the Core Path plan below shows the close proximity of several popular routes, most notably the Deeside Way (path 66).

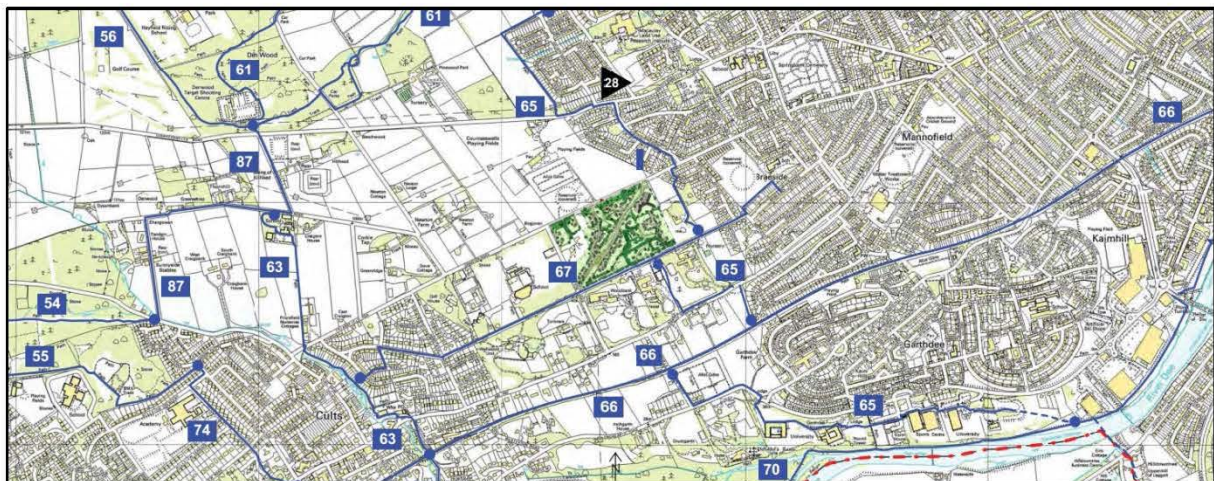


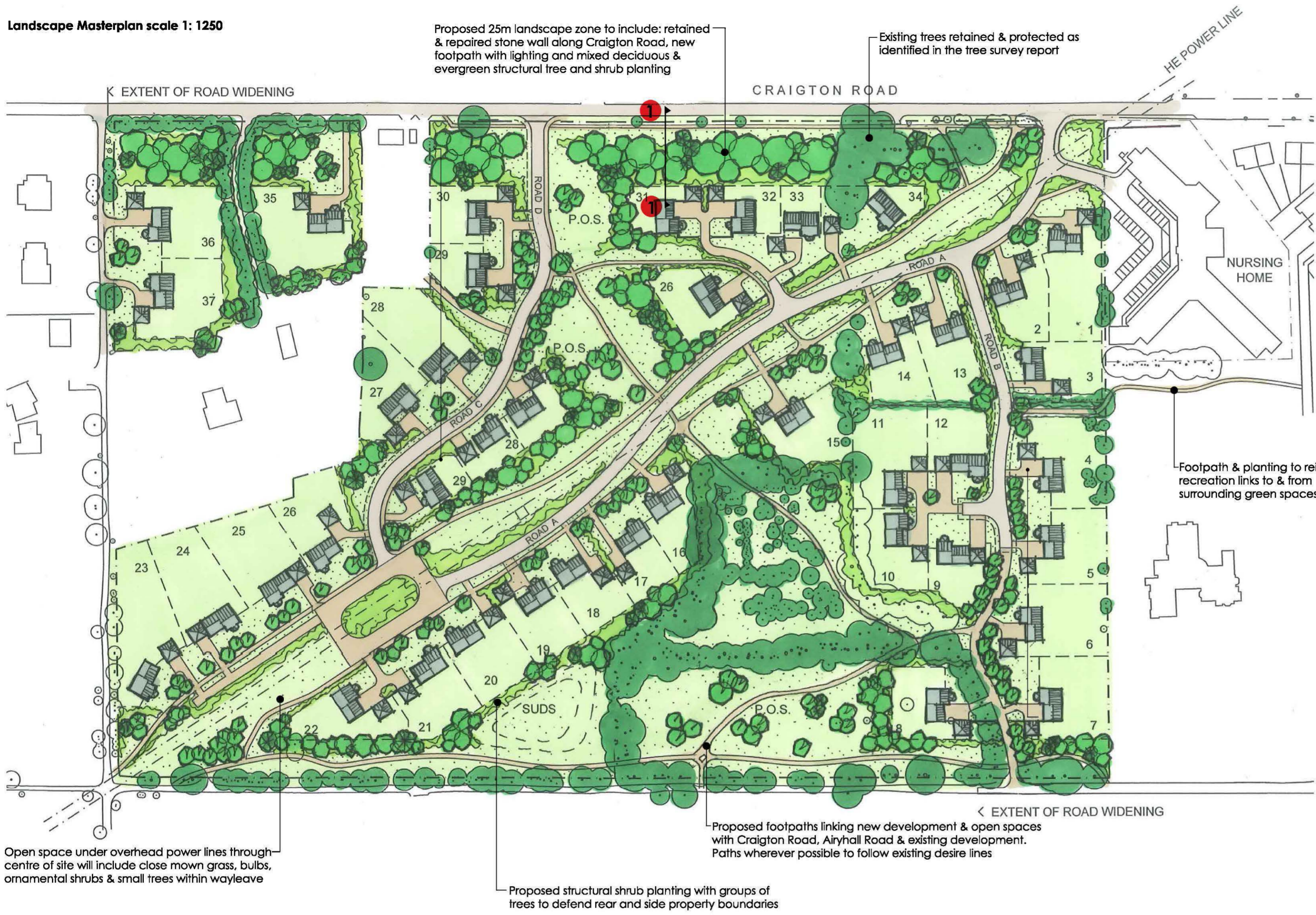
Fig 4 – Core Paths Plan excerpt.

- O) Proximity to employment opportunities – The site is located on the periphery of Aberdeen, and therefore within a walk or bus journey of a range of employment opportunities. The proposed care home will also provide additional opportunities on the site.
- 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 – forecasts indicate capacity at Cults or Hazlehead Academy
Primary Capacity – There is currently capacity at Airyhall School, but the roll is expected to rise significantly over the next decade. The proposed development would contribute only around 10 pupils, however, due to the low density proposed.
- 15 Supporting Surveys: This bid is supported by a Landscape and Visual Appraisal, and also representations made to the 2012 LDP review that consider the impact on the Green Belt and Green Space Network.
- 16 Community Benefits of the Proposed Development: The proposed development will round off the development in the area, and provide a further supply of housing. The proposed landscaping and planting will provide an attractive neighbourhood. The provision of a second care home in the area will provide additional employment opportunities. Key walking routes are maintained through the development.
- 17 Masterplan/Framework: The plan appended does not include the care home site, with an alternative layout of 5 houses shown instead, but contains considerable detail on the landscaping proposals, including sections. The plan below shows the same layout with the care home included.



Landscape Masterplan scale 1: 1250



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 EUROLEPSIS
 PINUS SYLVESTRIS
 PRUNUS AVIUM
 QUERCUS ROBUR

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

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
 PRUNUS LAUROCERASUS CAUCASICA

GROUND COVER SHRUB PLANTING
 COTONEASTER CORAL BEAUTY
 EUONYMUS FORTUNEI EMERALD GAITY
 GERANIUM JOHNSONS BLUE
 HEBE PINGUIFOLIA PAGEI
 HELLEBORUS ORIENTALIS
 JUNIPERUS SQUAMATA BLUE CARPET
 LONICERA MAY GREEN
 PACHYANDRA 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

BULB PLANTING
 COLCHICUM SPECIOSUM
 HYACINTHOIDES NON SCRIPTA
 NARCISSUS FEBRUARY GOLD
 NARCISSUS ICE FOLLIES

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.

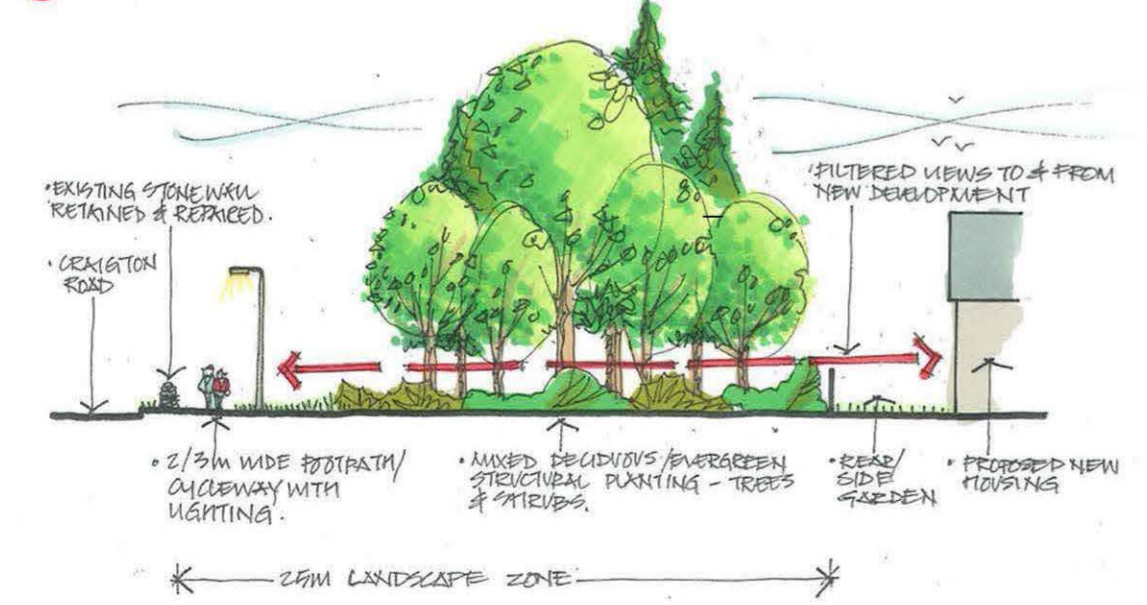
Legend

- Existing trees retained and protected as identified in tree survey (By others)
- 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: Craigton Road, Piffodols	client: Bancon Homes
drawing title: Landscape Masterplan	
scale: 1:1250 @ A2	date: 16 / 12 / 10
drawing number: 0590 / 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.	
brindley associates landscape architects & environmental planners design assessment ecology	

1 Typical cross section through Craigton Road to proposed new housing NTS



Landscape and Visual Appraisal Proposed Residential Development Site at Craigton Road, Piffodels



For: Bancon Developments Ltd

15th December 2010

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1.0 Introduction

Brindley Associates Ltd, Landscape Architects and Environmental Planners, were commissioned by Bancon Developments Limited Ltd in April 2010 to prepare a landscape and visual appraisal in support of a proposed residential development site at Craigton Road, Pitfodells Aberdeen. The Site is located between Craigton Road and Airyhall Road and lies to the north of the consented extension to the existing Marcliffe Hotel site and the International School site, which is currently under construction.

The appraisal will assess the existing landscape features; identify constraints and potential for the proposed development site. The appraisal includes a landscape strategy to mitigate identified residual landscape and visual effects to provide a context for the development and to create locally appropriate boundaries for the development site.

2.0 Methodology

A preliminary appraisal of the baseline landscape and visual characteristics of the site was carried out through desk study. The extent of the study area was taken to cover the site itself, the immediate surroundings, a 2km radius study area and viewpoints located at key locations on the boundaries of the site.

A visit to the site to appraise the landscape and visual impacts was carried out on Wednesday 7th April 2010 by Ross Wilkie, a Chartered Landscape Architect. Ross walked over the site, public roads and paths surrounding the development and took site photographs to inform the Landscape Appraisal.

This report is not intended to be a full Landscape and Visual Impact Assessment; however it 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 Second Edition.

3.0 The Proposal

An initial draft masterplan has been prepared by The William Cowie Partnership (drawing number 2176/100) and this information has been used to inform this landscape appraisal. The masterplan shows approximately 64 detached residential units for private sale and a nursing home in the north eastern corner of the site. The masterplan also shows indicative areas of structural landscape planting and internal open spaces, footpath linkages and a SUDS pond in the south of the site. The landscape mitigation strategy provided in this report is developed from this indicative masterplan layout.

4.0 Site Setting and Description

The Craigton Road Site comprises three areas of land between Craigton Road and Airyhall Road in the Pitfodells area of Aberdeen. The eastern boundary comprises existing residential areas. The western boundary is formed by Bairds Brae, an unmade track linking Craigton Road with Airyhall Road and North Deeside Road. (See Figure 1).

The site itself comprises of the following:

- A number of relatively flat abandoned fields previously put to pasture;
- Five fields which are currently in management as pasture;
- Abandoned farm buildings;
- Abandoned and derelict walled gardens;
- Areas of unmanaged and declining woodland associated with the walled garden;
- A paddock in the south of the site; and
- An existing access from Airyhall Road with trees on either side.

There are remnant boundary tree avenues associated with Bairds Brae and Airyhall Road although it should be noted that many of these trees are also declining in condition. (See Figure 2)

Internal field boundaries and the site boundary comprise a range of materials including stone walls, often derelict and reinforced with post and wire fencing or overgrown beech hedging. The site is diagonally traversed by a 33kV overhead power line running from the north east to south west. The site is generally flat, falling to gently south facing slopes towards Airyhall Road. Informal recreational access tracks are found throughout the site although there is no formal access provision. (See Figure 4)

A number of residential properties lie within the overall site area including Senang, Treepark and Westwood House, although these properties are outwith the site boundary.

Within the general area of the proposed development lie a complex mix of urban and urban fringe landuses including large areas of existing residential development associated with Cults and Aberdeen. To the north of Craigton Road lies sports fields which are separated from the road by a prominent ball stop fence, areas of stone wall and a grass covered raised reservoir. (See Figure 5)

To the immediate south of the site lie Woodbank (Shell Headquarters), the Marcliffe Hotel and the New International School campus fronting onto North Deeside Road. These large plots contain substantial areas of mature trees and woodland, which, in association with the trees present on the south of the site, provide a wooded character to Airyhall Road and screen the majority of views south from the site.

To the immediate east of the proposed development lies the rear boundary of existing residential properties within Northcote Crescent and Avenue in the Braeside area of Aberdeen which forms a substantial existing residential area. To the west of the site lies the recently completed Stewart Milne residential development at Woodland Gardens (See Figure 2).

Craigton Road links the existing residential areas of Cults and Braeside and forms the northern boundary of the site. The road is straight and is of variable character, being defined in places by adjacent residential frontages, or in the case of the adjacent Stewart Milne development by rear gardens abutting onto it. Some sections are separated from the site by a low wall and have views across it towards the woodland on Airyhall Road.

In the immediate vicinity of the site the character of Craigton Road is defined by its linear route and the adjacent stone walls which form a continuous boundary on both sides. Near the covered reservoir the wall to the north of Craigton Road is taller and is located adjacent to the road edge, and forms a substantial visual barrier. The earth mounded reservoir adjacent to the wall provides further screening. Alongside the playing fields the wall reduces in height and is augmented by the approximately 4 metre tall green mesh ball stop fence which is a visually prominent element. Through the fence there are views to residential areas seen across sports fields. The boundary with the proposed development site is generally comprised of a low (approximately 1 metre) stone wall, which has collapsed in some locations. There is remnant avenue planting associated with the wall in some locations, mainly comprising lime species (*Tilia spp*) much of this boundary appears to be historically open with no screening or woodland framework associated with the wall. There are small groups of trees associated with gateways, which comprise either formal entrances with gate piers or an access points adjacent to the derelict cottage. (See Figure 5)

Bairds Brae and Airyhall Road are both unmade lanes. Airyhall Road provides access to the rear of properties fronting onto North Deeside Road, the recent retirement Flat development at Airyhall and Bairds Brae provides access to the property of Westwood. These roads have an intimate and informal character created by the adjacent boundary stone walls remnant tree avenues and individual trees. It should again be noted that many of the trees are currently in decline and the boundary walls are in a generally poor condition and the existing character of the road will decline if management is not undertaken. Recent and ongoing development at both the adjacent Stewart Milne residential development and at the International School has changed the character of these roads by increasing the prominence of development. (See Figure 5)

In summary the site is of an increasingly derelict character with buildings, boundary walls, internal walls and trees in generally poor condition and large areas of pasture unmanaged. In the absence of active management it is expected that the condition of the site will continue to deteriorate.

5.0 Planning Policies and Landscape Designations

The proposed development lies within the area covered by the Aberdeen City and Shire Structure Plan 2009 and the Aberdeen Local Plan 2008. The proposed Aberdeenshire Local Development Plan is currently out to public consultation.

5.1 Aberdeen City Shire Structure Plan

Within the current Aberdeen City and Shire Structure Plan the following policies may be of relevance to the landscape and visual appraisal of the proposed housing development:

- Strategic Policy – Strategic Growth Areas- Aberdeen City – the scale of growth anticipated requires that more than half of the developments will take place on Greenfield sites;
- Strategic Policy – Sustainable Development; and
- Strategic Policy - Quality of the Environment - To make sure new development maintains and improves the regions important built, natural and cultural assets.

5.2 Aberdeen Local Plan

The site is covered by Pitfodells Conservation Area (Area 10), is identified as Green Belt (GSN 29) and Green Space Network (GSN 29) and lies between Residential Area R40 Pitfodells and Residential Area R40 Mannofield. It is appropriate to note at this stage that the Green Belt designation and Green Space Network is a planning designation, not a landscape designation. (See Figure 3)

Within the Aberdeen Local Plan the following policies may be of relevance to the landscape and visual appraisal of the proposed residential development:

- Policy 28 – Green Belt: Area of Green Belt (GB28) is subject to review in 2010;
- Policy 29 – Green Space Network (GSN 29);
- Policy 31– Landscape Protection: Maintain and manage landscape setting in developments;
- Policy 33 – Protecting Trees and Woodland: protect and enhance Aberdeen’s trees and woodland with the aim of doubling the existing tree cover of the City;
- Policy 39 – Green Space Provision in Residential Development; and
- Policy 40 – Residential Areas (R40): In areas of existing residential development and areas where new residential development has taken place the predominantly residential character and amenity will be retained.

It should be noted that the Pitfodells Conservation Area Appraisal prepared by Aberdeen City Council as a review of the Pitfodells Special Character Area (H10) for the draft of the current Aberdeen Local Plan was abandoned.

The guidance and policies contained within the Pitfodells Conservation Area Appraisal set out development proposal requirements in terms of aspirations for spatial separation, layout, access, landscape, external appearance and services. However, as the Appraisal has now been abandoned by Aberdeen City Council we understand that its guidance is no longer a material consideration.

5.3 The Proposed Aberdeen Local Development Plan

The Proposed Aberdeen Local Development Plan is the replacement to the current Aberdeen Local Plan. At the time of writing the Local Development Plan is out to consultation from 24th September 2010 until 17th December 2010).

The proposed Local Development Plan modifies a number of policies with reference to the Craigton Road site and suggests revisions to the Green Space Network (NE1), revisions to the Greenbelt boundary (NE2), and the release of part of the site for development (OP64), although part of the area identified as OP64 is previously developed land. The proposed revised boundaries are shown in Appendix 3.

6.0 Effects upon Landscape Character

The development site lies in an area of enclosed urban fringe countryside directly and indirectly affected by urban, urban fringe and infrastructure developments. The urban edges of Aberdeen and Cults lie on the east and western boundaries of the site and are prominent and visible elements in views available from it. Ongoing and consented development at the International School and the Marcliffe Hotel on North Deeside Road are introducing prominent new structures in the vicinity of Airyhall Road.

From the vicinity of the site views are available of urbanised open space to the north. There are also views to existing residential areas across sports fields, seen through the visually prominent ball stop fence. Views out of the site are limited by the adjacent development and trees on the southern boundary of the site and limited within the large plots associated with North Deeside Road. There are occasional long distance views across the Dee Valley where the power line way leave allows a framed view to the south west. An appraisal of the landscape of the site is shown on Figure 2.

Individual elements including the existing reservoir, adjacent established and more recent residential developments, the overhead power line crossing the site, the Airyhall House flats and the ongoing construction of the International School, sports pitches, lighting and fencing add further urbanising elements into the vicinity of the site. Long distance views to and from the site are limited by existing development, reservoir, walls and trees on the site boundaries.

Distinct areas of landscape character identified within the 2km study area include the following, (see Figure 3):

- The Wooded Farmland Landscape Character Area;
- Central Wooded Estate Landscape Character Area;
- Urban Areas Local Landscape Character Area; and
- The Valley Landscape Character Area.

The proposed development site lies adjacent to the extensive Wooded Farmland Landscape Character Area (LCA) as identified by SNH although the Landscape Character Assessment of Aberdeen (No.80) appears to be identified by SNH as lying within the Valley Landscape Character Area, The development site would be separated from the Valley LCA by existing urban developments associated with North Deeside Road, and has some characteristics applicable to both LCA and some characteristics applicable to neither. As there is a shared boundary with the Wooded Farmland LCA and no direct link to the River Dee corridor, it has been assumed for the purposes of this assessment that the site relates more to the Wooded Farmland LCA.

The adjacent Landscape Character Assessment of Aberdeenshire (No.102) identifies the Central Wooded Estates LCA. The urban areas and valley components of the study area are considered in sections 6.3 and 6.4.

6.1 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.

The Wooded Farmland LCA is generally 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. The LCA component within the study area is however exposed to significant urban, urban fringe and infrastructure uses that render it untypical of the broader

LCA. In the vicinity of the site the LCA contains significant urban edges, sports pitches, overhead power lines and an earth covered reservoir. The site itself is partially derelict and abandoned land, and again is not typical of the LCA.

This Character Area in the vicinity of the proposed development site is considered to be of Low sensitivity to residential development.

The proposed development will result in the direct loss of a small and derelict component of land on the boundary of the Wooded Farmland LCA which will be replaced by residential land uses. The proposed development will not be seen from the majority of the LCA due to intervening rolling landform and screening provided by existing woodland adjacent residential areas and boundary walls. Where the proposed development is visible it will be seen in the context of the existing built form of Cults, and Aberdeen and will only be significantly visible from a short section of Craigton Road and the sports pitches to the immediate north which are not typical of the Broader LCA.

The magnitude of change for the Wooded Farmland LCA is considered to be locally moderate significant and adverse as the proposed development will directly affect a site on the boundary of the LCA. However as the component of the LCA affected is contained by developed land and recreational land uses and is itself currently partially derelict, the effect of the proposed development on the broader LCA is considered to be Negligible.

This is not considered to represent a significant effect upon the landscape character of the Wooded Farmland LCA.

6.2 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 as far as the River Don valley. 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.

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. This Character Area is considered to be of Low sensitivity to development outwith its boundaries as a result of the minimal effect that existing residential development visible in Cults and Aberdeen has had upon its strongly rural character.

