

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Culter House Road Phase 2
5.2	Site Address	Culter House Road Peterculter Aberdeen
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Location map submitted with this bid.
5.7	Please provide the National Grid reference of the site.	NJ 85128 01727
5.8	What is the current use of the site?	Vacant site, grassland
5.9	Has there been any previous development on the site? If yes please provide details	No Details:

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	<input checked="" type="checkbox"/>
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: Site is under option to AJC Homes	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: The site was proposed for inclusion in the ALDP at the Pre-Main Issues Report stage (bid reference B0901). Please see paper apart for further details.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td><input checked="" type="checkbox"/></td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	<input checked="" type="checkbox"/>	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	<input checked="" type="checkbox"/>											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Site to be developed by AJC homes.										
7.3	Site Area (hectares)	1.64ha										
	Housing											
7.4	Approx. no of units.	8										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	8 detached houses										
7.6	Affordable Housing Percentage	25%										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: Affordable housing contribution likely to be by way of low cost home ownership or commuted payment.										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private sale										
	Employment											
7.9	Business and Office	m ²										
7.10	General Industrial	m ²										
7.11	Storage and distribution	m ²										
7.12	Other Please specify	m ²										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	No of units and type:-										
7.14	Employment	m ²										
7.15	Retail	m ²										
	Retail											
7.16	Approx. floor area	m ²										

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>Yes</p> <p>Details: Through previous LDP bid.</p>
8.2	Will the proposed development be phased?	<p>No</p> <p>Details:</p>
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes</p> <p>Details: Funding is in place through a bank loan.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>No</p> <p>Details:</p>

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	<input checked="" type="checkbox"/>
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	<input checked="" type="checkbox"/>
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	<input checked="" type="checkbox"/>
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	<input checked="" type="checkbox"/>
9.6	Has a flooding strategy been developed for the site?	No	
		Details:	
9.7	Have discussions been had with the Council's flooding team?	No	
		Details:	
9.8	Have discussion been had with Scottish Water?	No	
		Details:	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes	
		Details:	

9.10	Is there water capacity for the proposed development?	Yes Details:
------	--	-----------------

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	<input checked="" type="checkbox"/>
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	<input checked="" type="checkbox"/>
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	<input checked="" type="checkbox"/>
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	<input checked="" type="checkbox"/>
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	<input checked="" type="checkbox"/>
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	<input checked="" type="checkbox"/>
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	<input checked="" type="checkbox"/>

9.18	Will the site impact on any water courses?	No			
		Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No			
		Details:			
9.20	Is the development site within the airport safety exclusion zone?	No			
		Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
		Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	<input checked="" type="checkbox"/>		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: n/a			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No			
		Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No			
		Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
		Between 400-800m			
		Within 400m			
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities			<input checked="" type="checkbox"/>
		Local shops			<input checked="" type="checkbox"/>
		Sports facilities			<input checked="" type="checkbox"/>
		Public transport networks			<input checked="" type="checkbox"/>
		Primary schools			<input checked="" type="checkbox"/>
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	<input checked="" type="checkbox"/>
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	<input checked="" type="checkbox"/>
		Significant	
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	<input checked="" type="checkbox"/>
		Gas	<input checked="" type="checkbox"/>
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: A mix of renewable energy technologies will be used, such as PV panels, wood burning stoves and/or air source heat pumps.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: 8no 5 bed units at 8x3.6 = 29 people 29/1000 x 2.8ha = 812m ² of open space required. A larger area than this is provided at the southern end of the site.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	<input checked="" type="checkbox"/>
		Negatively impact the Network	
		Please justify your response: see paper apart	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	No Details: Cults Academy has capacity until 2022. It is, therefore recognised that contributions will require to be made for secondary education. Culter Primary currently has spare capacity and the roll is forecast to continue to fall from 2018 onwards.