The magnitude of change for the Wooded Farmland LCA is considered to be Negligible as the proposed development will not directly affect or be visible from the LCA.

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 Central Wooded Estates LCA.

6.3 Urban Areas

The Urban Area Character Area mainly comprises the areas of Craigiebuckler Braeside, Mannofield, Kaimhill and Garthdee in Aberdeen and the eastern component of Cults which lie on the south facing northern slopes of the Dee Valley. The boundary of this character area has been plotted following site work to identify recent changes to the urban envelope. 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.

The Urban Area Character Area 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 in the vicinity of the site although development is denser in the eastern areas towards Aberdeen city centre 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 urbanised and views tend to be short to medium, enclosed by surrounding built form, garden vegetation and local areas of woodland. This character area is considered to be of Low sensitivity to development of the type proposed.

The proposed development areas will not be directly visible from the majority of the Urban Areas LCA as the new development is generally well-contained by topography and vegetation. Areas of the LCA immediately adjacent to the site will experience some change as abandoned grassland and pasture 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. This is not considered to represent a significant effect upon the landscape character of the Urban Area LCA.

6.4 Valley

The Valley LCA runs east to west through the south of the study area and comprises the River Dee, its floodplain and the lower slopes of the Dee Valley. This LCA is separated from the Craigton Road site by existing residential development along the North Deeside Road 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;
- Low lying linear 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.

The 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.

The proposed development areas will not be directly visible from the majority of the River Dee LCA as the new development is generally well-contained by existing development and mature trees. The magnitude of change is considered to be Negligible which is not considered to represent a significant effect upon the landscape character of the main areas of the River Dee Valley LCA.

7.0 Effects upon Visual Amenity

Visibility issues that may arise from the proposed development have been discussed with reference from a selection of locations with close representative views of the proposed development site, these include:

- Views from the adjacent Craigton Road;
- Views from Bairds Brae;
- Views from Airyhall Road; and
- Views from within the site itself.

Landscape impacts are qualitative changes to the character of the landscape resulting from land use changes.

Visual impacts relate solely to changes in available views of the landscape and the effect of these changes on visual receptors. Hence visual impact assessment is concerned with:

- The direct impact of the development upon views of the landscape;
- The reaction of viewers who may be affected; and
- The overall impact on visual amenity, which can range from degradation through to enhancement.

Landscape significance and visual impact significance is assessed in terms of sensitivity of the receptor and the magnitude of change. (See Definition of Effects tables in Appendix 1)

7.1 Photo Viewpoint 1- Craigton Road, near reservoir (Figure 6)

This view will be experienced mainly by road users; these receptors are considered to be of medium sensitivity to change of the nature proposed.

Changes to this view will include:

- Loss of medium distance views across an open pasture field and abandoned grassland towards broadleaved trees and overhead power lines;
- New views through structural landscape planting towards a residential landscape; and
- Views to a regenerated boundary with Craigton Road.

The proposed changes are predicted to result in a locally high magnitude of change which will result in major adverse effects upon visual receptors at this close viewpoint. The overall visual impact during construction and at completion of the development is considered to be significant however these effects can be expected to decline over time as the structural landscape areas mature and provide visual integration.

7.2 Photo Viewpoint 2 – Bairds Brae (Figure 7)

This view will be experienced mainly by small numbers of walkers on the Bairds Brae seeing the view through the adjacent roadside trees; these receptors are considered to be of high sensitivity to change of the nature proposed.

Changes to this view include:

- Loss of medium distance views to mixed woodland and avenues associated with Craigton Road and off site properties;
- New views through structural landscape planting towards a residential landscape; and
- Loss of views towards ballstop fencing and the covered reservoir structure.

The proposed changes are predicted to result in a locally high magnitude of change which will result in major effects upon visual receptors at this viewpoint. The overall visual impact during construction and at completion of the development is considered to be significant.

7.3 Photo Viewpoint 3 – Bairds Brae/ Airyhall Road (Figure 8)

This view will be experienced mainly by small numbers of walkers on Airyhall Road and the Bairds Brae seeing the view through the adjacent site boundary trees; these receptors are considered to be of high sensitivity to change of the nature proposed.

Changes to this view include:

- Loss of medium distance views to Westwood House and open pastures;
- Loss of open views of the electricity pylon;
- New views through structural landscape planting towards a residential landscape; and
- Views to a regenerated site boundary with Airyhall road.

The proposed changes are predicted to result in a locally high magnitude of change which will result in major effects upon visual receptors at this viewpoint. The overall visual impact during construction and at completion of the development is considered to be significant.

7.4 Photo Viewpoint 4 – North of Derelict Walled Garden Onsite (Figure 9)

This view will be experienced mainly by receptors involved in informal recreational access to the site, normally as dog walkers, who are considered to be of medium sensitivity to change of the nature proposed. The photograph shows existing close views to derelict grassland, overhead power infrastructure, the derelict cottage adjacent to Craigton Road and prominent existing local residential development.

Changes to this view will include:

- Loss of medium distance views to existing residential development;
- Loss of open views of the electricity pylons;
- Removal of derelict land and structures; and
- New views towards a residential landscape.

The proposed changes are predicted to result in a locally high magnitude of change which will result in major effects upon visual receptors at this viewpoint. The overall visual impact during construction and at completion of the development is considered to be significant.

7.5 Photo Viewpoint 5 – Airyhall Road (Figure 10)

Changes to this view will include:

- Loss of medium distance views to existing residential development;
- Loss of open views of unmanaged and fly tipped land;
- Loss of close views to derelict hedgerow; and
- New views towards new residential development.

The overall visual impact during construction and at completion of the development is not considered to be significant as close views of residential development seen in the context of unmanaged land will be replaced with close views of residential development.

7.6 General Visibility of the Development Site in the Wider Area

The above viewpoints illustrated represent close views of the development site. These viewpoints are all immediately adjacent to or are very close to the proposed site as they are representative of the only significant public locations that have clear visibility of the site.

There will be inevitable substantial visual effects arising in the immediate locale of the proposed development site as close views to unmanaged urban fringe land, derelict structures and declining trees will be replaced by views to a new residential area with its associated landscape structure. In the existing close views however, there are many urbanising elements already visible in the form of

new structures, existing residential properties, recent residential and other developments together with longer distance views towards the existing urban edges of Cults and Aberdeen.

Within the broader study area the site is generally well contained by off site woodland and trees associated with the sites southern, eastern and western boundaries, and by small areas of onsite woodland and individual trees. From the south, existing development and the landscapes associated with the developments between North Deeside Road and Airyhall Road also modifies visibility and provides substantial screening. Screening is again provided to the west and east by existing and recent residential developments. The recently constructed International School complex provides additional screening when the site is viewed from the south which in combination with the topography means that general visibility of the proposed development sites are negligible.

Apart from the immediate site boundaries the site will only be visible from the recreational land to the north where the majority of the receptors will be those involved in active recreation that will see development on the site in the context of existing housing development and from the Craigton road where it forms the site boundary.

Substantial visual effects are therefore considered to be restricted to those areas immediately adjacent to the site and it is considered that there will be limited effects upon visual amenity in the broader study area. Landscape mitigation proposals have been produced which, if implemented, would substantially reduce the potential visual effects of developing the site. These mitigation proposals are discussed below.

8.0 Appraisal of Potential Effects on the Role of the Green Belt

The proposed development site lies within an area that has been designated as Green Belt in the Aberdeen local plan.

Development on the proposed site will lead to the conversion of an area of Green Belt land into urban land. The area that will be converted currently has existing residential areas to the north east and west and lies in an area where existing residential and other development associated with the North Deeside Road links the residential areas of Aberdeen and Cults. It is not considered that urban coalescence will result from development of the Craigton Road site or that developing the site will materially affect the primary role of the Green Belt.

The proposed development site is contained by Craigton Road to the North which, suitably reinforced by an appropriate landscape structure associated with the development site and Craigton Road can form a new and defensible boundary for the Green Belt.

9.0 Landscape and Visual Mitigation Strategy

Based upon Pan 44 and the evolving landscape and visual appraisal of the site, a landscape strategy has been developed to mitigate against adverse landscape and visual effects. The landscape strategy provides an appropriate and locally appropriate landscape setting for the proposed development and offers substantial habitat creation and biodiversity gains.

The landscape strategy proposed is capable of maturing into a landscape structure for the development which will integrate it with the surrounding landscape.

Key issues addressed by the landscape strategy include:

- Retention, management and reinforcement and regeneration of the existing, poor quality, site boundary walls and trees;
- Creation of gateways into the site in keeping with existing gateway features;
- Reinforce the proposed new Green Belt boundary along Craigton Road with locally appropriate areas of structural landscape to reinforce the remnant landscape character;
- Formalise access to the existing Public Right of Way which links Airyhall Road to North Deeside Road and improve pedestrian access across the site and on Craigton Road;
- Provision of a mix of structural tree and shrub planting together with wetland planting associated with SUDs will create new habitats and create new wildlife corridors linking to existing areas of habitat;
- Integration of the development into the landscape by the creation of layers of landscape structure planting throughout the new development site;
- Tree planting to the open spaces and residential landscapes within the development site will use locally appropriate tree species. We suggest that lime, beech and scots pine form the basis of the plant palette to reflect the existing character; however appropriate species, densities and stock sizes will be agreed with Aberdeen City Council.

A sketch showing the landscape mitigation strategy is provided, (See Figure 11), this strategy shows, in broad brush, the landscape structure that will be created in association with the development of the Site at Craigton Road. It is being refined as the masterplan develops and additional information will be supplied to Aberdeen City Council.

10.0 Summary & Conclusion

It is considered that visual effects arising from the proposed development at the Craigton Road site will be largely contained within the immediate vicinity of the site boundary due to the topography of the study area, containment provided by existing woodland and the screening provided by existing development on the boundaries of the site.

Landscape effects are considered to be restricted to the immediate footprint of the site itself and to an area to the immediate north. The area affected nominally lies within the Wooded Farmland LCA, however as it contains playing fields, allotments, and an earth covered reservoir it is not considered to be typical of the wider LCA. The site itself, which comprises a mix of unmaintained grassland, pasture, derelict structures, declining field boundary walls and unmanaged trees is also regarded to be atypical of the adjacent Wooded Farmland LCA.

The character of the site is largely open, with screening and containment provided by remnant trees and declining avenues of trees generally associated with the site boundaries and the original access routes. There is very little structural woodland on site and the woodland associated with the walled garden appears to be largely secondary regeneration resulting from the abandonment of site management. There appears no have been no planned management of the site structures and trees for several decades, resulting in an increasing dereliction of the built elements and a decline in the quality of the trees.

The proposed housing development is considered to be in keeping with surrounding land uses. The proposed development site will be contained by existing residential developments and by the

properties on the North Deeside Road which will frame the site on its eastern, western and southern boundaries. The site will be visible from a small area to the north where it will be seen from recreational landscapes. To mitigate these views appropriate structural landscapes are proposed for the northern boundary of the site and management is proposed to retain and enhance the character of the boundaries to Bairds Brae and Airyhill Road. It is therefore predicted that this development will result in minimal long-term adverse impact upon the landscape and visual amenity of the broader study area.

It is further considered that Craigton Road itself provides a long term defensible boundary for the Green Belt prohibiting further northwards expansion and retaining a substantial undeveloped corridor. As an infill site with existing settlement on three sides it is considered that development at the Craigton Road is now unable to lead to settlement coalescence as existing developments and residential areas on both sides of the North Deeside Road currently link the settled areas of Cults and Braeside.

Throughout the broader study area impacts on landscape and visual amenity are considered to be largely Negligible. Potential significant and adverse effects which have been identified relate to immediate and close effects experienced immediately adjacent to the proposed development site. Mitigation planting is proposed to integrate the new development with the adjacent landscape; screen the development's more open northern boundary and to manage and reinstate the declining southern and western boundaries.

The proposed new structure planting will be designed to relate to existing structures and species currently found within the area in order to improve the landscape fit of the new development and access routes throughout the site will provide a network of footpath links across the site and promoting public access to the open spaces within the development.

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- 5) Environmental Resources Management 1998. South and Central Aberdeenshire: Landscape Character Assessment. (Scottish Natural Heritage Review no. 102);
- 6) The Landscape Institute & Institute of Environmental Management & Assessment - Guidelines for Landscape and Visual Impact Assessment (Second Edition) 2002; and
- 7) Planning Advice Note (PAN) 44 – Fitting New Housing Development into the Landscape

Appendix 1

Table1: Definition of Landscape and Visual Impacts

Landscape and Visual Effect	Definition of Effect
Major Beneficial (positive) effect	The proposals constitute a major restructuring of a degraded landscape.
Moderate beneficial (positive) effect	The proposals greatly enhance the existing quality, value, form and pattern of the landscape; or further national objectives to regenerate degraded countryside.
Minor beneficial (positive) effect	The proposals fit well with the scale, landform, quality, value and pattern of the landscape; and they incorporate measures for mitigation to ensure they would blend in well with surrounding landscape.
Negligible effect	The proposals are well designed to complement the scale, landform quality, value and pattern of the landscape They incorporate measures for mitigation to ensure that the scheme would blend in well with surrounding landscape features and elements. They avoid conflict with national policies towards protection of the countryside.
Minor adverse (negative) effect	The proposals do not entirely integrate with the landform and scale of the landscape; and They cannot be substantially mitigated against because of the nature of the proposal itself or the character of the wider landscape.
Moderate adverse (negative) effect	The proposals are out of scale with the landscape, or at odds with the local pattern and landform. Mitigation would not prevent the scheme from scarring the landscape in the longer term as some features of interest would be partly destroyed or their setting diminished. They are in conflict with policy for the protection of nationally recognised countryside.
Major adverse (negative) effect	The proposals are at considerable variance with the landform, scale and pattern of the landscape; They are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements or their setting; They would be substantially damaging to a high quality or highly vulnerable landscape; They are in serious conflict with policy for the protection of nationally recognised countryside.

Limitations of the assessment

The assessment of effects on Landscape Character has been undertaken by a combination of desk and field survey.

Limitations and Assumptions

The assessment is based upon development proposals supplied by the client; assumptions have been made about the appearance of the completed development based upon discussion with the Client and with reference to the draft masterplan developed by The William Cowie Partnership, the assessment conclusions assume that the landscape and visual mitigation strategy is implemented.

Significance Criteria

The following methodology is used for assessing the significance of predicted effects;

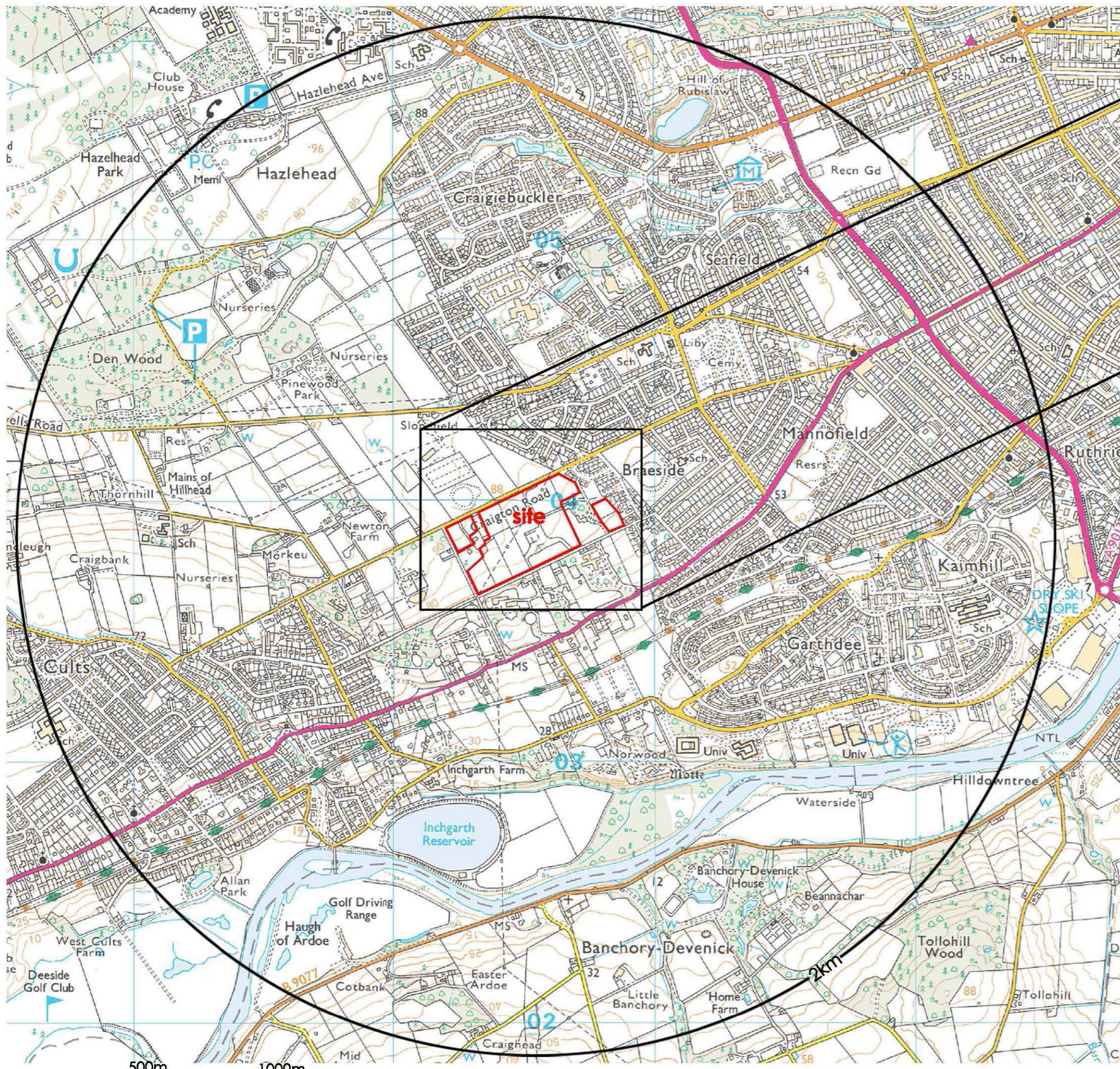
- Magnitude = high, medium, low, negligible;
- Sensitivity / Importance = high, medium, low, negligible; and
- Impact = major, moderate, minor, negligible, none.

The inter-relationship between the magnitude, sensitivity and impact is indicated in Table 2 below.

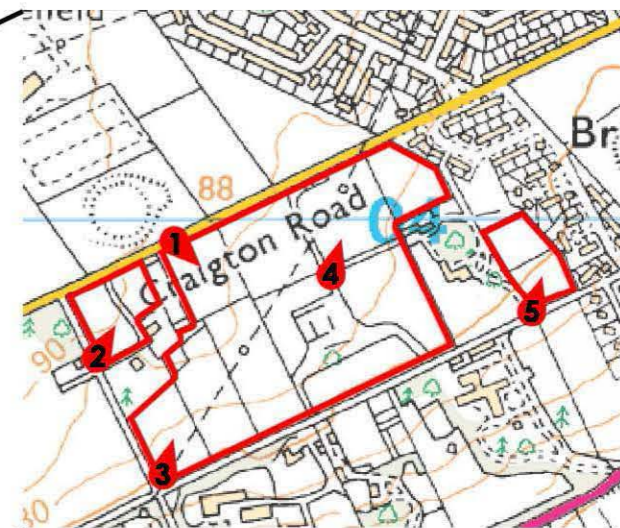
Table 2: Matrix for Determining Landscape and Visual Impact

		Sensitivity of Receptor/Receiving Environment to Change			
		High	Medium	Low	Negligible
Magnitude of Change	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	None




In the context of this assessment major, moderate and moderate/ minor landscape and visual effects are considered to be significant.



Insert



Legend



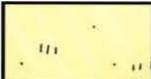


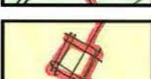



-  Site Boundary
-  2 km study area
-  Viewpoint Location

site: Craighton Road, Pitfodels	client: Bancon Homes
drawing title: Location Plan and Viewpoint Locations	
scale: NTS	date: 21/04/10
drawing number: Figure 1	
drawn by: J Johnston	checked by: R Wilkie
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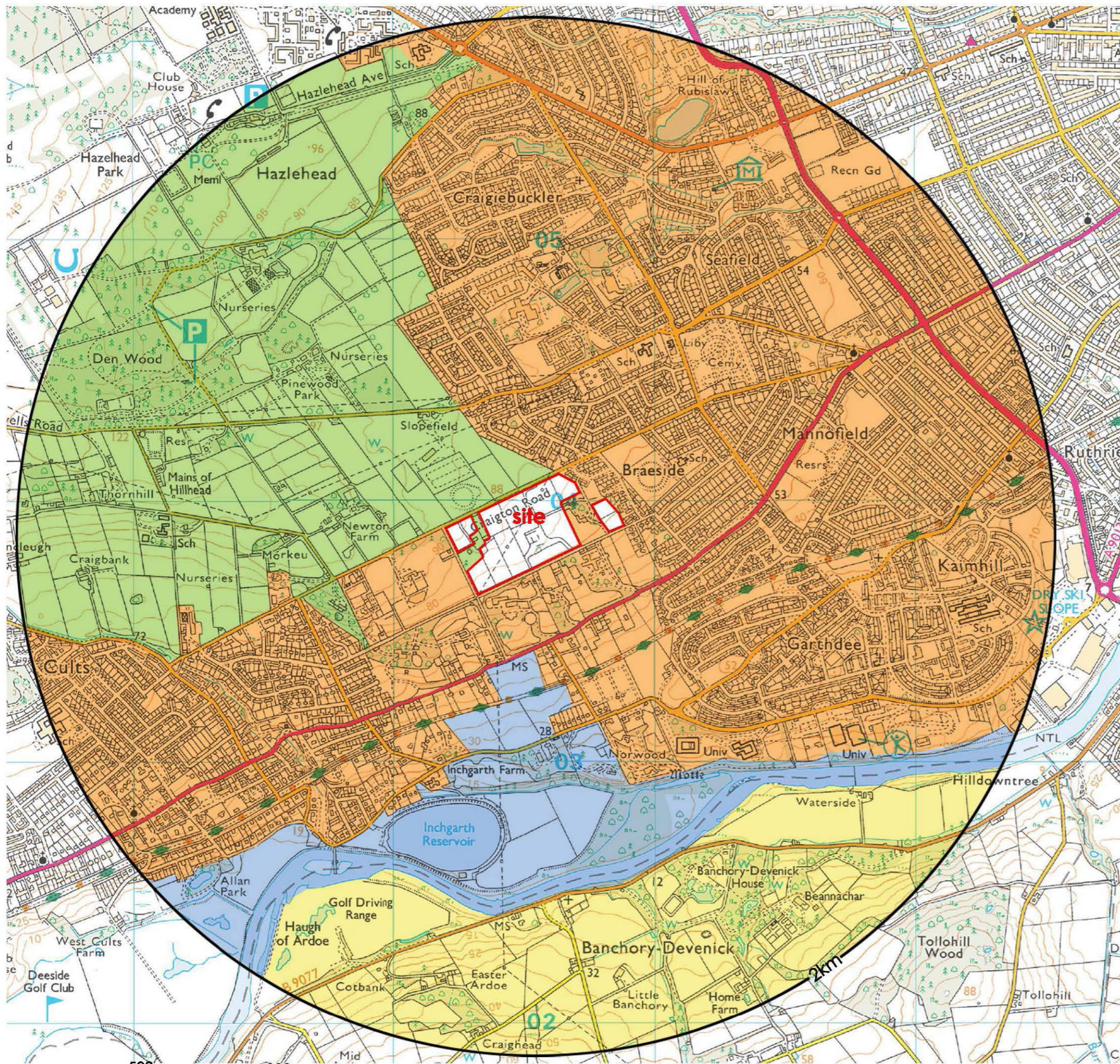


Legend



-  Existing vegetation
-  Existing pasture
-  Existing abandoned grassland
-  Existing close mown grass
-  Views out of site
-  Existing overhead powerlines
-  Existing development
-  Existing footpath links
-  Existing walls in various states of repair

site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Site Landscape Appraisal	
scale: NTS	date: 27/04/10
drawing number: Figure 2	
drawn by: L Wilkinson	checked by: R Wilkie
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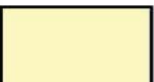





Legend

-  Site Boundary
-  2 km study area

SNH Landscape Character Areas

-  Wooded Farmland
-  Central Wooded Estate
-  Valley

Local Landscape Character Areas

-  Urban Areas

site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Local Landscape Character	
scale: NTS	date: 21/04/10
drawing number: Figure 3	
drawn by: J Johnston	checked by: R Wilkie
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Gateway on site boundary, Craighton Road



Woodland and derelict walled garden



Derelict beech hedge and wall



Derelict house on Craighton Road



Rank grassland



Maintained agricultural grassland bounded by mature trees

site: Craighton Road, Pitfodels	client: Bancon Homes
drawing title: Internal Landscape Character Photographs	
scale: NTS	date: 21/04/10
drawing number: Figure 4	
drawn by: J Johnston	checked by: R Wilkie
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Avenue and wall, Craighton Road



Playing fields and housing to north of site



International School, from Airyhall Road



Retirement flats, Airyhall Road



Stewart Milne housing to west



Covered reservoir from Craighton Road



Bairds Brae from Craighton Road



Existing residential areas, Craighton Road

site: Craighton Road, Pitfodels	client: Bancon Homes
drawing title: External Landscape Character Photographs	
scale: NTS	date: 21/04/10
drawing number: Figure 5	
drawn by: J Johnston	checked by: R Wilkie
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Viewpoint 1: Craigton Road, Near Reservoir

Stone wall and reservoir

Ball stop fence

Poor condition stone wall to site boundary

Electricity pylon

Unmanaged grassland

Poor condition internal field boundaries

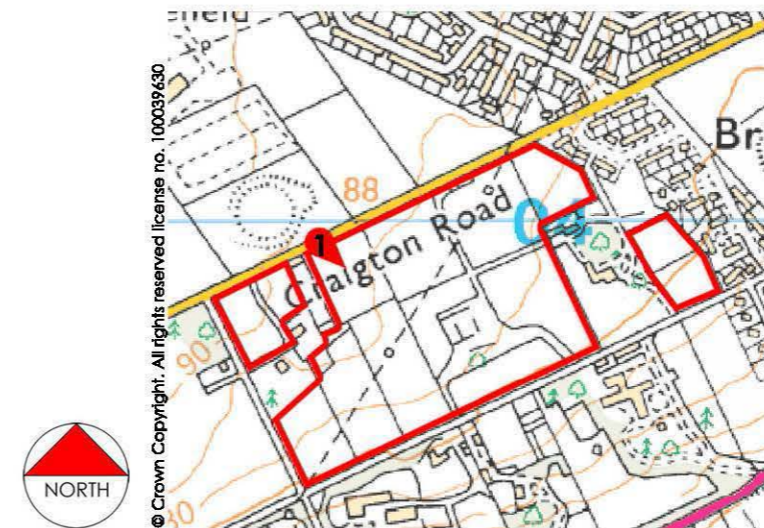
Derelict walled garden

On site woodland

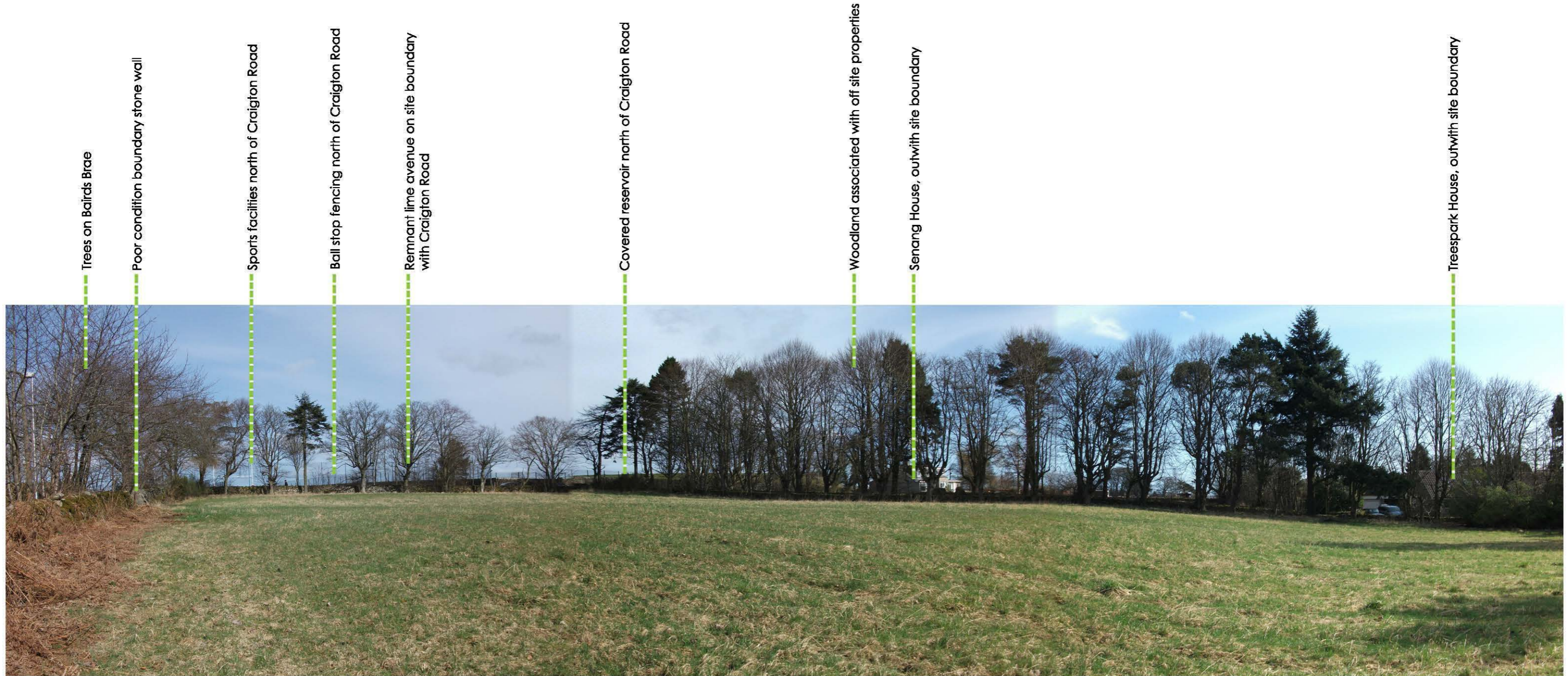
Occasional long views south

Electricity pylon

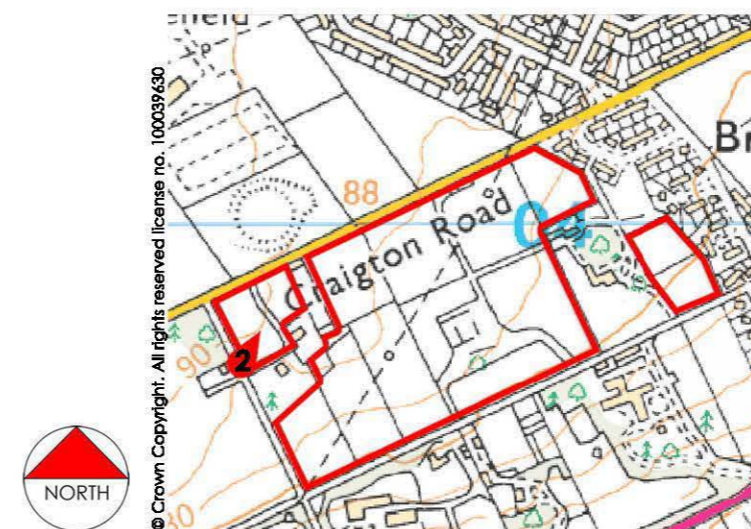
Woodland at Airyhall Road




site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Viewpoint 1	
scale: NTS	date: 21/ 04/ 10
drawing number: Figure 6	
drawn by: J Johnston	checked by: R Wilkie
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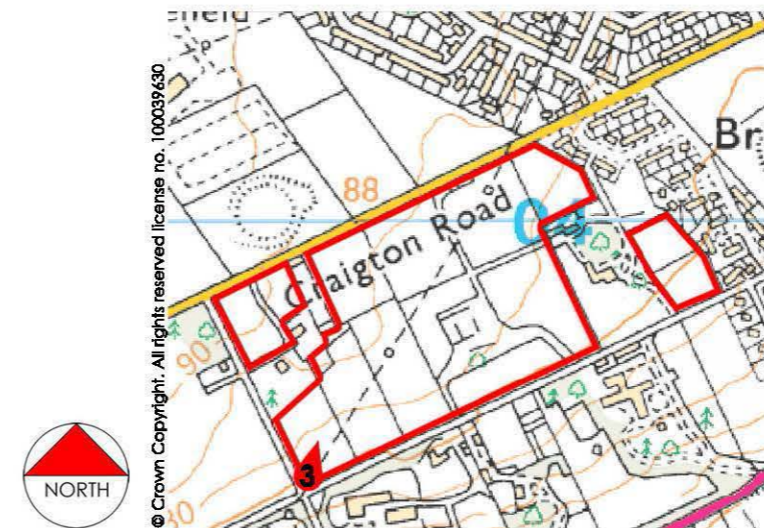
Viewpoint 2: Bairds Brae



site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Viewpoint 2	
scale: NTS	date: 21/ 04/ 10
drawing number: Figure 7	
drawn by: J Johnston	checked by: R Wilkie
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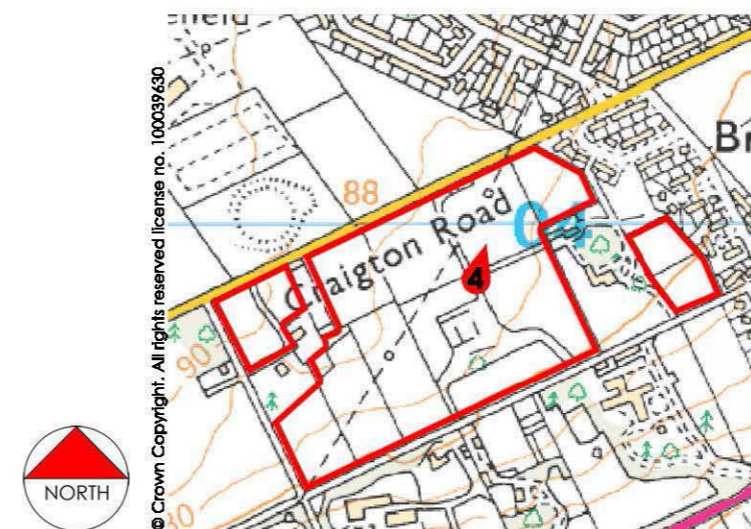
Viewpoint 3: Bairds Brae/ Airyhall Road




site: Craigton Road, Pitfodells	client: Bancon Homes
drawing title: Viewpoint 3	
scale: NTS	date: 21/ 04/ 10
drawing number: Figure 8	
drawn by: J Johnston	checked by: R Wilkie
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Viewpoint 4: North of Derelict Walled Garden Onsite



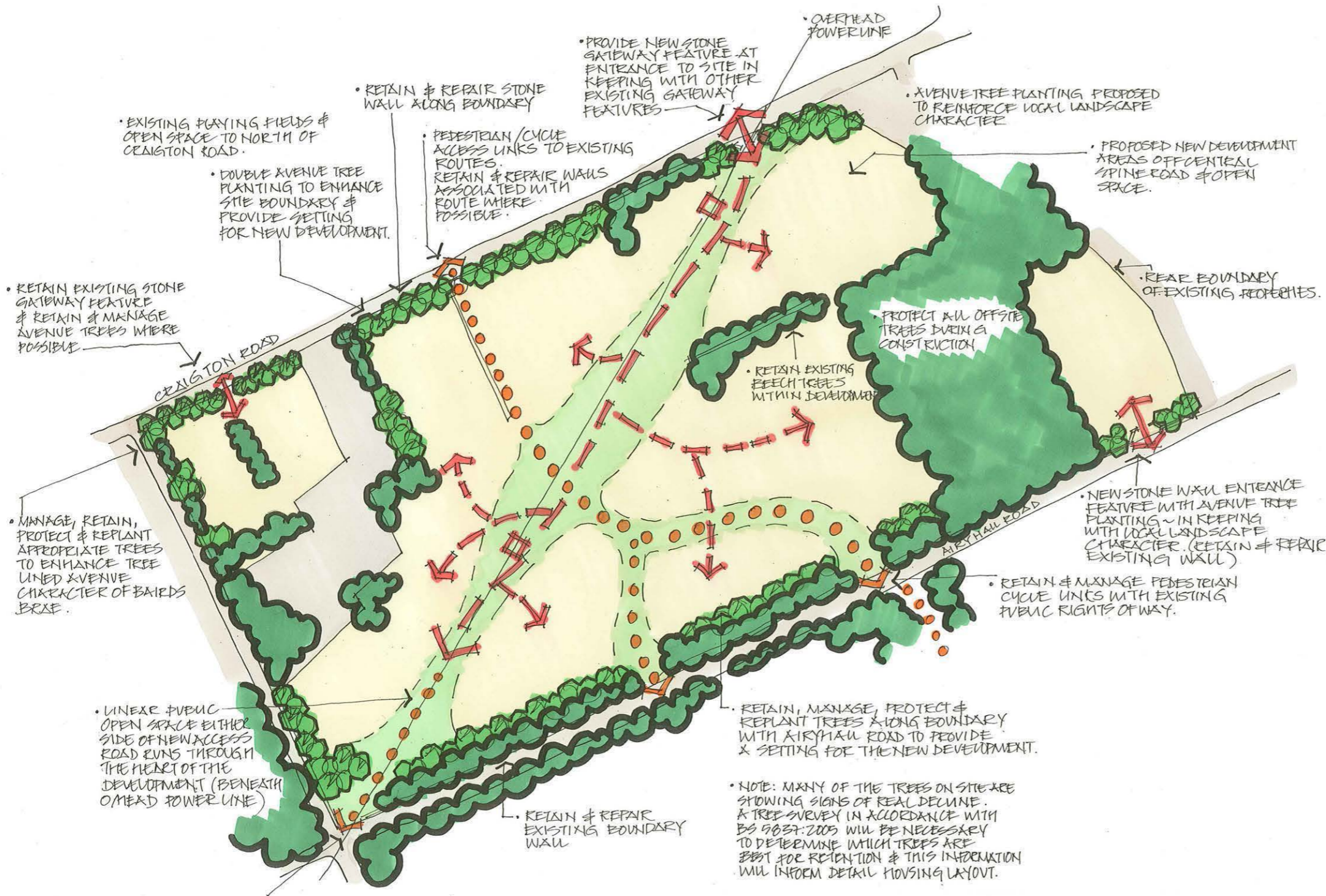
site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Viewpoint 4	
scale: NTS	date: 21/ 04/ 10
drawing number: Figure 9	
drawn by: J Johnston	checked by: R Wilkie
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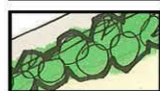



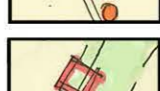
Viewpoint 5: Airyhall Road

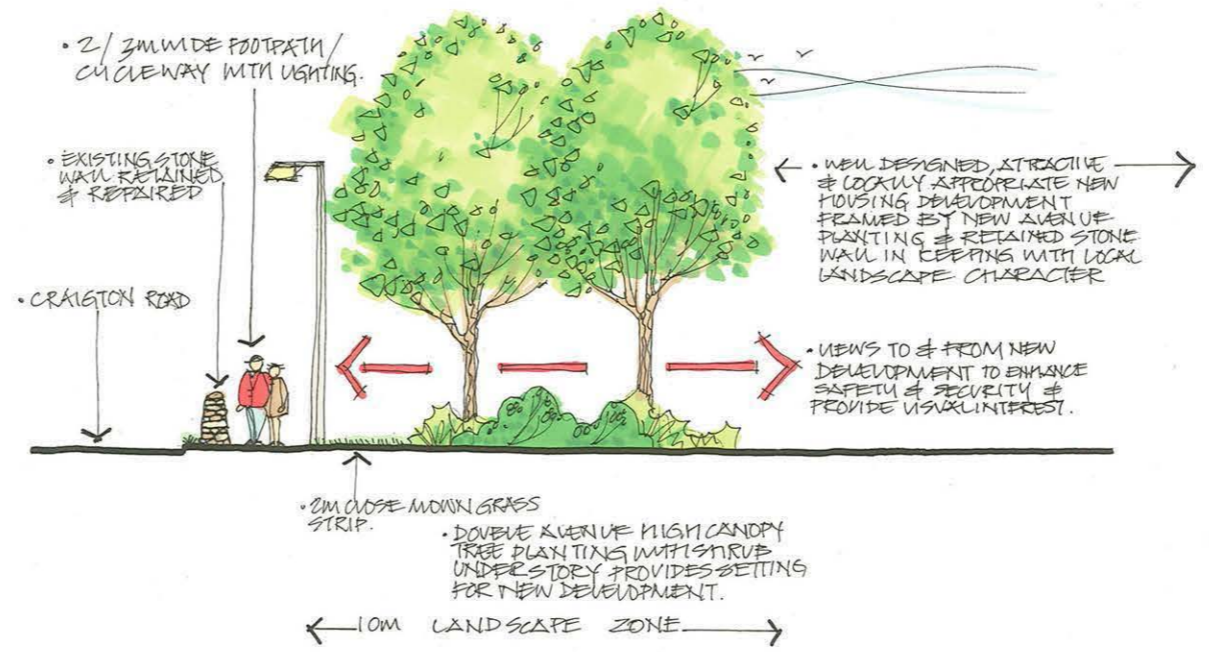


site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Viewpoint 5	
scale: NTS	date: 21/ 04/ 10
drawing number: Figure 10	
drawn by: J Johnston	checked by: R Wilkie
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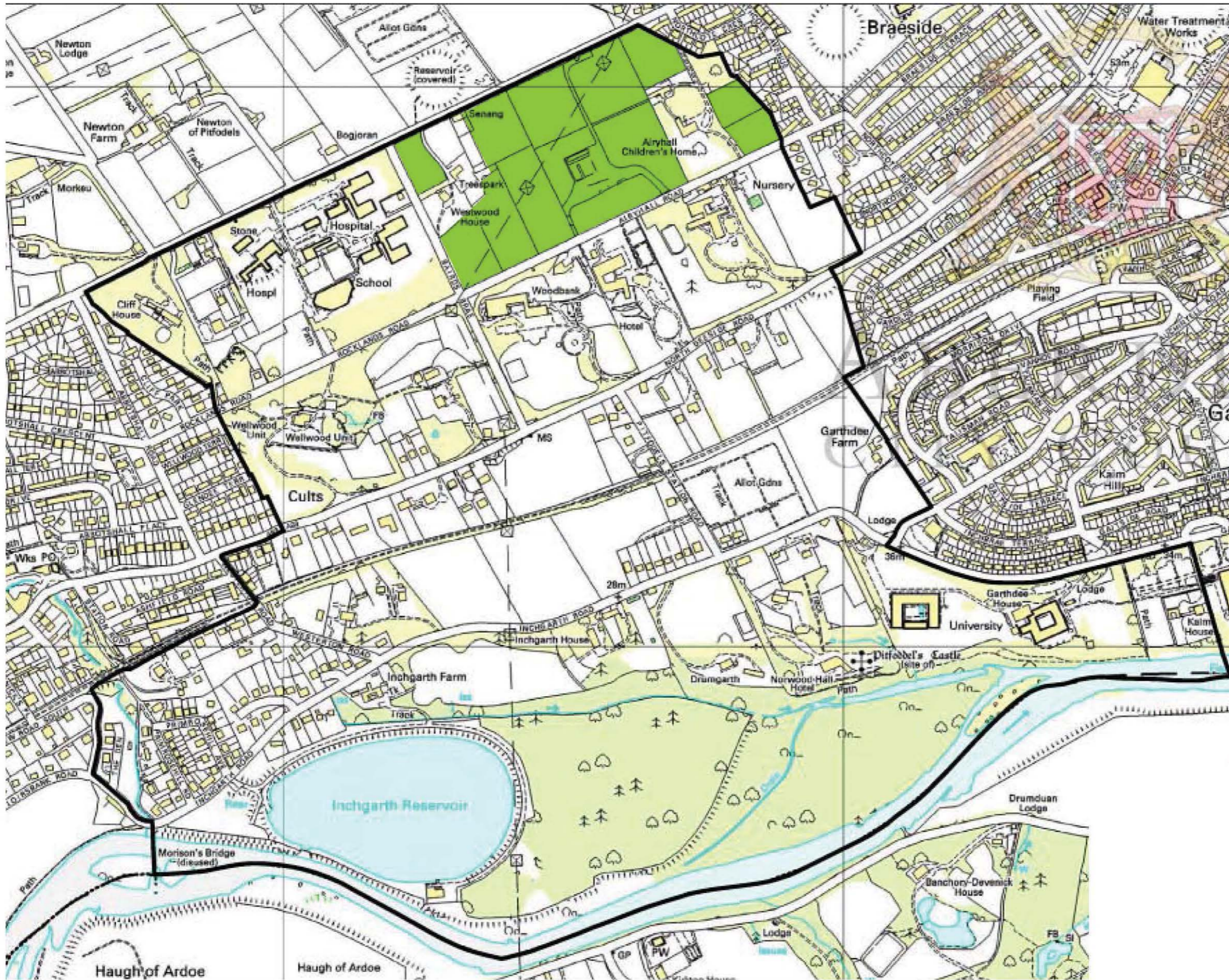


Legend

-  Existing vegetation
-  Proposed residential development
-  Proposed structural planting
-  Proposed open space corridor
-  Proposed access to new development
-  Proposed footpath / cycleway
-  Existing overhead powerlines



site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Sketch Landscape Strategy	
scale: NTS	date: 27/04/10
drawing number: Figure 11	
drawn by: L Wilkinson	checked by: R Wilkie
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KEY