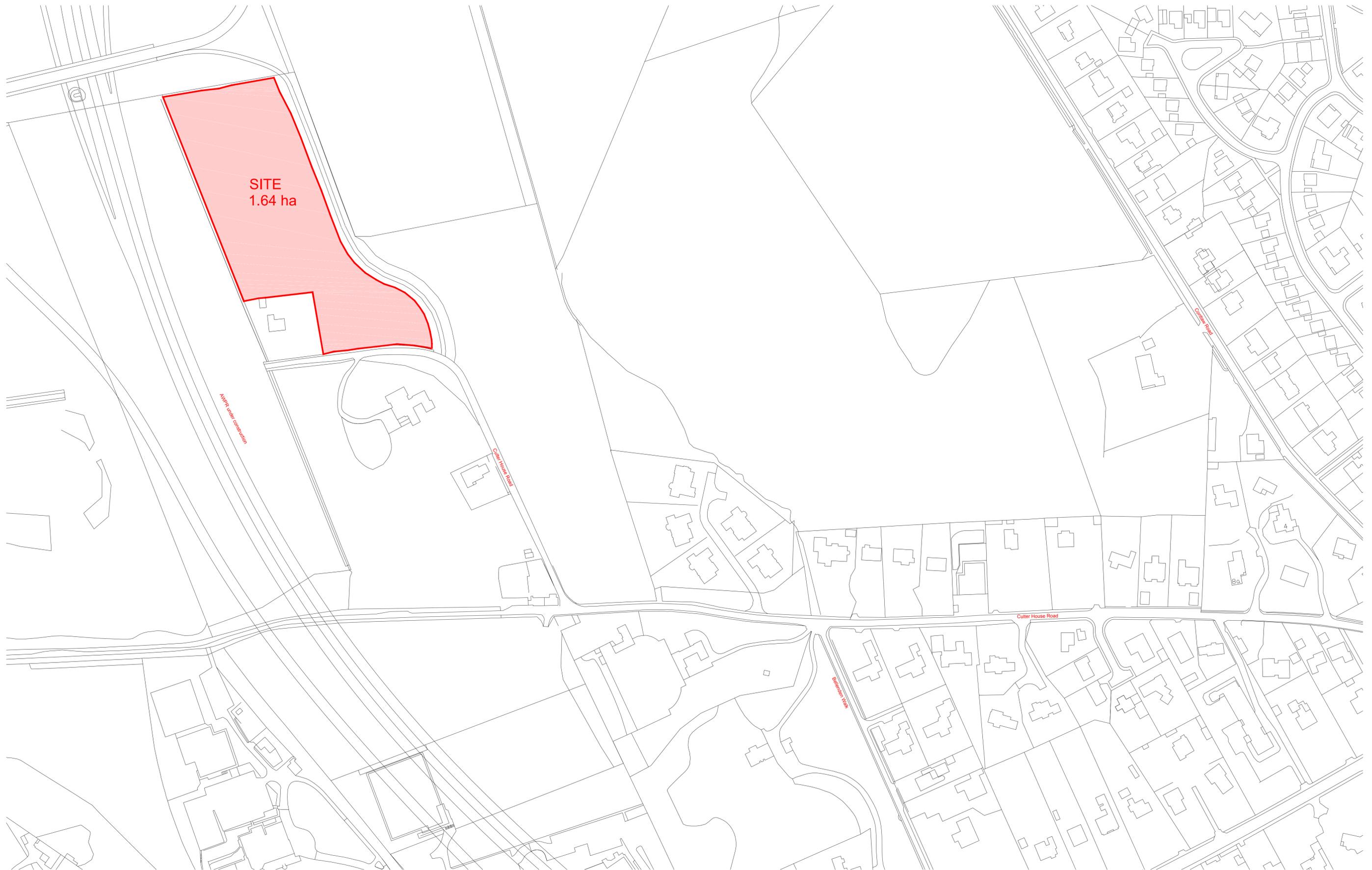
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes Details: The development will make a 25% contribution to affordable housing.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: An indicative layout plan has been prepared. This is consistent with the Arcadian layout of the proposed development on the neighbouring site on Culture House Road which has been discussed extensively with the Council's planning officers.

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		<input checked="" type="checkbox"/>

13.2	Flood Risk Assessment		<input checked="" type="checkbox"/>
13.3	Drainage Impact Assessment		<input checked="" type="checkbox"/>
13.4	Habitat/Biodiversity Assessment	<input checked="" type="checkbox"/>	
13.5	Landscape Assessment		<input checked="" type="checkbox"/>
13.6	Transport Assessment		<input checked="" type="checkbox"/>
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		<input checked="" type="checkbox"/>

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	<input checked="" type="checkbox"/>
		Please provide details of viability: Confidential viability assessment attached.	



Project
**Phase 2 Residential Development
Culter House Road, Aberdeen
for AJC Homes Scotland Ltd**

Michael Gilmour Associates
22 Rubislaw Terrace
Aberdeen
AB10 1SE
office@mgaassociates.co.uk

Telephone
01224 643117
Facsimile
01224 639719

Drawing
Location Plan

Date **May 2018** Scales **1:1250 @ A1**

Drawn **VD** Checked **JB** Approved

Project No. **1262B** Drawing No. **LOC100**

Revision



Aberdeen Local Development Plan Review

Pre-Main Issues Report Bid Land at Culter House Road, Milltimber

Our client, AJC Homes, wishes to promote 1.64ha of land in their ownership at Culter House Road, Milltimber for a residential development of approximately 8 units. Details of the site and an outline of the proposed development are set out in the Pre-MIR Bid form, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

Currently, the site forms part of the Aberdeen Green Belt and is also covered by the Green Space Network. It comprises undeveloped grassland to the north west of Milltimber and is well-contained within the boundary of the new Aberdeen Western Peripheral Route (AWPR) junction to the north and Culter House Road to the south, such that there is no scope for development here to contribute to suburban sprawl beyond the site's boundaries. It is also immediately adjacent to Site OP113 in the current Aberdeen Local Development Plan (2017) (ALDP)

The indicative layout plan submitted with this bid shows that 8 houses can be comfortably accommodated on the site in an Arcadian style layout, with landscape elements predominating the site rather than the architecture, including a 7m landscape buffer around the site boundaries and quality open space provided in line with the Council's requirements. That is consistent with the plot ratio and layout proposed and agreed in principle with the Council's planning officers for the development of OP113, to which this site would form a natural extension.

In response to the call for sites for the extant ALDP in 2013, the site was promoted as part of a larger site also incorporating what is now OP113, on which 12 houses were proposed. However, the larger site was not considered desirable for allocation at that time, not least because there was no perceived need for additional housing land due to adequate allocations already having been made to meet the allowances in the then emerging Strategic Development Plan.

Concerns were also expressed by the Council about:

- the Green Belt and Green Space Network designations;



- the site being in an isolated and unsustainable location on the edge of Milltimber;
- a lack of connections to any dedicated pedestrian or cycle routes;
- Culter House Road being a country road with no pavement which would be dangerous for pedestrians and cyclists alike;
- the lack of public transport;
- noise and air quality conflicts with residential development close to the AWPR;
- potential bat habitat on the site;
- the designation of the site as Ancient Woodland (despite the fact that there are no longer any trees on it); and
- the fact that the 12 large, luxury homes proposed would not make a significant contribution to different types of housing nor to a better mix or balance of land uses.

During the Proposed Plan stage in 2015, a further submission was made for the allocation of a smaller area of the original site for 14 units, from which the site to which this bid relates was excluded. It was again assessed as undesirable by the Council for similar reasons as the earlier bid, along with potential school capacity issues. However, the Council's reasoning in this regard was rejected by the Reporter, who recommended the allocation of that smaller site for 8 units. This is now OP113 in the extant ALDP.

For the reasons given in this paper apart, it is submitted that there have been a number of changes since the last ALDP review process which mean that many of the concerns that were expressed about the site at that time now no longer apply, with additional points in favour of the site emerging at the same time. Each of these is looked at in turn below, many of which are informed by the conclusions of the Reporter in recommending the allocation of OP113 in the ALDP.