 THE SITE

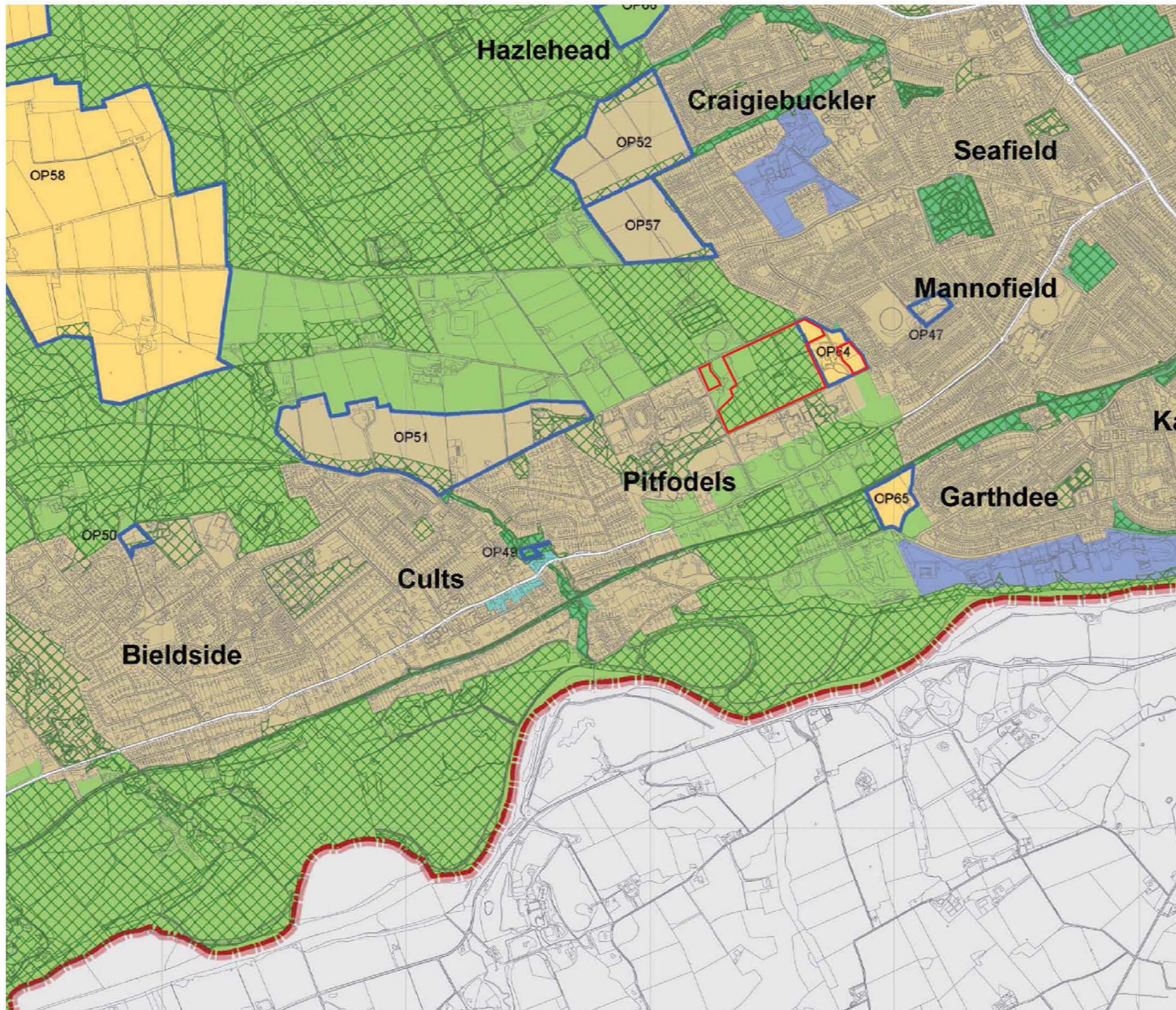


SCALE BAR

PITFODELS CONSERVATION AREA FIGURE REPRODUCED FROM ABERDEEN LOCAL PLAN

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site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Extract from Local Plan	
scale: NTS	date: 22 / 04 / 10
figure number: Appendix 2	
drawn by: J Johnston	checked by: R Wilkie
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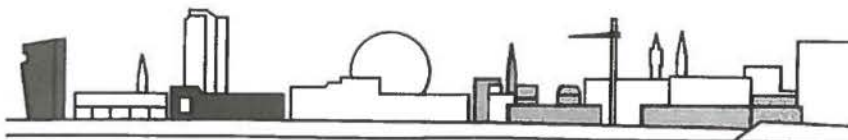


KEY

-  **THE SITE**
- Natural Environment**
 -  Greenbelt (NE2)
 -  Green Space Network (NE1)
 -  Urban Green Space (NE3)
- Housing**
 -  Residential Areas (H1)
 -  Mixed Use Areas (H2)
 -  Land Release Policy (LR1)
- Community Facilities**
 -  Existing Community Sites and Facilities (CF1)
 -  New Community Sites and Facilities (CF2)
- Economic Development**
 -  Business and Industrial Land (B1)
 -  Specialist Employment Areas (B2)
 -  West End Office Area (B3)
 -  Aberdeen Airport and Harbour (B4)
- Transport**
 -  Land for Transport (T1)
 -  Aberdeen Western Peripheral Route
 -  Aberdeen Harbour Port Boundary
 -  Aberdeen Airport Public Safety Zone
- Retailing**
 -  Town, District and Neighbourhood Centres (RT3)
 -  Retail Parks (RP)
- City Centre**
 -  City Centre Business Zone (C2)
- Others**
 -  Opportunity Sites (OP number)
 -  City Centre Boundary
 -  City Boundary



site: Craigton Road, Pitfodels	client: Bancon Homes
drawing title: Extract from Proposed Aberdeen Local Development Plan	
scale: NTS	date: 15/ 12 / 10
figure number: Appendix 3	
drawn by: R Wilkie	checked by: J Brindley
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Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Ben Freeman
Organisation	Bancon Developments Ltd
On behalf of (if relevant)	
Address	Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode	AB31 5ZU
Telephone	01330 824900
E-mail	ben.freeman@bancon.co.uk

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	OMISSION OF SITE BOARDS PETERCULTER EAST.	Paragraph(s)	

What would you like to say about the issue?

Please see attached paper

10/10/10
10/10/10

What change would you like to see made?

Please see attached paper.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Aberdeen City Local Development Plan 2016

Proposed Local Development Plan May 2015

Objection to the omission of site B0935 – Peterculter East

Bancon object to the Proposed Local Development Plan, which allocated additional greenfield sites for only 98 houses against the substantially higher requirement identified in the Strategic Development Plan.

Specifically, Bancon object to the failure to allocate greenfield land for development at Peterculter East (site reference B0935).

Strategy

In separate objection papers, Bancon set out a detailed case explaining how the 2012 LDP has failed, and is continuing to fail, to deliver the housing requirement set out in the Strategic Development Plan (SDP). SPP was adopted in 2014, and requires LDPs in City Regions to *“allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan up to year 10 from the expected year of adoption.”* The SDP identifies the housing requirement for each plan period – up to 2016, 2017-2026 and 2027-2035. This LDP must therefore allocate sites capable of delivering the requirements in the SDP 2017-26 period.

Bancon submit that the Proposed LDP fails to do this, as only a few large sites are allocated for development, and almost all of them require the delivery of housing undelivered in the previous SDP plan period before the new allocations can commence. The best example of this is the large Grandhome site, where the allocation up to 2016 is not expected (in the 2015 Housing Land Audit figures) to be delivered until after the 2017-26 plan period has passed. Therefore there is no expectation of the 2017-26 allocations on that site becoming effective during that plan period, and therefore their allocation to deliver the SDP requirement in the LDP is contradictory to SPP.

In a separate objection in regard to Land Supply, Bancon consider the issue on an Aberdeen City wide basis, as well as broken down into individual areas as required in the plan’s spatial strategy. The Deeside area is the area in which the allocation of additional greenfield land at Peterculter East would help to address the shortfall in the Proposed LDP. Table 8 in the Proposed LDP details the allocations made.

Table 8: Development at Deeside

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP45 Peterculter East	25 homes	-	-
OP46 Culter House Road	5 homes	-	-
OP47 Edgehill Road	5 homes	-	-
OP48 Oldfold	400 homes	150 homes	-
	5 ha employment		-
Craigton Road / Airyhall Road* (Complete)	20 homes	-	-
North Garthdee Farm* (Complete)	80 homes	-	-
OP51 Peterculter Burn	19 homes		
OP52 Malcolm Road Peterculter		71 homes	-
OP108 Mid Anguston		8 homes	-
OP109 Woodend Peterculter		19 homes	
Housing Total	554 homes	248 homes	0 homes
Employment Land Total	5 ha		-

Table 8A below shows the expected delivery of housing on the allocated sites in Table 8, based on the 2015 Housing Land Audit figures.

Table 8A : Development at Deeside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP45 Peterculter East	25		
OP46 Culter House Road	5		
OP47 Edgehill Road	5		
OP48 Oldfold	25	330	195
Craigton Road/ Airyhall Road*(Complete)	20 (complete 2015)		
North Garthdee Farm* (Complete)	80 (complete 2015)		
Op51 Peterculter Burn	Constrained	Constrained	Constrained
OP52 Malcolm Road Peterculter		71 (Not in HLA)	
OP108 Mid Anguston		8 (Not in HLA)	
OP109 Woodend Peterculter		19 (Not in HLA)	-
Housing Total	160	330	195

Allocated 2017-26 : 248

Expected Delivery : 98

Shortfall : 150

Allocated to 2026 : 802

Expected Delivery : 607

Shortfall : 195

Allocated to 2035 : 802

Expected Delivery : 802

Bancon therefore submit that the allocated sites have and will continue to fail to deliver the housing requirement in this area of the City. These can therefore not be considered ‘effective or expected to become effective in the plan period’ – a requirement of SPP paragraph 119.

The majority of housing expected to be delivered in the 2017-26 period is on sites allocated in the period up to 2016, housing therefore coming from the effective supply rather than the new allocations. Whilst these contribute towards an effective housing land supply (SPP requires a 5 year effective housing land supply be maintained at all times), they cannot be considered to contribute towards the LDP land allocations, which (in accordance with the SDP and SPP) specifically sets out to meet the housing requirement for the period from 2017-26. Failure to deliver in the period up until 2016 is not an excuse to abandon compliance with the SDP and SPP.

Bancon submit that there is a need to allocate an additional 150 houses in the Proposed LDP to meet the SDP requirements from 2017-26.

However, in addition to this analysis of the needs of the Deeside area of Aberdeen City, Bancon consider that the Deeside corridor has considerable greater capacity to accommodate housing development than identified in the Proposed LDP. In our objection to Housing Land Supply, we identify substantial delivery issues in other areas of the City. This is most notable at Grandhome , where during the 2017-26 plan period, there is a shortfall in allocated land for 2,100 houses identified. Table 3 in the Proposed LDP provides the allocations.

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP1 Murcar	-	-	27 ha employment
OP8 East Woodcroft North	60 homes	-	-
OP9 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		-
OP10 Dubford	550 homes	-	-
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

Table 3A below shows the expected delivery on these sites based on the 2015 Housing Land Audit.

Table 3A : Development at Bridge of Don and Grandhome – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP8 East Woodcroft North	30	30	
OP9 Grandhome	150	2,000	1,800*
OP10 Dubford	310	240	
Housing Total	490	2,270	1,800

*Housing will continue beyond 2035

Allocated 2017-26 : 2,100	Expected Delivery : 0	Shortfall : 2,100
Allocated to 2026 : 5,310	Expected Delivery : 2,760	Shortfall : 2,550
Allocated to 2035 : 7,610	Expected Delivery : 4,560	Shortfall : 3,050

It is submitted that Deeside should be identified for additional development during the 2017-26 plan period, and beyond, in order to ensure the delivery of the SDP, in accordance with SPP. It is therefore proposed that land for up to 1,000 extra houses could be identified for development in the Deeside corridor during the 2017-26 plan period – i.e. in this LDP.

In addition to the housing requirement, considerable amounts of the employment land allocations within the City are incorporated into or associated with the large residential allocations, and the same failure to deliver effective sites has occurred. The limited availability and the immediate uptake of new build office accommodation within the City is a clear indicator that there is a current demand that is not being met fast enough from the release of greenfield land. It is therefore submitted that additional employment opportunities are required now, on smaller and more deliverable sites, to address the requirement in the short term, until the larger sites begin to achieve their potential. It is likely that the mixed use sites will deliver housing in the first instance, and commercial development in later phases, which only exacerbates the current shortfall in effective sites.

Suitability of Proposed Development

We refer to our development bid for site B0936.

Bancon note that many of the proposed development opportunities in Peterculter are considered undesirable, with the Goal Achievement Matrix analysis showing that there are limited employment opportunities in the town. From discussions with the local Community Council, the need for additional employment opportunities is something that is seen locally as desirable, to improve the sustainability of the town.

Whilst part of the Aberdeen Strategic Growth Area, Peterculter is a successful independent town, and Bancon submit that the current LDP and the Main Issues Report fail to provide the necessary allocations to enable the town to prosper, instead relying heavily on development within the proposed AWPR route.

The provision of the AWPR will improve connectivity to settlements such as Peterculter that are currently only accessible by less substantial transport networks. Peterculter at present is located on the B979 Netherley Road, which is informally used as a city bypass, and therefore creates substantial traffic congestion, particularly from HGV movements. The provision of the AWPR is expected to relieve a great amount of traffic congestion in the town, but equally provide excellent access to the new road, with a grade separated interchange located between Peterculter and Milltimber.

This junction will provide an almost direct access to the proposed Peterculter East Business Park site. Such an access would not interfere with residential access, with the retention of Milltimber Brae. In terms of a potentially successful solution to increasing the amount of employment opportunities in Peterculter whilst protecting the residential amenity of the town, it is difficult to imagine a better solution.

The Goal Achievement Matrix for the site scores very highly, with 50 points out of 60, and yet it remains listed as an undesirable development option. It scores poorly in terms of the relationship to the existing settlement, despite being bounded along its south side by the Camphill School campus, and to the north by housing and the Deeside Way raised considerably above the level of the site.

The GAM also notes the visibility of the site from the AWPR, but fails to note that the AWPR will be raised around 25 metres above the existing ground level where it passes the site (from the bridge over the River Dee, the AWPR then rises to cross over the top of the A93 which is some 25 higher than the proposed development site). The whole of Peterculter will be seen from this substantial height, and the proposed development site will not be seen as an isolated development from the remainder of the town, but rather a logical infill between the Deeside Way, housing and the school to the south. The proposals for the site, set out in the bid, include substantial landscape planting, which will provide an appropriate green edge to the settlement to complement the adjacent land uses and improve the overall view of the town from the AWPR.

Bancon therefore submit that the GAM considers the principle of development on the site without appropriate consideration of the detail contained in the bid, nor a consideration of the physical appearance of and from the AWPR in this location. Despite this, the site scores highly in the GAM analysis, and the principle reason for its undesirability is the deemed lack of requirement for additional employment land. Bancon submit that this needs to be re-assessed on a City wide basis, but also on a local basis, with a view to improving the long term sustainability of Peterculter as a settlement outwith the urban area of Aberdeen, in line with the opinions of the local community, who see the lack of employment opportunities as a significant local issue.

Conclusion

Bancon therefore submit that the Proposed LDP fails to allocate sufficient greenfield land in the Deeside corridor to meet the requirements of the Strategic Development Plan (as required by SPP) – i.e. sites that are effective or expected to become effective in the plan period (2017-26). The shortfall is 150 houses. However, more significant failures to deliver the housing requirement in other parts of the city (such as Grandhome) justify the increased allocation of housing land in the Deeside corridor in this LDP, perhaps in the region of 1,000 houses. Failure to deliver mixed use sites in the City will also lead to a shortfall in the delivery of employment land during the plan period.

The proposed business land at Peterculter can contribute towards the City wide requirements, but perhaps more importantly help to offset the local shortfall in employment land and improve the sustainability of Peterculter as a town separate from the urban area of Aberdeen. Rather than further detached by the creation of the AWPR, the Peterculter East site offers an ideal opportunity to capitalise on the improved accessibility that the AWPR will bring, for the benefit of the local area.

The proposed development of 38 houses at Peterculter East can contribute immediately to meeting the unmet requirement and need for housing land within Aberdeen City. The site is free from any constraint to quick delivery. Bancon therefore submit that the site should be included in the Proposed LDP for the 2017-26 plan period. It is also submitted that the business park element of the proposal be included in the Proposed LDP for employment development. Delivery of the site quickly is not constrained.

- 1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode: AB31 5ZU
Telephone: 01330 824900
Email: ben.freeman@bancon.co.uk
- 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.

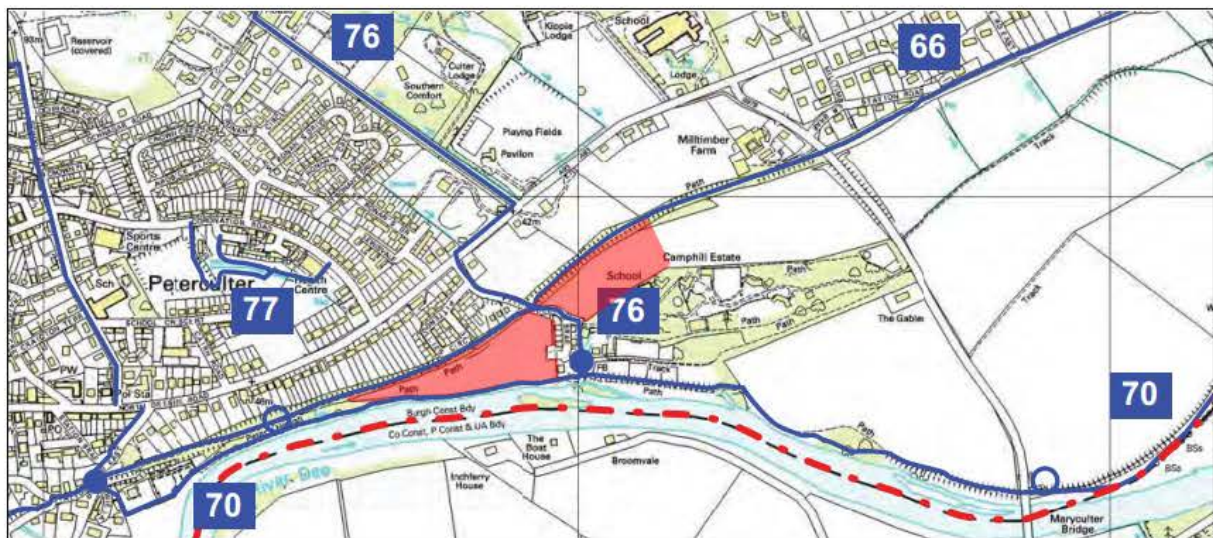


Fig 2 – proposed development site in context with the core path plan.

- 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.

Site Name: - Peterculter East Business Park

Aberdeen City Local Development Plan 2016 – Developer Bids

- 1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O’Bennie Road, Banchory
Postcode: AB31 5ZU
Telephone: 01330 824900
Email: ben.freeman@bancon.co.uk
- 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 Business Park
- 4 Site Location map: The site is located to the southeast of the existing built up area. The Milltimber Farm steadings and the Deeside Way bound the north of the site, and the Camphill School policies lie to the south. Milltimber Brae bounds the east of the site, providing direct access to the site, and also giving access directly to the AWPR grade separated junction.

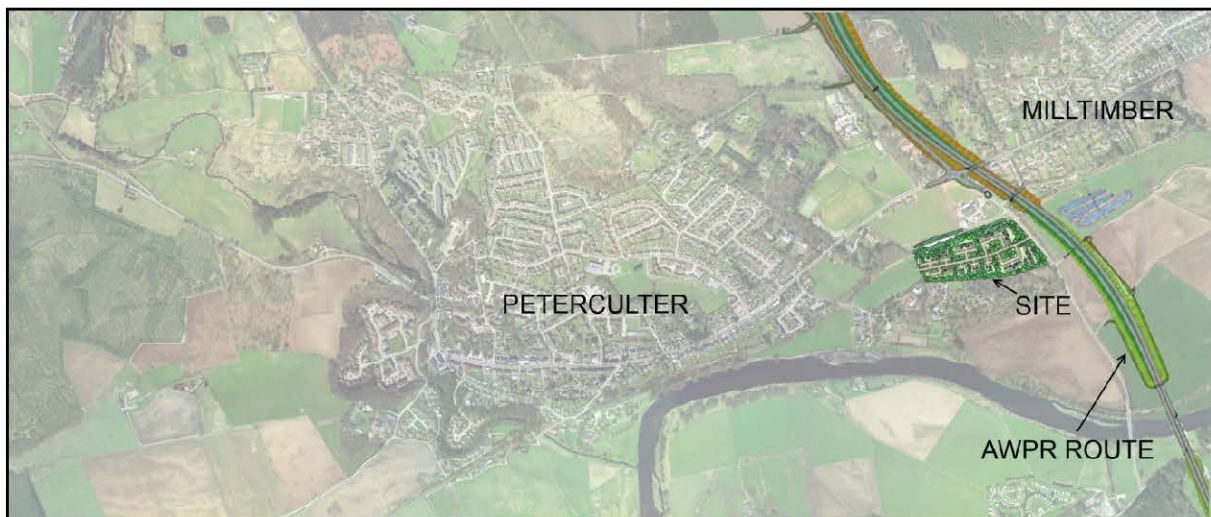


Fig 1 – Proposed development site and route of proposed AWPR.

- 5 National Grid reference of the site: NJ 854009
- 6 Current Use of Site/Previous Development: Agricultural/grazing land.
- 7 Proposed Use of the Site: Business use.

- 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.