In rejecting the Council's reasons for determining OP113 to be undesirable for housing development, the Reporter lends considerable support to the allocation of the site now proposed, as set out below:

- **Green Belt and Greenspace Network designations** – during the Examination in to ALDP the Reporter concluded that:



“...the site makes little contribution to the objectives of the green belt or the green space network. The AWPR will provide a barrier preventing coalescence of Milltimber with Peterculter though, as noted elsewhere, it runs for most of its length through a green corridor. That feature would not be lost, however, by developing this site which lies to the east of Culter House Road, with woodland and some houses lying between that road and the AWPR. The land does not contribute to the landscape setting of Milltimber and does not appear to have any recreational value. I regard the site as suitable for small-scale infill development.”

The same conclusion can also be reached in terms of the current site, which is merely an extension of OP113 within the boundary of the AWPR. As such, it does not contribute to the green belt or the green space network in terms of preventing coalescence of settlements and urban sprawl, its landscape value or providing access to open space.

The environmental report submitted with this bid also demonstrates that the site is of low ecological value, does not support any mammal species, and that there are no habitat features on the site which are of value to protected species. The site, therefore, makes no contribution to the objectives of the green space network in terms of wildlife.

- **Isolated and unsustainable location** – the location plan submitted with this bid shows the site’s proximity to other allocated sites in the Milltimber area, namely: OP112 – 10 units; OP113 – 8 units; OP46 – 5 units; and OP47 – 5 units (which also retains the Green Space Network zoning). These sites are all now either subject to pre-application discussions with the planning authority, have planning approval, or are under construction. This suggests both that the principle of development in this area is acceptable. and that there is demand for new housing at this location.
- **Dedicated pedestrian and cycle routes** - the site is easily accessible from Culter House Road by a range of modes of transport, including active travel. That is particularly so given the recent creation of a new pedestrian and cycle route across the AWPR and along the eastern edge of the site to Culter House Road, on land provided by our client.
- **Pavement on Culter House Road** – in allocating site OP113, the Reporter was satisfied that the existing footway to site OP46 could be extended westwards to ensure safe pedestrian access, and that footway would also serve this site.



- **Public transport** - regular Stagecoach and First Bus services (numbers 119, 201, 202, 203, N19, 19 and 419) run along North Deeside Road and, when assessing site OP113, the Reporter pointed out that easy access on foot is available down Bellenden Walk to the bus stops on North Deeside Road. Again, that conclusion is equally applicable to the site to which this bid relates.
- **Noise and air quality conflicts with AWPR** - in respect of this, the Reporter highlighted that the AWPR is running in a cutting at this point and, as such, traffic noise or air quality would not be significant problems (or no more so than they would be for site OP47, which lies a similar distance from the road). Again, the same is true in the case of this site. In addition, there is an acoustic fence already in place to provide protection for any potential noise impacts arising from the AWPR.
- **Potential bat habitat** – the environmental survey submitted with this bid demonstrates that there are no bats roosting here, and that the trees in the area are not suitable for roosting bats.
- **Ancient Woodland designation** – although the site is designated as Ancient Woodland, the Council has acknowledged previously that any woodland has been felled (by the previous site owner). As such, this designation was not seen as a barrier to the allocation of site OP113 by the Reporter, and it would be unreasonable to reject the allocation of this site on that basis.
- **Contribution to housing mix** – since the initial bid for the site to be allocated in 2013, there has been a significant change in the housing market in Aberdeen such that there is no longer a demand for large houses in large plots, and this is reflected in the current proposal for an 8 unit development. Our client also recognises the need to make a contribution of 25% towards affordable housing provision.
- **Education capacity** – it is accepted that both Milltimber Primary and Cults Academy will be over capacity by 2023, however 8 housing units will generate only 4 primary and 2 secondary school pupils, and our client is willing to make an appropriate contribution to accommodate these numbers.
- **Other criteria** - with regard to other criteria against which the site requires to be assessed in terms of the bid form, and the need for additional land such as that to which this bid relates to be allocated, it should be noted that:
 - the site is not covered by any natural or built heritage designations;



- there is no risk of flooding identified in the SEPA flood risk maps; and
- there are no other constraints which would restrict the site's development.