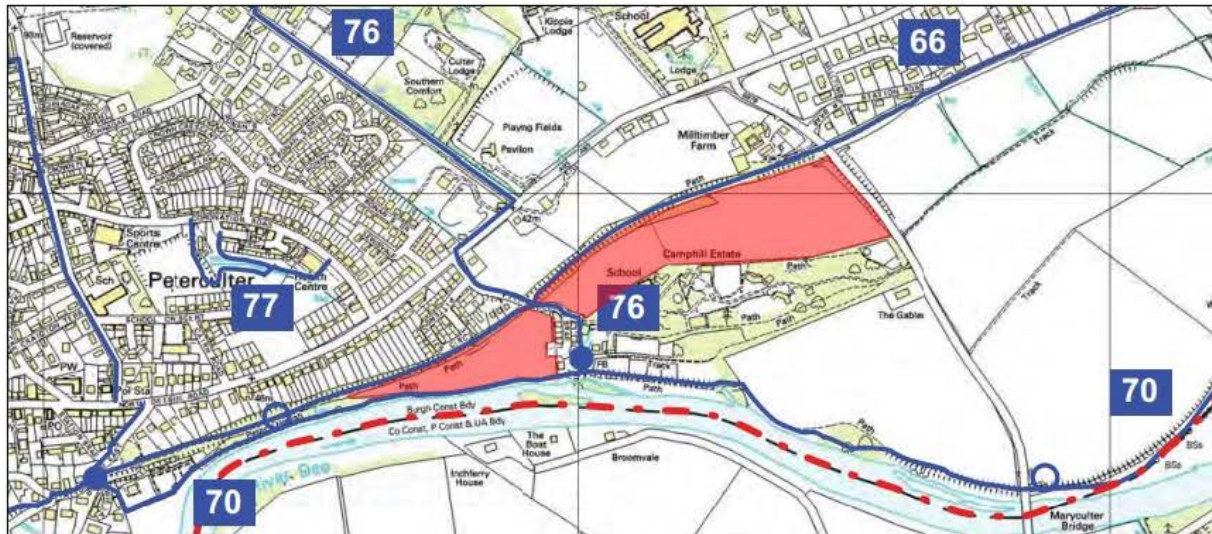


Fig 4 – Core Paths plan with the site marked in red (along with the adjacent proposed residential bid)

- 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 Culter 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.

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

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 Bingham 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
Conlaw 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.

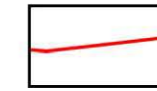
The reduced scheme is not predicted to result in any long term significant effects upon visual receptors other than close receptors on the **Old Deeside Line Path, these receptors currently have existing and close views of** existing residential development.

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

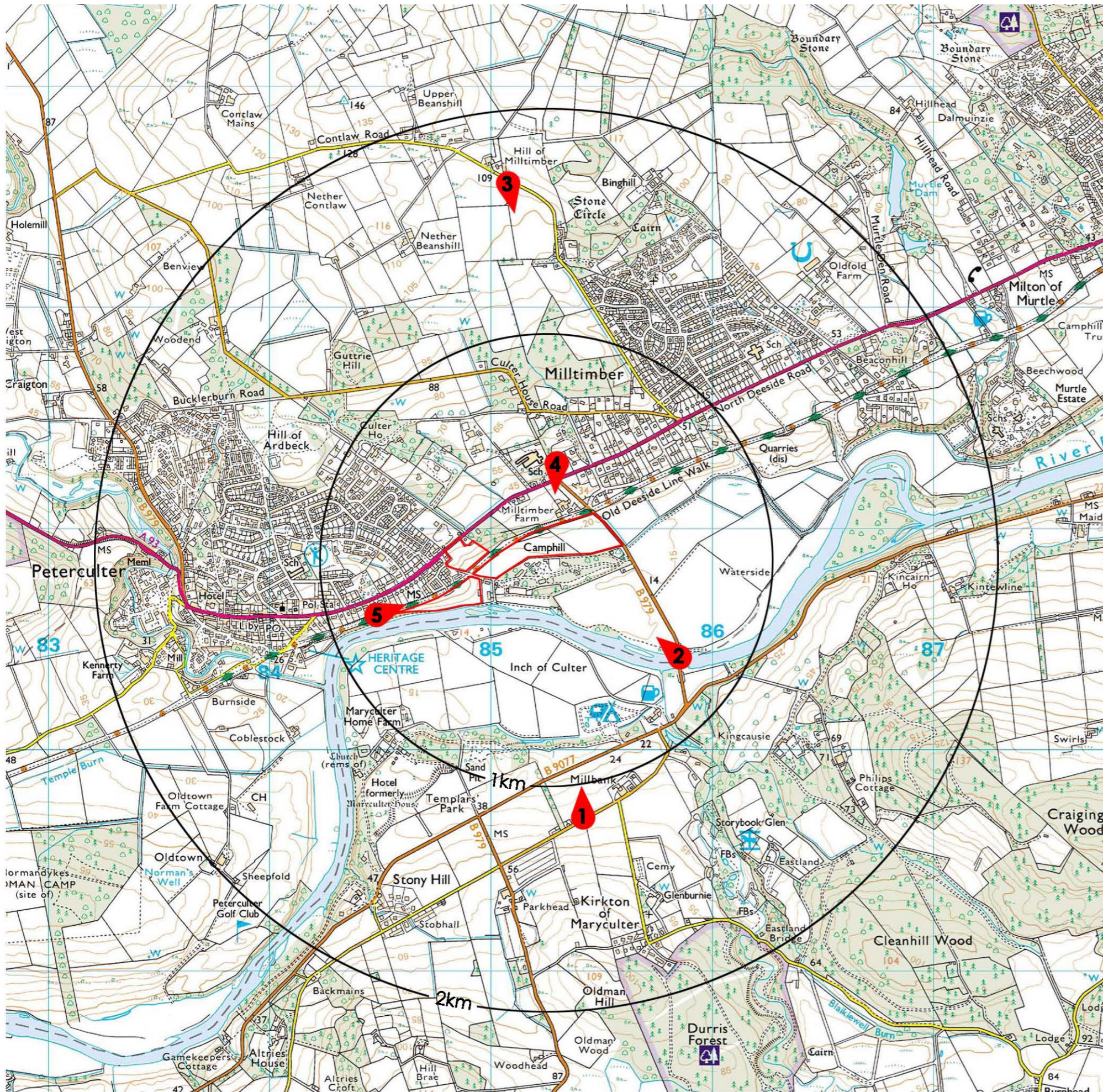


STUDY AREA BOUNDARY (2KM)






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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

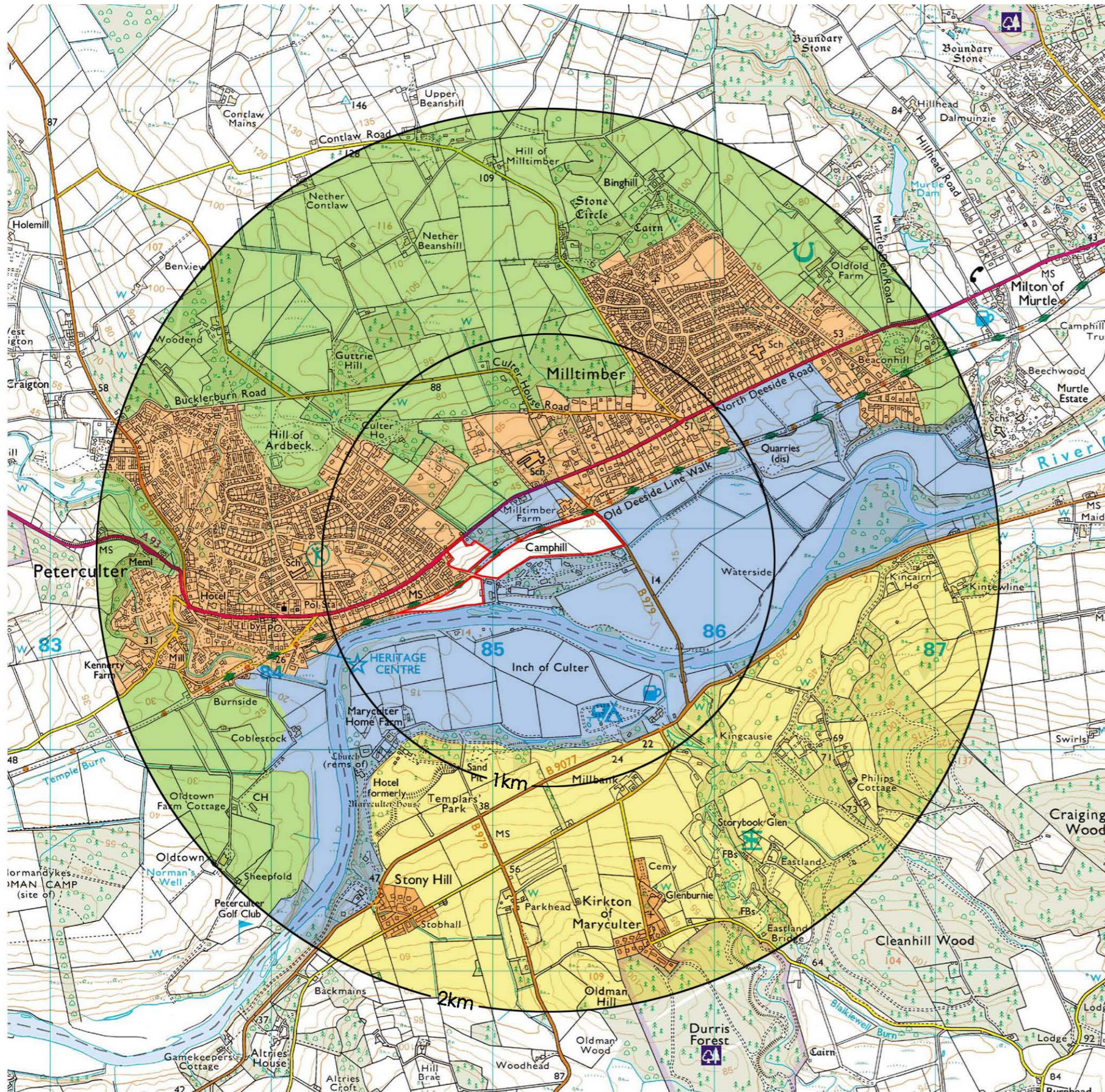
VIEWPOINT LOCATIONS

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)

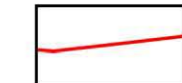
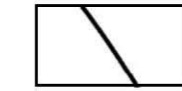


site: PETERCULTER EAST	client: BANCON HOMES
drawing title: VIEWPOINT LOCATION PLAN	
scale: NTS	date: 06 / 12 / 10
figure number: 02	
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KEY

-  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

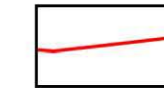


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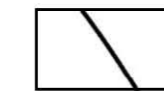
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scale: NTS	date: 06 / 12 / 10
figure number: 03	
drawn by: J Johnston	checked by: R Wilkie
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KEY



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



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site: PETERCULTER EAST	client: BANCON HOMES
drawing title: LANDSCAPE DESIGNATIONS	
scale: NTS	date: 06 / 12 / 10
figure number: 04	
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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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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

- 1 LOCATION PLAN**
- 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.



KEY

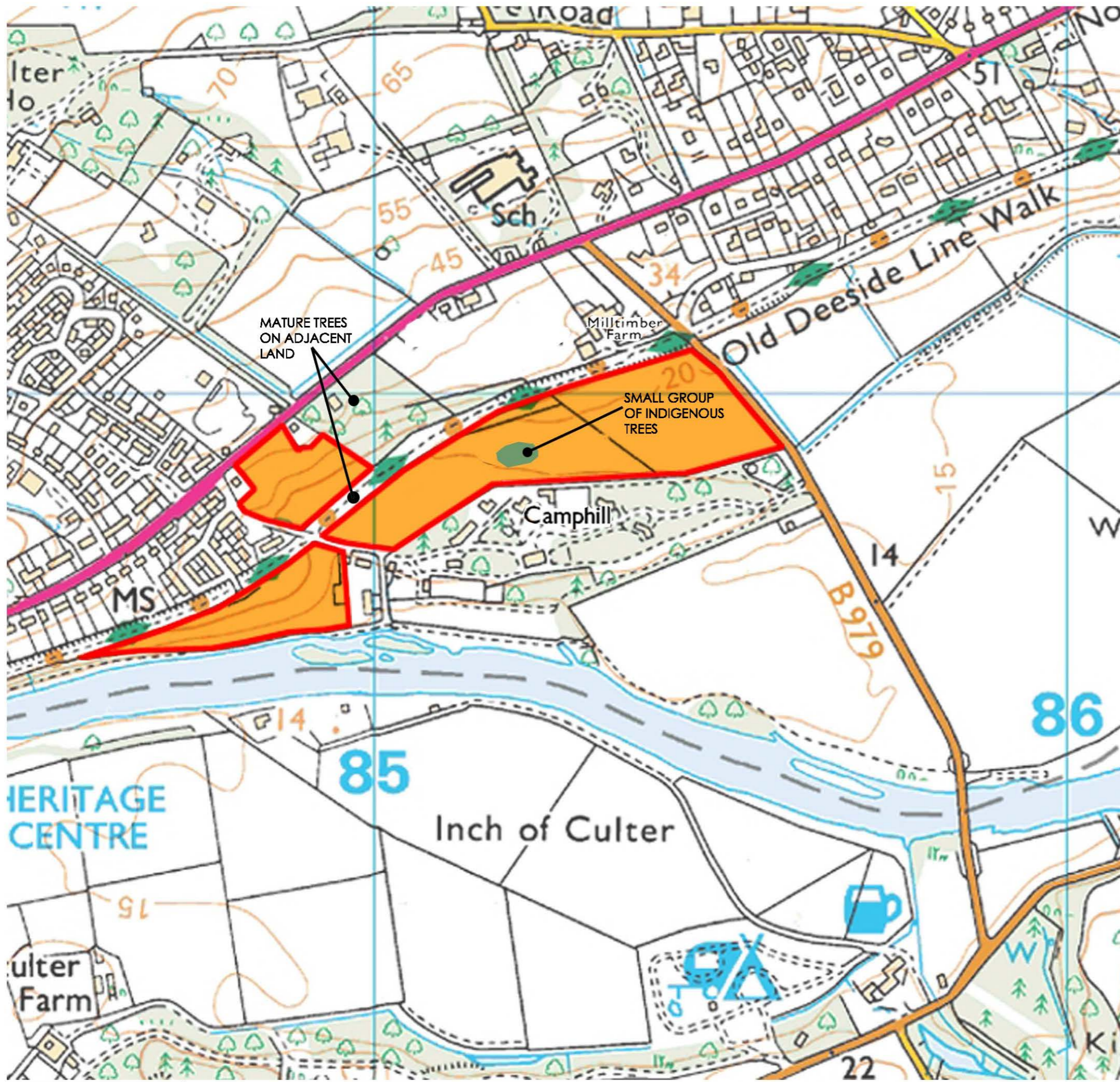


SITE BOUNDARY



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figure number: 01	
drawn by: L Wilkinson	checked by: R Wilkie
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MATURE TREES ON ADJACENT LAND

SMALL GROUP OF INDIGENOUS TREES

KEY

-  SITE BOUNDARY
-  SEMI IMPROVED GRAZING
-  MATURE TREES



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
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0 250 500 1000 METRES

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Pitengulies Housing

- Area 1**
Total Units
180 Houses (415 bed)
80 2-bed apartments
80 2-bed Affordable apartments
300 Affordable terrace houses (273 bed)
- Area 2**
Total Units
160 Houses (415 bed)
60 2-bed Affordable flats
60 Affordable terrace houses (273 bed)
- Area 3**
Total Units
100 Houses (415 bed)



Pitengulies Housing		Pitengulies Business Park	
Area 1		Building	Net Area (all based on 2 floors)
Total Units	1810 Houses (4/5 bed)	1	1200m ²
6no 2-bed apartments		2	1200m ²
6no 2-bed Affordable apartments		3	1200m ²
6no Affordable terrace houses (2/3 bed)		4	1200m ²
Area 2		5	400m ²
Total Units	1810 Houses (4/5 bed)	6	400m ²
6no 2-bed Affordable flats		7	1200m ²
6no Affordable terrace houses (2/3 bed)		8	400m ²
Area 3		9	400m ²
Total Units	1810 Houses (4/5 bed)	10	400m ²
		11	400m ²
		12	600m ²
		Total	9200m²

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
 ELAEGNUS 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 JESSOPS 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.

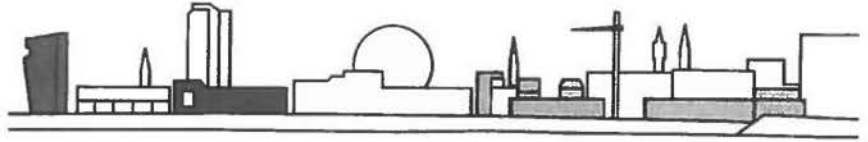
Legend

-  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
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Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Ben Freeman
Organisation	Bancon Developments Ltd
On behalf of (if relevant)	
Address	Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode	AB31 5ZU
Telephone	01330 824900
E-mail	ben.freeman@bancon.co.uk

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	OMISSION OF SITE BO937 NEWMILL, PETERCULTER	Paragraph(s)	

What would you like to say about the issue?

Please see attached paper

10/10/10
10/10/10

What change would you like to see made?

Please see attached paper.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must "save as" to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

Aberdeen City Local Development Plan 2016

Proposed Local Development Plan May 2015

Objection to the omission of site B0937 – Newmill, Peterculter

Bancon object to the Proposed Local Development Plan, which allocated additional greenfield sites for only 98 houses against the substantially higher requirement identified in the Strategic Development Plan.

Specifically, Bancon object to the failure to allocate greenfield land for development at Newmill, Peterculter (site reference B0937).

Strategy

In separate objection papers, Bancon set out a detailed case explaining how the 2012 LDP has failed, and is continuing to fail, to deliver the housing requirement set out in the Strategic Development Plan (SDP). SPP was adopted in 2014, and requires LDPs in City Regions to *“allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the Strategic Development Plan up to year 10 from the expected year of adoption.”* The SDP identifies the housing requirement for each plan period – up to 2016, 2017-2026 and 2027-2035. This LDP must therefore allocate sites capable of delivering the requirements in the SDP 2017-26 period.

Bancon submit that the Proposed LDP fails to do this, as only a few large sites are allocated for development, and almost all of them require the delivery of housing undelivered in the previous SDP plan period before the new allocations can commence. The best example of this is the large Grandhome site, where the allocation up to 2016 is not expected (in the 2015 Housing Land Audit figures) to be delivered until after the 2017-26 plan period has passed. Therefore there is no expectation of the 2017-26 allocations on that site becoming effective during that plan period, and therefore their allocation to deliver the SDP requirement in the LDP is contradictory to SPP.

In a separate objection in regard to Land Supply, Bancon consider the issue on an Aberdeen City wide basis, as well as broken down into individual areas as required in the plan’s spatial strategy. The Deeside area is the area in which the allocation of additional greenfield land at Newmill, Peterculter would help to address the shortfall in the Proposed LDP. Table 8 in the Proposed LDP details the allocations made.

Table 8: Development at Deeside

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP45 Peterculter East	25 homes	-	-
OP46 Culter House Road	5 homes	-	-
OP47 Edgehill Road	5 homes	-	-
OP48 Oldfold	400 homes	150 homes	-
	5 ha employment		-
Craigton Road / Airyhall Road* (Complete)	20 homes	-	-
North Garthdee Farm* (Complete)	80 homes	-	-
OP51 Peterculter Burn	19 homes		
OP52 Malcolm Road Peterculter		71 homes	-
OP108 Mid Anguston		8 homes	-
OP109 Woodend Peterculter		19 homes	
Housing Total	554 homes	248 homes	0 homes
Employment Land Total	5 ha		-

Table 8A below shows the expected delivery of housing on the allocated sites in Table 8, based on the 2015 Housing Land Audit figures.

Table 8A : Development at Deeside – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP45 Peterculter East	25		
OP46 Culter House Road	5		
OP47 Edgehill Road	5		
OP48 Oldfold	25	330	195
Craigton Road/ Airyhall Road*(Complete)	20 (complete 2015)		
North Garthdee Farm* (Complete)	80 (complete 2015)		
Op51 Peterculter Burn	Constrained	Constrained	Constrained
OP52 Malcolm Road Peterculter		71 (Not in HLA)	
OP108 Mid Anguston		8 (Not in HLA)	
OP109 Woodend Peterculter		19 (Not in HLA)	-
Housing Total	160	330	195

Allocated 2017-26 : 248

Expected Delivery : 98

Shortfall : 150

Allocated to 2026 : 802

Expected Delivery : 607

Shortfall : 195

Allocated to 2035 : 802

Expected Delivery : 802

Bancon therefore submit that the allocated sites have and will continue to fail to deliver the housing requirement in this area of the City. These can therefore not be considered ‘effective or expected to become effective in the plan period’ – a requirement of SPP paragraph 119.

The majority of housing expected to be delivered in the 2017-26 period is on sites allocated in the period up to 2016, housing therefore coming from the effective supply rather than the new allocations. Whilst these contribute towards an effective housing land supply (SPP requires a 5 year effective housing land supply be maintained at all times), they cannot be considered to contribute towards the LDP land allocations, which (in accordance with the SDP and SPP) specifically sets out to meet the housing requirement for the period from 2017-26. Failure to deliver in the period up until 2016 is not an excuse to abandon compliance with the SDP and SPP.

Bancon submit that there is a need to allocate an additional 150 houses in the Proposed LDP to meet the SDP requirements from 2017-26.

However, in addition to this analysis of the needs of the Deeside area of Aberdeen City, Bancon consider that the Deeside corridor has considerable greater capacity to accommodate housing development than identified in the Proposed LDP. In our objection to Housing Land Supply, we identify substantial delivery issues in other areas of the City. This is most notable at Grandhome , where during the 2017-26 plan period, there is a shortfall in allocated land for 2,100 houses identified. Table 3 in the Proposed LDP provides the allocations.

Sites	Local Development Plan Period		
	Existing to 2026	Phase 1 : 2017 – 2026	Phase 2 : 2027 – 2035
OP1 Murcar	-	-	27 ha employment
OP8 East Woodcroft North	60 homes	-	-
OP9 Grandhome	2,600 homes	2,100 homes	2,300 homes
	5ha employment		-
OP10 Dubford	550 homes	-	-
Housing Total	3,210 homes	2,100 homes	2,300 homes
Employment Land Total	5ha		27ha

Table 3A below shows the expected delivery on these sites based on the 2015 Housing Land Audit.

Table 3A : Development at Bridge of Don and Grandhome – Delivery as Expected in HLA

Sites	Local Development Plan Period		
	Existing to 2016	Phase 1: 2017-2026	Phase 2: 2027-2035
OP8 East Woodcroft North	30	30	
OP9 Grandhome	150	2,000	1,800*
OP10 Dubford	310	240	
Housing Total	490	2,270	1,800

*Housing will continue beyond 2035

Allocated 2017-26 : 2,100	Expected Delivery : 0	Shortfall : 2,100
Allocated to 2026 : 5,310	Expected Delivery : 2,760	Shortfall : 2,550
Allocated to 2035 : 7,610	Expected Delivery : 4,560	Shortfall : 3,050

It is submitted that Deeside should be identified for additional development during the 2017-26 plan period, and beyond, in order to ensure the delivery of the SDP, in accordance with SPP. It is therefore proposed that land for up to 1,000 extra houses could be identified for development in the Deeside corridor during the 2017-26 plan period – i.e. in this LDP.

In addition to the housing requirement, considerable amounts of the employment land allocations within the City are incorporated into or associated with the large residential allocations, and the same failure to deliver effective sites has occurred. The limited availability and the immediate uptake of new build office accommodation within the City is a clear indicator that there is a current demand that is not being met fast enough from the release of greenfield land. It is therefore submitted that additional employment opportunities are required now, on smaller and more deliverable sites, to address the requirement in the short term, until the larger sites begin to achieve their potential. It is likely that the mixed use sites will deliver housing in the first instance, and commercial development in later phases, which only exacerbates the current shortfall in effective sites.

Suitability of Proposed Development

We refer to our development bid for site B0937.

The proposed development incorporates both business land and housing, although it is split by the City/Shire boundary line. The area within Aberdeen City is predominantly residential development, although the masterplanning exercise considers the whole proposal as a sustainable expansion of Peterculter.

The Goal Achievement Matrix considers the site in a very negative manner, and concludes that the proposals are undesirable for reasons of Green Belt and Green Space Network designations. The above paragraphs identify the need to release additional greenfield sites immediately, to address the shortfall in effective housing and employment sites. There are no greenfield sites within Aberdeen City that are not identified as Green Belt in the 2012 LDP. Bancon submit that the proposed development site does not contribute constructively to the Green Belt or Green Space Network.

The GAM analysis states that the proposed development would have a landscape impact (without mitigation measures) and scores it down accordingly. The analysis fails to acknowledge that the proposed development does include substantial landscaping. The GAM score also reflects the current position regarding nearby employment opportunities, and ignores the fact that the proposal seeks a mixed use development, providing employment opportunities for the local area.

Bancon therefore submit that the GAM score is not a clear reflection of the potential of the proposed development, and that reporting proposals as undesirable because of the Green Belt/Green Space Network designations is not tenable against the identified requirement to release more, smaller greenfield sites.

Conclusion

Bancon therefore submit that the Proposed LDP fails to allocate sufficient greenfield land in the Deeside corridor to meet the requirements of the Strategic Development Plan (as required by SPP) –

i.e. sites that are effective or expected to become effective in the plan period (2017-26). The shortfall is 150 houses. However, more significant failures to deliver the housing requirement in other parts of the city (such as Grandhome) justify the increased allocation of housing land in the Deeside corridor in this LDP, perhaps in the region of 1,000 houses. Failure to deliver mixed use sites in the City will also lead to a shortfall in the delivery of employment land during the plan period.

The proposed mixed use development on the proposed site at Newmill would therefore be deliverable quickly, and should be allocated in the LDP to help to address the shortfall in residential and business land allocations in the City from 2017-26.

1 Name of proposer: Bancon Developments Ltd.
Date: 14/06/13
Address: Banchory Business Centre, Burn O'Bennie Road, Banchory
Postcode: AB31 5ZU
Telephone: 01330 824900
Email: ben.freeman@bancon.co.uk

2 Name of landowner: Bancon Developments Ltd.
Address: As above.

The site and your proposal

3 Site Name: Peterculter Newmill

4 The proposed development site is located to the west of Peterculter, immediately adjacent to the A93. Peterculter has grown organically over the years, but has little other than housing has been built, and it acts mainly as a commuter town for Aberdeen City. This bid offers an opportunity to develop a small mixed use development, including some business and commercial land, thereby improving the sustainability of the town.

The A93 bounds the north of the site, and will provide direct access (via a new roundabout). The land is enclosed by woodland to the east and west.

Around half of the site is located within Aberdeenshire, and this has been promoted as a separate bid. This bid relates solely to the area within Aberdeen City.



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

5 National Grid reference of the site: NJ 831008

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

7 Proposed Use of the Site: Residential.

- 8 Details of Housing Proposals: The proposed development consists of around 72 dwellings, with 15-20 of these located within Aberdeenshire, leaving 62-67 within Aberdeen City. These will range from small terraced 2 bedroom houses to larger detached houses.
- 9 Provision of Affordable Housing: Affordable housing will be provided on site, at a rate of 25%.
- 10 Business Land Proposals: A total of 1.5 hectares of business land is proposed, with 1 hectare proposed as high quality business and commercial premises, with the potential for housing above, and around 0.5 hectares provided as serviced sites suitable for start-up business units. The business proposals are within Aberdeenshire, and are addressed in the appended bid to that LDP review.
- 11 Other Proposed Land Uses: The proposed development will be extensively landscaped, with tree planting to screen the business uses from the A93. The housing is located on the south facing slope, screened from the A93 by the ridge that lies between. The north facing slope between the ridge and the A93 will be landscaped and planted to improve the visual interest of the site.
- 12 Phasing: The site will be developed in a single phase.
- 13 Community Engagement: The site was part of a larger area 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. The lack of business land, and in particular the demand for opportunities for local small businesses to set up has been identified by the Community Council.

Sustainable Development and Design

- 14 Sustainability Checklist:
 - A) Exposure – The site has good shelter to northerly winds
 - B) Aspect – The proposed housing is located on south facing slopes with attractive views towards the River Dee and the Deeside Way.
 - C) Slope – No part of the site is steeper than 1:20, and should therefore development and access should not be problematic.
 - D) Flooding – The site is not at risk from a 1:200 year flood event.

- E) Drainage – The site is capable of being drained effectively using SUDS, with foul drainage capacity available in the public sewer.
- 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 the new planting areas will increase the biodiversity of the area.

H) Landscape features – The site sits on the northern slopes of a natural valley through which the former railway line (Deeside Way) runs. This is separated from the Dee Valley and the A93 corridor by ridges to the north and south of the site. Fig 2 on the right shows the site (the Aberdeenshire Council part faded out) in relation to the two ridge lines shown as dashed white lines.



Fig 2 – site in relation to ridgelines

- I) Landscape fit – The proposed development will have a very limited visual impact, with the principle change to the existing views being from the A93, where the new access will be taken. Once the proposed planting has matured, this will be mitigated significantly. Distant views from the south are obscured by the southern ridge shown in Fig 2, and similarly the northern ridge and existing tree cover will screen the site from the west.
- J) Relationship to existing settlements – Although separated by the Culter Burn, the proposed development will be visually connected to the western edge of Peterculter. The potential for pedestrian and cycle connectivity to nearby residential areas will be explored and provided in the most suitable locations.

- K) Land use mix – The proposed development is residential, but combined with the proposed business and commercial uses promoted by the adjacent bid to Aberdeenshire Council will provide a sustainable expansion of the town.
- L) Accessibility – The majority of the proposed development site is within 400m of a bus route on the A93, and the provision of a new roundabout onto the A93 will provide vehicular access. Pedestrian access can be provided to the east to the development at Culter Burn, where a space exists between houses that can provide a suitable pedestrian and cycle route. This will be designed to traverse the slope at an appropriate gradient.



Fig 3 – potential pedestrian and cycle access to Culter Burn.

Until the AWPR is built, Peterculter will continue to suffer from intermittent traffic congestion, primarily due to the use of the B979 as a bypass for Aberdeen. There are several pinch points in the town where parked vehicles and narrow sections of road cause HGVs in particular to stop. The supporting assessment work for the AWPR project shows a massive projected reduction on HGV traffic through the town

- M) Proximity to services and facilities –

Community facilities – 400-800m from the site
 Local shops – 400-800m from the site
 Sports facilities – c.500m from the site
 Public transport networks – Within 400m of the site
 Primary schools – Approximately 1km from the site.

- N) Footpath and cycle connections – As mentioned above, access to the East to Culter Burn will be created. For wider connections, the Deeside Way passes the south of the site, and provides access east and west.

- O) Proximity to employment opportunities – 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 (including the Aberdeenshire bid) will provide an idea 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: An assessment of the traffic flows through Peterculter is appended to this report. A Landscape Capacity Study has also been carried out, albeit with regard to a larger initial development proposal including the adjacent Kennerty Farm 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. The housing proposed in this bid will sit neatly with the adjacent business land bid.
- 17 Masterplan/Framework: The small scale of the site does not require a masterplan, but an indicative layout of the site, along with the adjacent business proposals submitted to Aberdeenshire Council, is appended.



FAIRHURST

Consulting, Transportation
Civil & Structural Engineers

Development Bid Site at
Peterculter West

Traffic Report

Bancon Developments

November 2009

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APPENDICES

Appendix A	Pinch Point Locations
Appendix B	AWPR Traffic Flows
Appendix C	Census Postcode Distribution Data
Appendix D	Potential Improvement Schemes

1 Introduction

- 1.1 During the public consultation exercise by Bancon Developments for their development bid site at Peterculter West, concerns were raised regarding existing congestion within Peterculter and the potential traffic impacts of the development site.
- 1.2 Bancon therefore commissioned WA Fairhurst to examine the existing road network and assess the impact of the development taking into account the impacts of the Aberdeen Western Peripheral Route (AWPR) and the potential for other infrastructure options to alleviate traffic concerns, consisting of:
 - Improvements to the A93/B979 (Malcolm Road) junction;
 - A new link from Malcolm Road to the AWPR Milltimber junction;
 - A new link from School Road to the AWPR junction.

2 Existing Situation

General

- 2.1 Peterculter lies on the A93, a main east-west arterial route into the city from Deeside. It serves towns situated along the Deeside corridor such as Banchory, Aboyne, Ballater, and Braemar. As such it carries high levels of commuter traffic to and from the city in the morning and evening peaks.
- 2.2 Whilst this is typical of any of the main arterial routes into the City, such as the A90 north and south, the A944 from Westhill and A96 from Inverurie, the situation in Peterculter is compounded by the A93 also forming the link between two sections of the B979; east of the village at Milltimber and west of the village at Malcolm Road. The B979 currently carries a high level of commuter and strategic traffic between the A90 at Stonehaven to Westhill and Dyce, both major employment areas for the entire region, as it used to bypass the congested A90 and A96 strategic routes passing through Aberdeen.
- 2.3 The main tidal direction of the B979 traffic is therefore westbound through Peterculter, opposite to the main tidal flow on the A93 which is eastwards towards Aberdeen. However, the A93 also has a local function as Peterculter main street, serving a population of nearly 4,500, so also accommodates general retail and business activity along it's frontage, including parking, servicing and pedestrian movements, signalised crossings as well as a being the main collector road for local residential traffic and the primary bus route. All of these functions contribute to the peak time congestion experienced within Peterculter.

Specific Issues – HGVs and Buses

- 2.4 There are other specific issues also contributing to congestion, for example the B979 carries a high proportion of HGV traffic, in both directions between the A90 to the south

and the industrial areas at Dyce and Westhill, and the A93 is also a main bus route with the First No.19 providing a 15-minute service and the Stagecoach 201/202/203 services providing a 20-minute service, thus there are buses frequently stopping on-road through Peterculter. These factors combined, lead to large vehicles frequently being in conflict with each other, given that the street also functions as a high street and provides residential parking, thus creating several pinch points. Examples of such pinch points are shown in Appendix A.

Specific Issues – A93/B979 Malcolm Road Junction

- 2.5 The existing junction between the A93 and B979 Malcolm Road at the west end of Peterculter is substandard in terms of geometry, with restricted visibility for both vehicles wishing to turn right onto Malcolm Road and vehicles exiting Malcolm Road. This junction is the key point of conflict between the two main traffic streams as described previously; the A93 eastbound and B979 northbound, with the B979 traffic turning right having to give way to the oncoming A93 traffic. This is more acute in the AM peak, since the two peak tidal flows do not conflict in the PM peak, i.e. peak flow is southbound on the B979 and does not require to give way to the peak flow on the A93 which is westbound.
- 2.6 From observation, many of the right turn manoeuvres are performed through the courtesy of the oncoming traffic allowing them to turn, rather than through natural junction capacity or gaps in the traffic stream. This therefore is another source of congestion, both at the junction but also backing up through Peterculter main street. Visibility for the right turn is also restricted which compounds the issue.
- 2.7 The result is that right turning traffic backs up through Peterculter in the AM peak, further compounded by the other highlighted issues such as pinch points, a high proportion of large vehicles, function as a High Street etc.

3 Future Proposals

Aberdeen Western Peripheral Route (AWPR)

- 3.1 The proposed AWPR will run between Charleston to the south of Aberdeen and Blackdog to the north, and the Fastlink which will run from Stonehaven to a new junction with the AWPR near Maryculter. The route passes adjacent to Milltimber Brae and a junction is to be provided to the north of Culter House Road, linking to the A93 at the existing A93/B979 junction at Milltimber by way of a new signalised crossroads.
- 3.2 The AWPR has two important effects on the A93 through Peterculter; in the AM peak there is an increase in eastbound traffic towards the City as a result of additional vehicles access the AWPR junction at Milltimber and a decrease in westbound traffic through the removal of the strategic north-south traffic from the B979. A vice versa effect is witnessed in the PM peak. Both are important in terms of congestion in Peterculter since, as has been established, many of the issues that contribute to the congestion are not simply based on traffic levels.

Existing and Predicted Traffic Levels

- 3.3 Peak period traffic flows were obtained from the MVA Consultancy, Consultants to Transport Scotland and responsible for the AWPR strategic traffic modelling, for the A93 and B979 through Peterculter before and after the AWPR is in place. The figures are shown in Appendix B and summarised in Table 3-1.

Location	Direction	Change
A93 East of Malcolm Road	Eastbound	26.34%
	Westbound	-62.91%
A93 West of Milltimber Brae	Eastbound	35.40%
	Westbound	-22.99%
B979 Malcolm Road	Northbound	-97.55%
	Southbound	-90.91%

Table 3-1: AWPR Peak Hour Traffic Flow Changes within Peterculter, AM Peak

- 3.4 Bancon Developments commissioned traffic surveys in Peterculter on the A93 at the School Road and Coronation Road junctions in order to determine current, rather than modelled traffic flows. These were carried out in the AM and PM peak periods and the resulting peak hour flows are shown in Figure 3-1 and Figure 3-2.
- 3.5 The traffic flows changes resulting from the AWPR, shown above, were applied to the surveyed traffic flows to determine the likely changes in traffic levels through Peterculter. The results are summarised in Table 3-2.

Location	Direction	Without AWPR	With AWPR	Change
A93 East of Malcolm Road	Eastbound	735	929	194
	Westbound	636	236	-400
A93 West of Milltimber Brae	Eastbound	879	1190	311
	Westbound	594	457	-137

Table 3-2: AWPR Peak Hour Traffic Volume Changes, AM Peak

- 3.6 The results show that the decrease in westbound traffic is predicted to be greater than the corresponding increase in the eastbound direction, with the greatest reduction seen in west Peterculter in the vicinity of Malcolm Brae.
- 3.7 Therefore, although the AWPR is predicted to increase westbound traffic, this does not necessarily automatically lead to additional congestion through Peterculter since, as has been established, the congestion issue is caused by many varying factors, many of which will be addressed through reduced the more significant reduction in flows, to and from the B979, particularly HGV flows.
- 3.8 Therefore It is anticipated that the reduced B979 flows will assist in a smoother flow of traffic on the A93, eastbound in the AM peak and westbound in the PM peak to the

extent that although there will be an increase in eastbound traffic, there will be an overall decrease in the level of congestion.

4 Bancon Developments Proposals

4.1 Where congestion is not directly a function of traffic flow, and influenced by other factors, quantifying congestion levels is not straightforward. For example, it is evident that a reduction in B979 traffic will bring congestion benefits and thus increase capacity on the A93. The additional capacity will support further development to the west of Peterculter, however the key question is whether there will be sufficient additional capacity and whether using up the capacity will cancel out the perceived benefits created by the AWPR.

4.2 Bancon Developments are aware of this issue and rather than relying solely on the benefits of the AWPR, other potential measures have been identified which will provide additional capacity to accommodate development at west Peterculter.

Development Traffic

4.3 The final layout of the development showing land use mix and housing numbers has not been determined at this stage, therefore the traffic generation of the site cannot be fully determined, however measures to reduce travel as far as possible will be inherent in the design of the site. It is anticipated that the main direction of travel will be to and from the City, i.e. eastbound in the AM and westbound in the PM, however a trip distribution exercise was carried out to determine the likely destination of trips generated by the development.

4.4 This exercise was carried out using Postcode destination data for work trips originating within the Peterculter postcode area taken from the National Census. The model then assigns a route to each destination postcode, based on the shortest/quickest available. The data are given in Appendix C and the traffic distribution is summarised in Table 4-1.

Route	Distribution
A93 E	83%
A93 W	3%
B979	14%
Grand Total	100.0%

Table 4-1: Peterculter Trip Distribution

A93/Malcolm Road Junction Improvement

4.5 The above distribution confirms that the majority of traffic is to and from the City. However, on the assumption that the B979 is currently the quickest route to and from the main employment centres at Westhill and Dyce, there is a high proportion of Peterculter traffic using that route. Although the AWPR will provide a more direct route for strategic traffic on the B979, i.e. between Stonehaven and Westhill/Dyce, it is likely that the B979 will remain a desirable local route between Peterculter and Westhill, as opposed to travelling through the town, the signalised crossroads at Milltimber, via the

AWPR slip road onto the Milltimber junction. It would also be a desirable route for traffic to the west of Peterculter for the same reason. It should be noted also that the above distribution figures are based on 2001 Census data and employment levels at Westhill have increased considerably since then so the percentage using the B979 is likely to be much higher.

- 4.6 However, although many of the issues associated with the existing Malcolm Road junction will be eased with the reduction in strategic traffic on the B979 and reduced right turning manoeuvres, the junction geometry is such that the left turn from the A93 cannot readily be performed. Therefore, in recognition of the potential for existing A93 traffic to use the B979 route to Westhill, as well as traffic generated by the proposed development at Peterculter west, two junction improvement schemes have been identified which will allow the left turn to be performed successfully, as shown in Appendix D.
- 4.7 The first option is to signalise the existing junction which would allow cars only to make the left turn, the second option involves realignment of the A93 via Millside Street and formation of a new priority junction with Malcolm Road which allows all vehicles to make the left turn. By improving the junction and facilitating a left turn, it is anticipated that the effect will be to reduce the through movements in Peterculter, not only from the proposed development but from existing A93 traffic west of Peterculter.

Malcolm Road/Bucklerburn Road/Culter House Road Link

- 4.8 In combination with the Malcolm Road junction improvement, consideration was given to the provision of an alternative strategic link to the AWPR junction at Milltimber between Malcolm Road and Culter House Road via Bucklerburn Road, to ease traffic on the A93 through Peterculter as shown in Appendix D.
- 4.9 Culter House Road currently runs between Malcolm Road to the north of Peterculter to the A93 North Deeside Road to the east of Milltimber Brae, although it will be severed as a through route by the AWPR with a connection made on the west (Peterculter) side to the AWPR/A93 Milltimber junction, as shown in Appendix D. Bucklerburn Road is a historic link between Culter House Road and Malcolm Road, linked to Peterculter via School Road. However, Bucklerburn is a private road, in poor state of repair and severed at its west end so the through connection between Malcolm Road and Culter House Road is no longer exists. It is unsuitable in its current format as a strategic link and any upgrade would require negotiation with the relevant landowner.

School Road/Culter House Road Link

- 4.10 Bancon Developments also own land at Hill of Ardbeck situated to the north of Peterculter between School Road and Culter House Road, also subject of another development bid. Culter House Road can currently be accessed from Peterculter at School Road via Bucklerburn Road. Culter House Road is a narrow unclassified road, approximately 5 metres in width.
- 4.11 Therefore, as an alternative to the Bucklerburn Road route an improved link through the Hill of Ardbeck site from School Road, bypassing the severed section of Bucklerburn Road, could be made to Culter House Road. Culter House Road could

readily be widened along its length to provide a dedicated access to the AWPR/A93 junction from Peterculter, as an alternative to the A93 shown in Appendix D.

- 4.12 Such an access could serve a large part of Peterculter north of the A93 and therefore has the potential to reduce the level of local traffic accessing onto the A93 and passing through the town centre, and thus congestion within Peterculter.
- 4.13 Care would have to be taken in the design of such a route that it does not become a preference for strategic traffic on the A93 in favour of the route via Milltimber junction as this would increase traffic on School Road through the residential areas. This would be achieved through the use of traffic management at the access points along the A93.

AWPR/Fastlink Cleanhill Junction – link to South Deeside Road

- 4.14 The additional traffic on the A93 through Peterculter created by the AWPR is the result of the re-distribution of strategic traffic from various minor routes back to the strategic road network, specifically South Deeside Road with it being the main alternative to the A93 for trips between Deeside and the City.
- 4.15 Access to the AWPR from South Deeside Road is also made via the A93 junction at Milltimber. It is considered that an additional link were to be provided between the South Deeside Road and the Cleanhill junction (AWPR/Fastlink) junction, no additional traffic would use the A93 to access the AWPR. An example of the link is identified in Appendix D. Bancon Developments will consult with Transport Scotland and Aberdeen City and Shire Councils regarding the feasibility of providing such a link.

5 Summary and Conclusion

- 5.1 In response to concerns relating to traffic levels and traffic congestion raised at public consultation events for their Development Bid proposal at Peterculter East, Bancon Developments have sought to address the concerns by commissioning WA Fairhurst to identify factors contributing to congestion, assess current and future traffic levels within Peterculter and consider potential measures to ease congestion, with a view to mitigating the impact of their development proposal.
- 5.2 It is concluded that there are various factors contribution to congestion within Peterculter and much of these are not exclusively the result of traffic volumes, such as:
- Strategic north-south traffic using the B979 between Stonehaven and Westhill/Dyce, particularly HGV traffic, creating peak tidal flows in the opposite direction to the main tidal flows to and from the City within Peterculter;
 - These opposing tidal flows meeting at the substandard A93/B979 Malcolm Road junction where the B979 traffic has to turn right against the opposing A93 traffic;
 - The A93 also functioning as Peterculter High Street with associated use as a local retail centre, residential street, main bus route and main distributor for local accesses;
 - As a result of the A93 also being a functional High Street, pinch points exist on the A93 throughout Peterculter created by bus stops, parked vehicles, loading bays etc

and this is exacerbated by the high level of HGVs also using the B979 route. A high level of pedestrian movements also have to be accommodated.

- 5.3 Therefore, although it has been identified that traffic levels will increase on the A93 as a result of the AWPR junction located at Milltimber, there is a greater drop in traffic in the opposite direction using the B979 as a strategic route. With much of the congestion resulting from the two opposing flows, particularly HGVs, it is anticipated that despite the increase in traffic on the A93 there will be an overall reduction in congestion levels.
- 5.4 Whilst it is considered that this alone would support the provision of additional development to the west of Peterculter, further work is required to quantify the actual effects on road capacity and the development impact and this will be done through a full Transport Assessment carried out at the planning application stage. However, rather than rely solely on the AWPR providing the additional capacity at this stage, additional measures have also been identified which could further reduce traffic levels within Peterculter and accommodate the development, namely:
- Improvements to the Malcolm Road junction to allow traffic to turn left from the A93 and B979;
 - Provision of an alternative access road to the AWPR Milltimber junction via Culter House Road, either via an upgraded Bucklerbum Road or via their site at Hill of Ardbeck;
 - Provision of an additional access at the Cleanhill (AWPR/Fastlink) junction for the South Deeside Road.
- 5.5 Each of these measures will require more detailed assessment, however, based on current traffic flows, the known causes of congestion and the effects of the AWPR, all have the potential to further reduce congestion within Peterculter and support additional development at Peterculter West.

Figures

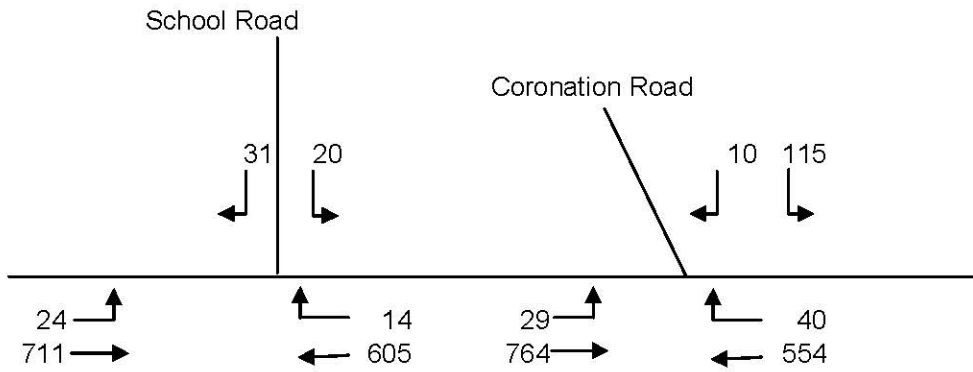


Figure 3-1 Surveyed Flows AM Peak (07:30 - 08:30)

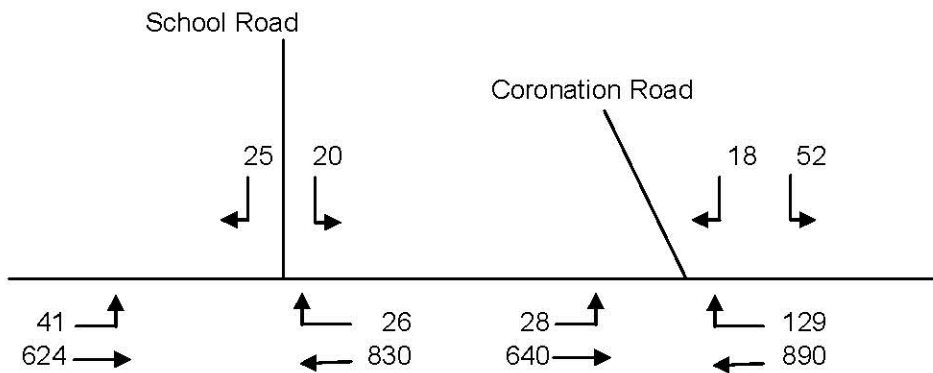


Figure 3-2 Surveyed Flows AM Peak (16:45 - 17:45)

Appendix A

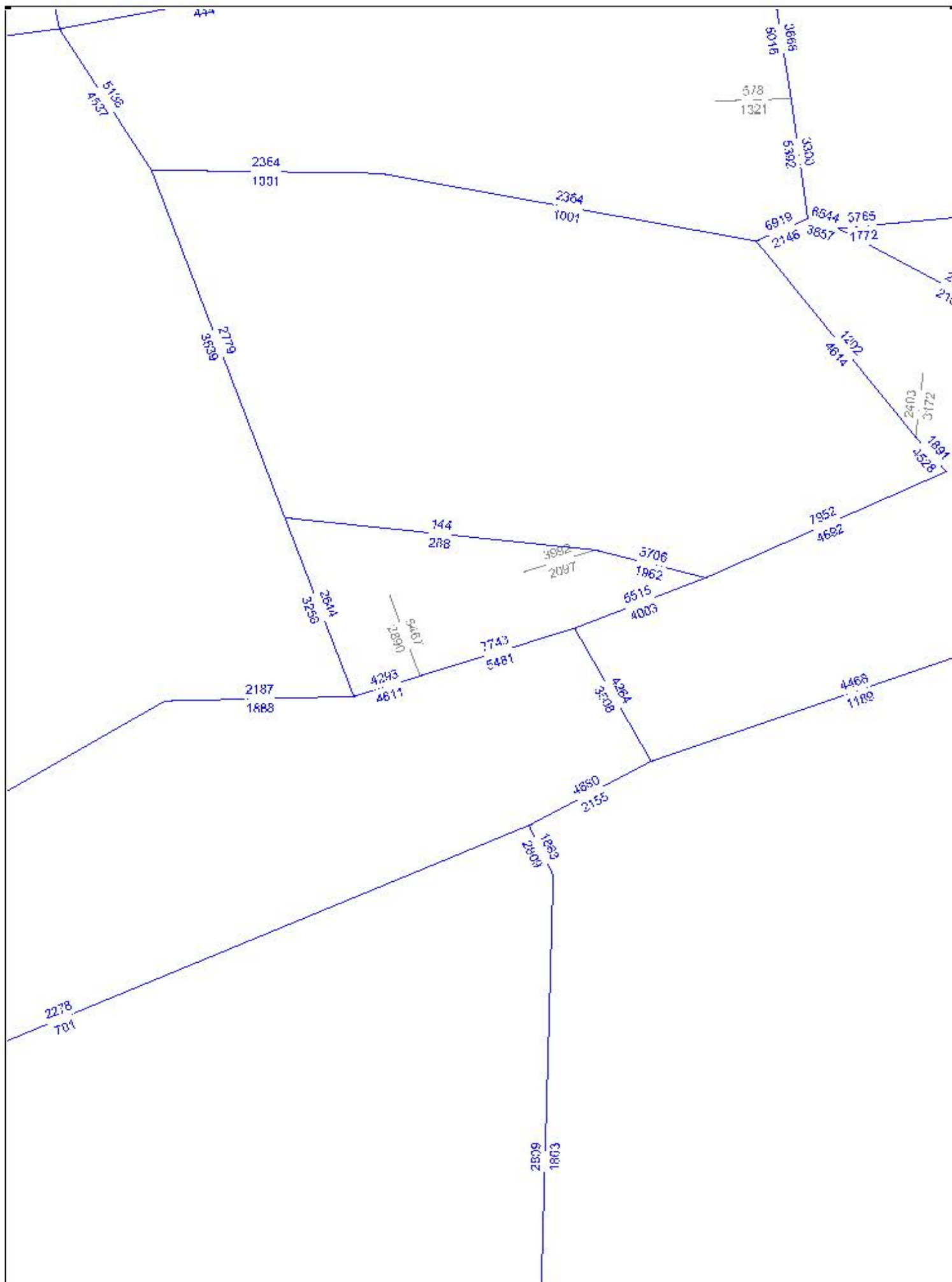
Examples of Pinch Points In Peterculter

Peterculter High Steet – Pinch Point Examples



Appendix B

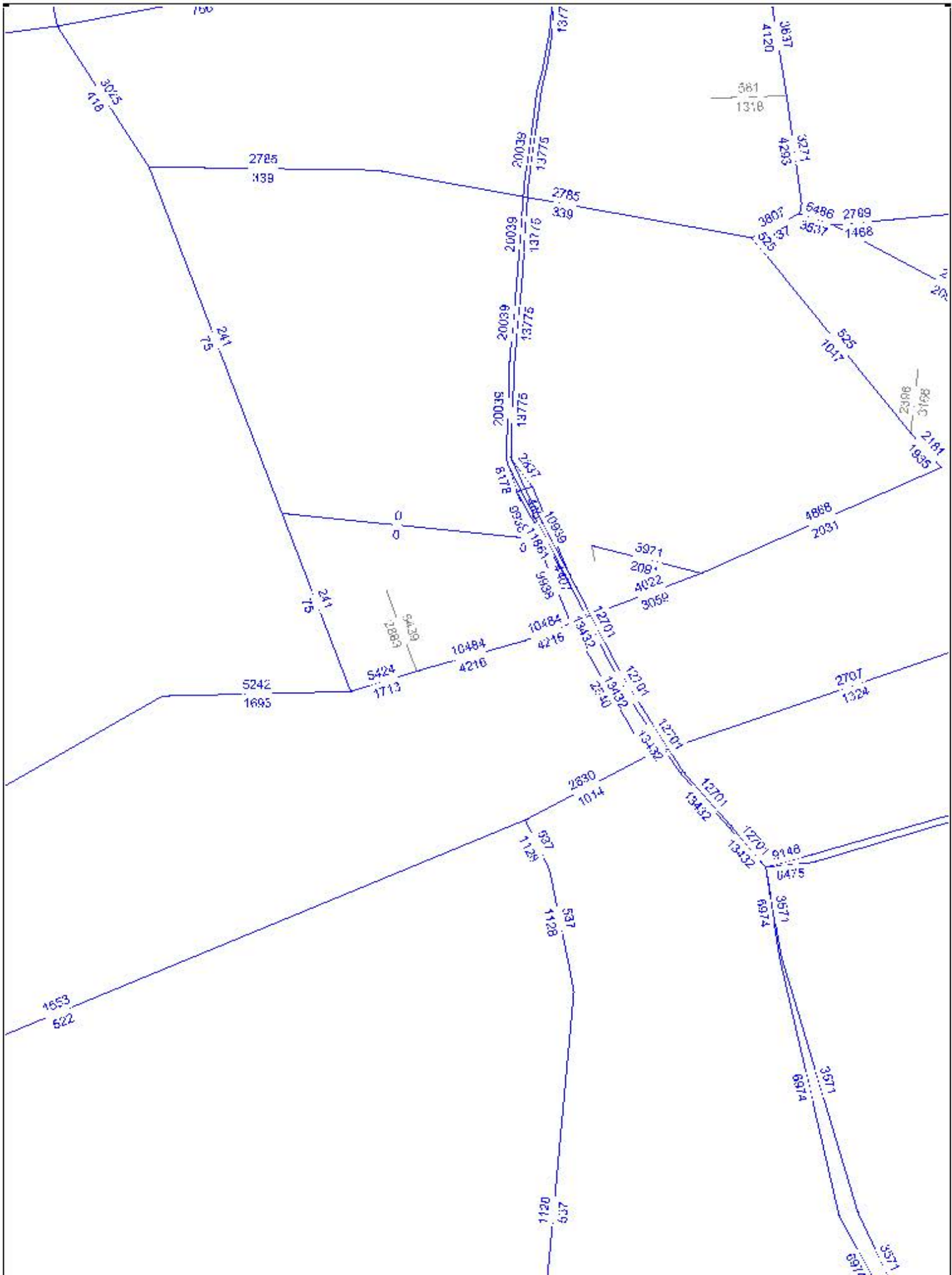
AWPR Traffic Flow Data

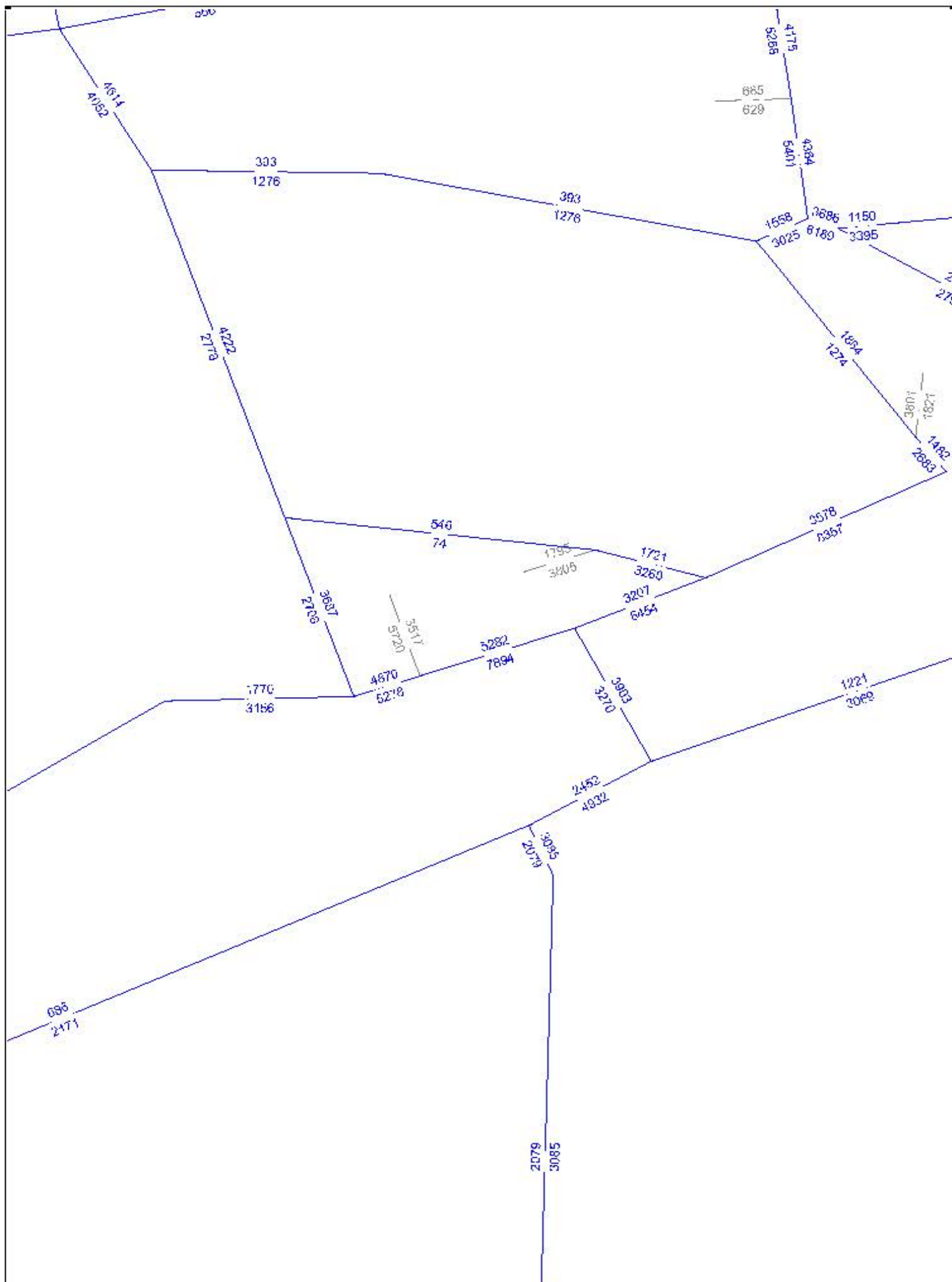


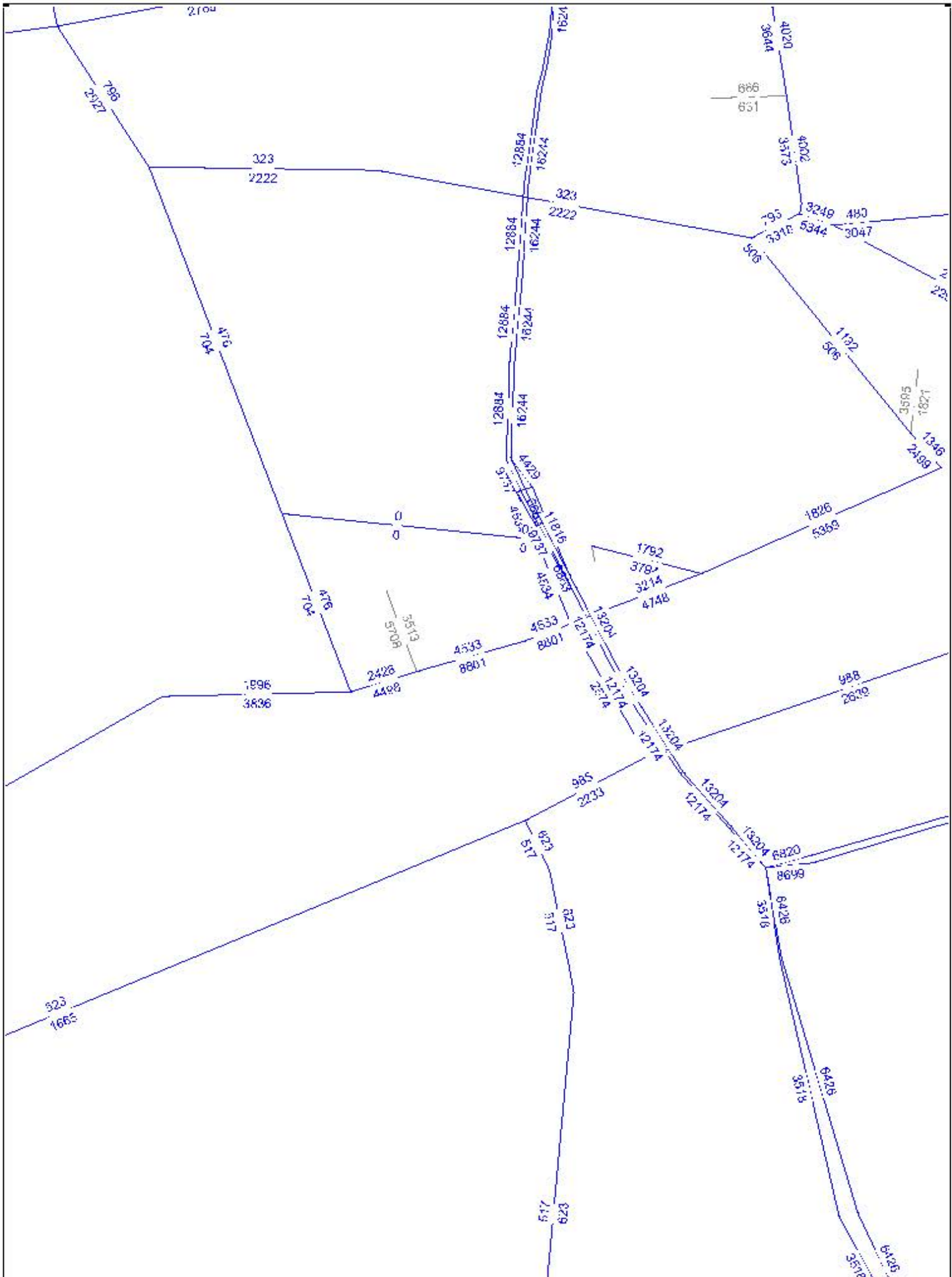
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 Car Flows (PCUs * 10)



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 Car Flows (PCUs * 10)



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Appendix C

Census Postcode Distribution Data

Destination Postcode	TOTAL	TRAIN	BUS	TAXI	CAR Driver	CAR Passenger	M/CYCLE	BIKE	FOOT	OTHER	Distribution	Route	Car %
AB14 0 (part)	779	1	54	2	231	136	4	2	339	10	24.7%	A93 E	13.9%
AB15 9	417	0	245	0	103	44	0	3	20	2	13.2%	A93 E	6.2%
AB21 7 (part); AB21 0 (part)	236	1	8	15	81	6	1	1	0	42	7.5%	A93 E	4.9%
AB21 7 (part); AB21 0 (part)					81							B979	4.9%
AB10 1	235	0	90	0	110	28	0	2	3	1	7.4%	A93 E	6.6%
AB12 3 (part)	209	0	9	0	182	11	0	2	2	3	6.6%	A93 E	11.0%
AB11 6	97	0	26	0	61	7	0	2	1	0	3.1%	A93 E	3.7%
AB25 2	80	0	5	0	65	7	1	1	1	0	2.5%	A93 E	3.9%
AB25 1	78	0	32	0	39	5	0	0	1	1	2.5%	A93 E	2.3%
AB13 0	78	0	20	0	35	18	0	0	5	0	2.5%	A93 E	2.1%
AB32 6 (part)	77	0	3	0	65	7	0	0	2	0	2.4%	B979	3.9%
AB11 5	69	0	9	1	47	4	2	0	1	5	2.2%	A93 E	2.8%
AB10 7	65	0	17	0	39	6	0	1	2	0	2.1%	A93 E	2.3%
AB15 6	57	0	2	1	50	2	1	0	1	0	1.8%	A93 E	3.0%
AB31 5 (part)	57	0	9	1	41	3	0	0	2	1	1.8%	A93 W	2.5%
AB24 3	54	0	12	0	33	2	0	0	7	0	1.7%	A93 E	2.0%
AB23 8 (part)	50	0	5	0	21	2	0	0	1	0	1.6%	A93 E	1.3%
AB23 8 (part)					21							B979	1.3%
AB10 6	40	0	10	0	25	3	0	0	2	0	1.3%	A93 E	1.5%
AB15 4	40	0	6	0	24	9	1	0	0	0	1.3%	A93 E	1.4%
AB21 9	39	0	3	0	16	3	0	1	0	0	1.2%	A93 E	1.0%
AB21 9					16							B979	1.0%
AB12 4; AB12 3 (part)	35	0	1	0	30	3	0	0	1	0	1.1%	A93 E	1.8%
AB25 3	34	0	2	0	23	6	0	1	2	0	1.1%	A93 E	1.4%
AB22 8	30	0	1	0	18	4	0	0	6	1	1.0%	A93 E	1.1%
AB24 5	29	0	9	0	18	1	1	0	0	0	0.9%	A93 E	1.1%
AB21 0 (part); AB15 8 (part)	25	0	2	1	7	5	0	0	10	0	0.8%	B979	0.4%
AB11 9	23	0	3	0	18	1	0	0	0	1	0.7%	A93 E	1.1%
AB15 5	22	0	4	0	15	2	0	0	1	0	0.7%	A93 E	0.9%
AB15 8 (part)	20	0	5	0	12	2	0	0	1	0	0.6%	B979	0.7%
AB24 4	20	0	5	0	10	3	0	0	2	0	0.6%	A93 E	0.6%
AB12 5 (part)	16	0	0	1	14	1	0	0	0	0	0.5%	A93 E	0.8%
AB39 2	14	0	0	1	12	1	0	0	0	0	0.4%	A93 E	0.7%
AB24 1	14	0	3	0	5	0	0	0	6	0	0.4%	A93 E	0.3%
AB15 7	13	0	1	1	9	1	0	0	1	0	0.4%	A93 E	0.5%
AB16 7	10	0	1	0	8	1	0	0	0	0	0.3%	A93 E	0.5%
AB24 2	8	0	1	0	7	0	0	0	0	0	0.3%	A93 E	0.4%
AB11 7	7	0	0	0	7	0	0	0	0	0	0.2%	A93 E	0.4%
AB51 4	7	0	0	0	7	0	0	0	0	0	0.2%	B979	0.4%
AB11 8	7	0	3	0	3	0	0	0	1	0	0.2%	A93 E	0.2%
AB51 5	6	0	2	0	4	0	0	0	0	0	0.2%	B979	0.2%
AB16 5	5	0	0	0	5	0	0	0	0	0	0.2%	A93 E	0.3%
AB23 8 (part); AB21 7 (part)	5	0	0	0	5	0	0	0	0	0	0.2%	A93 E	0.3%
AB51 3	4	0	0	0	4	0	0	0	0	0	0.1%	B979	0.2%
AB43 9	4	0	0	0	2	0	0	1	0	1	0.1%	A93 E	0.1%
AB51 0	4	0	1	0	2	1	0	0	0	0	0.1%	B979	0.1%
AB31 4	3	0	0	0	3	0	0	0	0	0	0.1%	A93 W	0.2%
AB39 3	3	0	0	0	3	0	0	0	0	0	0.1%	A93 W	0.2%
AB41 9	3	0	0	0	3	0	0	0	0	0	0.1%	A93 E	0.2%
AB12 5 (part)	3	0	0	0	2	0	0	1	0	0	0.1%	A93 E	0.1%
AB42 2	3	0	0	0	1	1	0	0	1	0	0.1%	A93 E	0.1%
AB16 6	2	0	0	0	2	0	0	0	0	0	0.1%	A93 E	0.1%
AB34 5	2	0	0	0	2	0	0	0	0	0	0.1%	A93 W	0.1%
AB42 3	2	0	0	0	2	0	0	0	0	0	0.1%	A93 E	0.1%
AB51 7; AB32 7	2	0	0	0	2	0	0	0	0	0	0.1%	B979	0.1%
AB52 6	2	0	0	0	2	0	0	0	0	0	0.1%	B979	0.1%
AB31 6	2	0	0	0	1	0	0	0	0	1	0.1%	A93 W	0.1%
AB30 1 (part); DD9 7 (part)	2	0	0	0	0	1	0	0	1	0	0.1%	A93 W	0.0%
AB34 4	1	0	0	0	1	0	0	0	0	0	0.0%	A93 W	0.1%
AB41 8	1	0	0	0	1	0	0	0	0	0	0.0%	A93 E	0.1%
AB45 1	1	0	0	0	1	0	0	0	0	0	0.0%	B979	0.1%
AB45 2 (part); AB56 4 (part)	1	0	0	0	1	0	0	0	0	0	0.0%	B979	0.1%
AB53 4	1	0	0	0	1	0	0	0	0	0	0.0%	B979	0.1%
AB55 6; AB54 7 (part)	1	0	0	0	1	0	0	0	0	0	0.0%	B979	0.1%
AB35 5; AB36 8	1	0	1	0	0	0	0	0	0	0	0.0%	A93 W	0.0%
AB41 7	1	0	0	0	0	0	0	0	1	0	0.0%	B979	0.0%
AB38 7	1	0	0	0	0	0	0	0	1	0	0.0%	B979	0.0%
	3157	2	610	24	1660	337	11	18	425	69	100.0%		100.0%

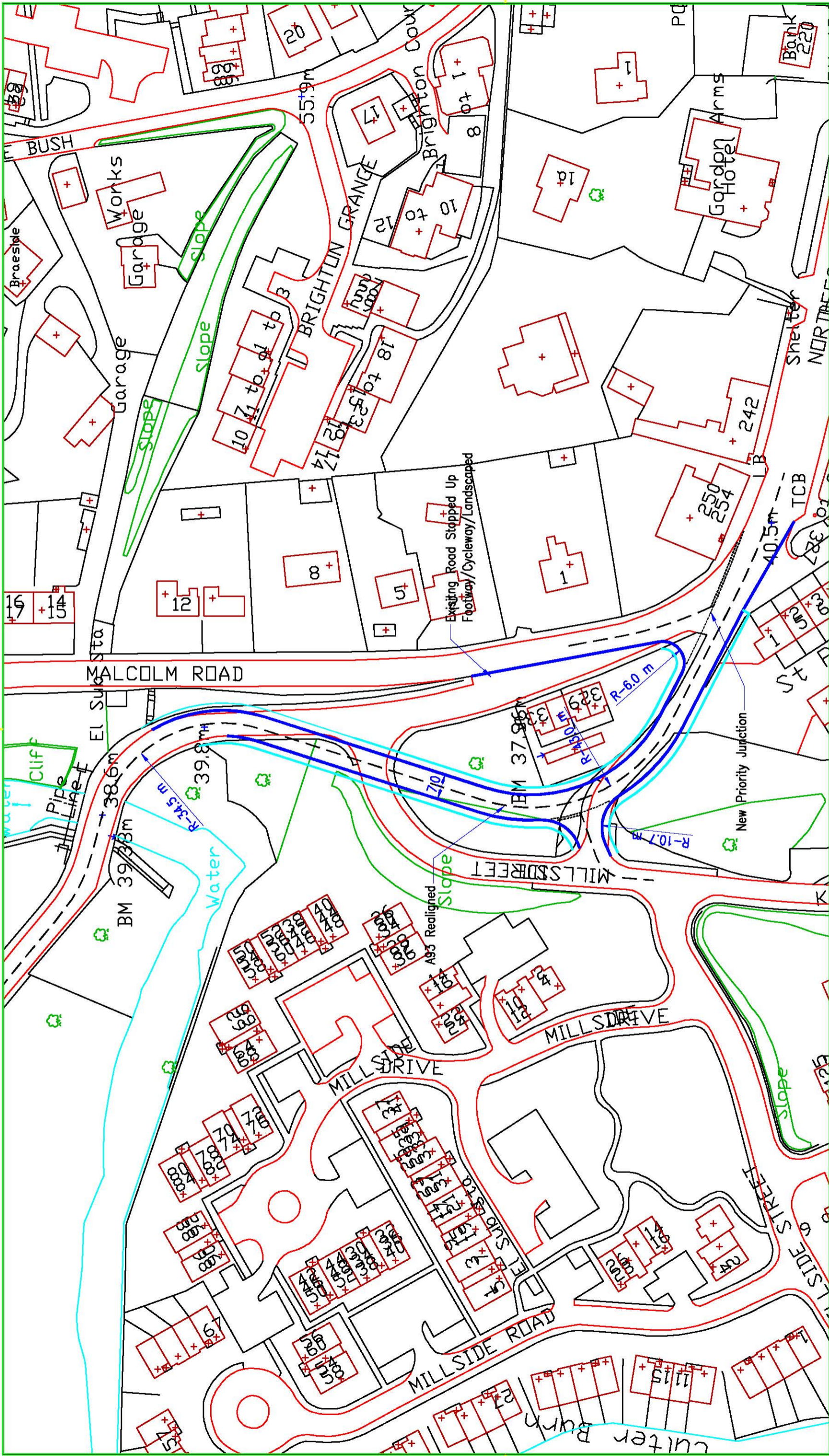
Appendix D

Potential Improvement Schemes

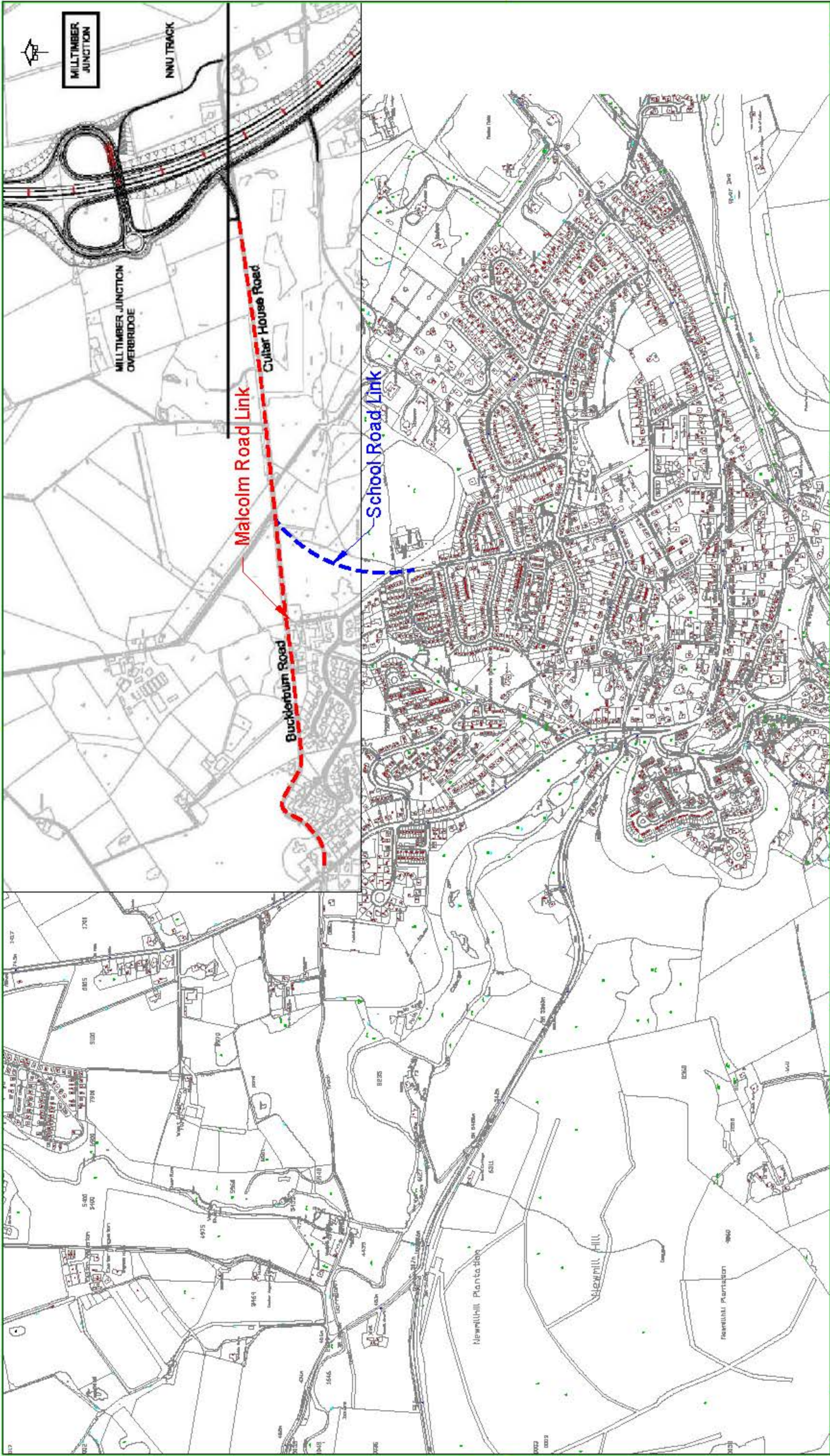


FAIRHURST CONSULTING STRUCTURAL AND CIVIL ENGINEERS	Project Title: DEVELOPMENT SITE AT PETERCULTER, ABERDEEN BANCON DEVELOPMENTS LTD	Scale at A3: 1:1000	Status: INFORMATION	CAD File Name: st00302-dwg	Drawing No.: 77675/00302
	Drawing Title: POSSIBLE SIGNALISED LAYOUT THE A93/B979 JUNCTION, PETERCULTER, ABERDEEN	Drawn: WZ	Checked: Date:	Approved: Date:	Reason: -
Rev.	Date	Description	Drawn	Checked	Approved

Project No: 88 Queens Road Aberdeen AB15 4YD T: 01224 321222 F: 01224 323201



<p>FAIRHURST CONSULTING STRUCTURAL AND CIVIL ENGINEERS</p> <p>88, Queens Road Aberdeen AB15 4YD T: 01224 321222 F: 01224 323201</p> <p>Scale at A3: 1:1000 Status: INFORMATION CAD File Name: st00301 - dwg Drawn: WZ Checked: [] Date: 17/08/09 Approved: [] Date: []</p>	<p>Project Title: DEVELOPMENT SITE AT PETERCULTER, ABERDEEN BANCON DEVELOPMENTS LTD</p> <p>Drawing Title: POSSIBLE IMPROVEMENT AT THE A93/B979 JUNCTION, PETERCULTER, ABERDEEN</p>	<p>Reason: 77675/00301</p>
<p>Rev. Date Description</p>	<p>Drawn Checked Approved</p>	<p> </p>



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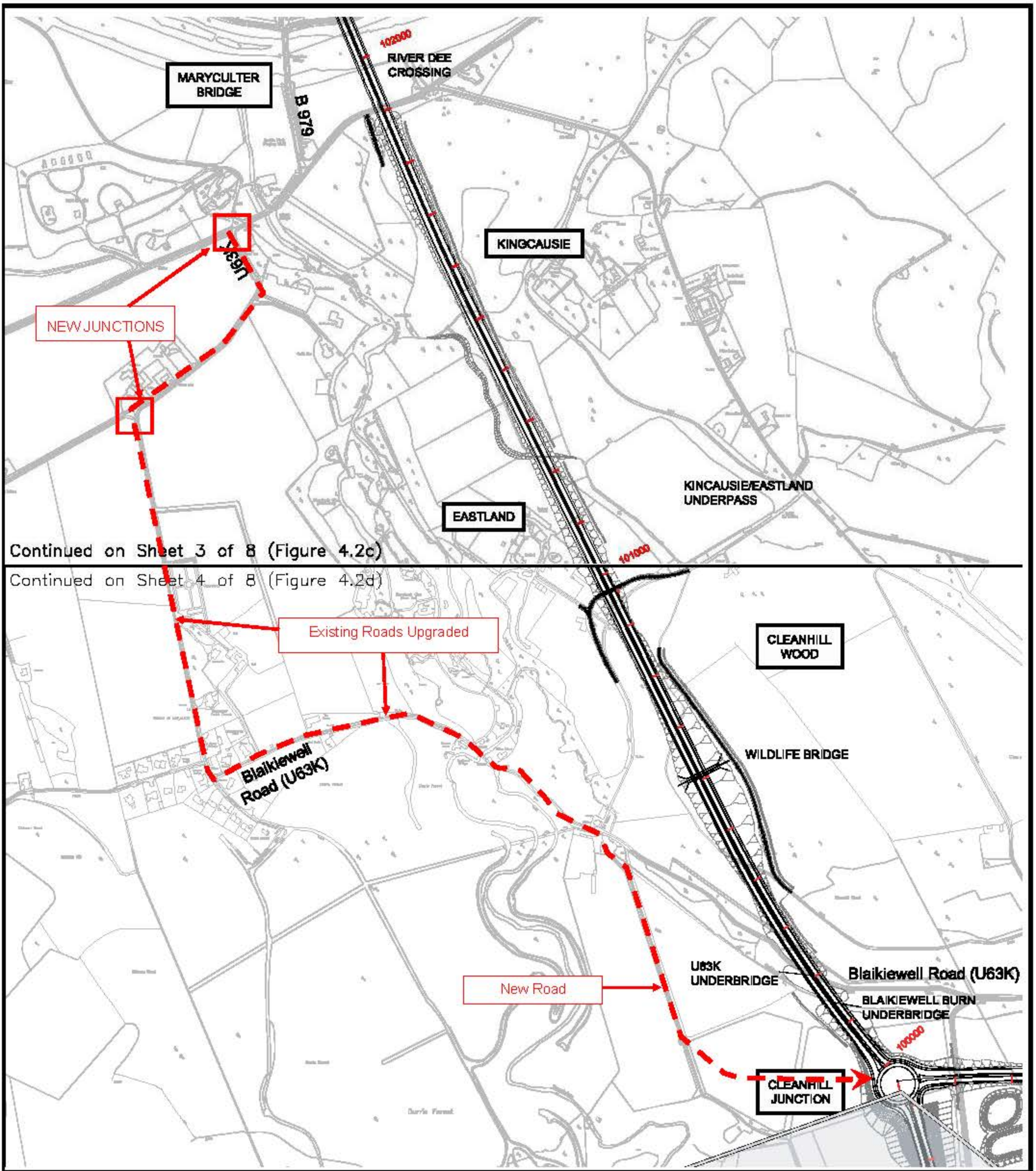
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Client: BANCON DEVELOPMENTS LTD
 Project: DEVELOPMENT SITE AT PETERCULTER, ABERDEEN
 Drawing No: ACCESS LINK OPTIONS FOR PROPOSED AWPR

Sheet: PRELIMINARY
 Date: 23/11/09
 Rev: 1

Rev.	Date	Description	Drawn	Checked	Approved



South Deeside Road - AWPR Cleanhill Junction
Potential Link

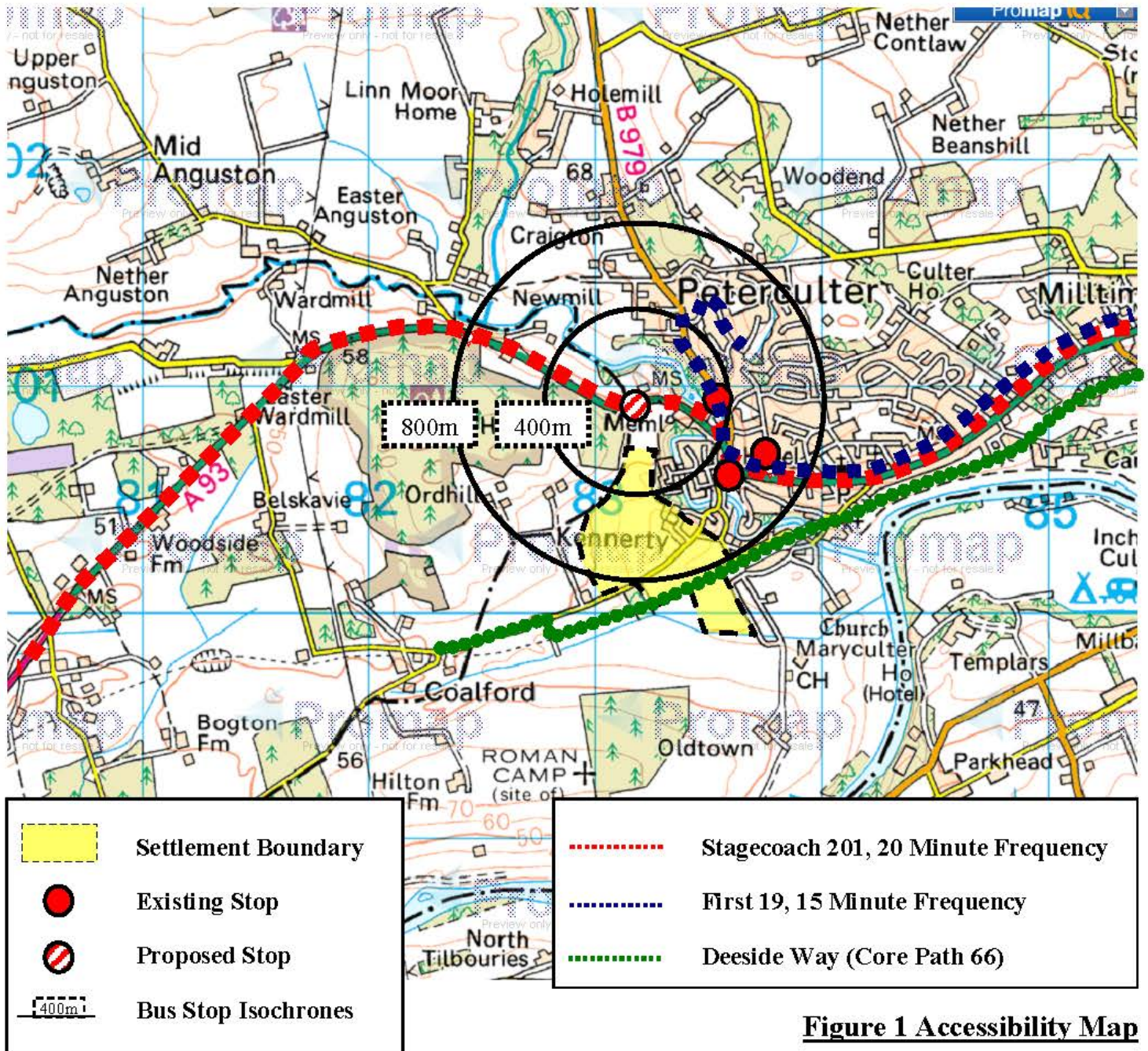


Figure 1 Accessibility Map



A93 Realigned Arrangement
allows all movements by all vehicle types

Signalisation of Existing Junction
allows for left turns by car/lgvs

Note:
1. DB32 Private Car's using for the AutoTrack check
Signalisation Existing Junction options.

Rev.	Date	Description	Drawn	Checked	Approved

	New Kerb Line		Bus Stop
	New Footway		Pedestrian Crossing
	New Road Marking		Double Yellow Line
			Designated Parking
			On Road Parking

**DEVELOPMENT SITE AT
PETERCULTER, ABERDEEN
BANCON DEVELOPMENTS LTD**

**POSSIBLE IMPROVEMENTS AT
A93/B979 JUNCTION AND
PINCH POINTS ALONG A93
PETERCULTER, ABERDEEN**

Scale 1:1000	Drawn 18/11/09	Checked 18/11/09	Drawn To: 77675/00501
Author: FAIRHURST	Author: BANCON DEVELOPMENTS LTD	Author: BANCON DEVELOPMENTS LTD	Author: BANCON DEVELOPMENTS LTD

Peterculter West (Site 9/17)

Access and Transportation

Bancon Developments

77675

Introduction

The Peterculter West Site, reference Site 9/17 in the Aberdeen City Council Main Issues Report (MIR). In the Development Options Assessment Report, the site was given an "undesirable" recommendation, with a requirement for "significant improvements in local roads" cited as one of the justifications for this designation.

The full Assessment gave the site a score (out of a maximum 3) of 2 for "Accessibility" and 1 for Direct Footpath and Cycle Connections. The scoring and justifications given in the MIR Assessment has been reviewed and the following Note provides a response to the issues raised with regards to transport and accessibility.

Accessibility

The comments made regarding public transport and footpath access are not concurred with, particularly in the context of the score of 3 given to the Oldfold Farm site (Site 9/11) where more of the residential land within that site lies further from the North Deeside Road. The Development Options Sustainability Checklist states that "access(ibility) should be measured from the closest access or site boundary". The site boundary is adjacent to North Deeside Road, the residential boundary is within 400 metres of the boundary and the majority of the residential area within the site is within 800 metres, as shown in Figure 1. North Deeside Road is the route of the Stagecoach 201/202/203 service, but this is not acknowledged within the MIR, even though it provides a 20-minute service past the site. New bus stops would be created on North Deeside Road and, since the First No. 19 and Stagecoach No. 93 services currently terminate in Peterculter at Malcolm Road/Johnston Gardens, these services could readily be extended to a terminal point within the Peterculter West site and bus facilities would be included within the site to accommodate them. Footpaths will be provided as part of the access road to the site from North Deeside Road and, therefore provide access to the existing public transport route.

Direct Footpath and Cycle Connections

The site scored only 1 out of 3 for direct footpath and cycle connections in the MIR, and this is considered surprising given that the Deeside Way, designated Core Path 66 in the Aberdeen City Core Path network, passes directly through the site. The Deeside Way provides a segregated walkway/cycleway between Peterculter and Aberdeen City Centre. Locally, the walkway extends to Station Road south where it links to the local footway network either continuing into Peterculter or re-joining the

Deeside Way at Station Road East approximately 40 metres to the east. Improvements to the Station Road South connection would be beneficial and readily delivered. A footpath connection is also provided on North Deeside Road between the site and Peterculter town centre. Connectivity with the neighbouring community and recreation facilities is excellent and therefore in full accordance with the assessment criteria given in the Sustainability Checklist for Development Options. This merits a higher scoring for this topic than that given.