More generally, in terms of future housing growth, it should be noted that:

- the Main Issues Report (MIR) for the review of the Strategic Development Plan (SDP) points to the need to anticipate high levels of growth and an increase in the housing supply target, fuelled by economic recovery. That being the case, there will be a requirement for additional housing land throughout the SDP area.
- Specifically, the Preferred Option in terms of the MIR is for Local Development Plans (LDPs) not seen for 20 years, with the aim of building 2,190 homes over the next 25 years, and to allow for a higher rate of delivery if there is demand for this. The alternate option of having no further allocations in LDPs is not preferred.
- Of these further allocations, it is recognised that greenfield land will be required as well as brownfield land, with any new greenfield allocation to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their deliver. The allocation proposed in terms of this bid meets all of these criteria.
- This was recognised by the Reporter during the Examination of the ALDP, who stated that it is not possible to provide sufficient housing land to meet the needs of the city region without some greenfield development [see p106], and that most greenfield allocations in that LDP were carried over from the previous one, and are at an advanced stage in terms of planning consents and Masterplans [see p107], indicating that additional greenfield allocations are now likely to be required and appropriate.
- The requirement to identify additional housing land is also in line with Scottish Government policy in terms of which priority has been accorded to the delivery of more new housing through:
 - **Scotland's Economic Strategy**, published in 2015, which identifies four priorities for sustainable growth, one of which, investment, specifically highlights housing.



- The **Joint Housing Delivery Plan for Scotland** (2015) which identifies a number of themes with regards to housing, including a lack of housing supply in both public and private sectors.
- Related to that, the Government launched its **More Homes Scotland** approach in 2016 to deliver more homes across all tenures.
- Recognising the centrality of housing in its overall ambitions for Scotland, the Government also made supplying more homes a national strategic “*social infrastructure*” priority in the 2015 **Infrastructure Investment Plan**.
- This emphasis on increasing the supply of housing land, as well as the fact that existing allocations in the area are in the process of being developed out, also means that the current submission falls to be considered in a different policy context from when the ALDP was being prepared, when the allocation of significant additional housing land was not considered necessary. Specifically, whereas then there was less of a drive for housing to be delivered, and a greater existing housing land supply, now that land has limited remaining capacity, pressure for new housing land to be allocated is greater. Looking at the current site bid in this context, it is submitted that there is significant support for its allocation.

Finally, the site is deliverable within the timescale of the LDP.

Conclusion

For the reasons given in this paper apart, it is submitted that the allocation of this site for 8 houses would:

- make a valuable contribution to meeting housing need on a small site that is easily deliverable;
- have no impact on the green belt or green space network designations;
- not impact on any natural or built heritage designations; and
- be well connected to existing services and facilities by a range of modes of transport.

As such, it is submitted that the site should be allocated accordingly.



North



PHASE 1

OP113

Currently proposed scheme includes 11 houses, 3 No access roads, woodland buffers, SUDS retention ponds and pedestrian links North-South and to existing woodlands

Site area 2.3 ha (excluding roads)

11 house plots = 4.72 per ha.

Plot ratio = 1:10 (average accross site) with 7 m of woodland strip 3m of which is garden ground.



PHASE 2

8 No houses
access road
woodland buffers
SUDS basins

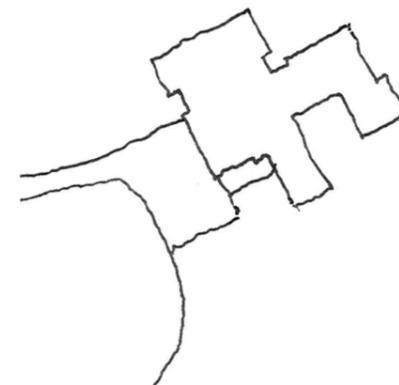
Gross site area=1.64 ha
Net site area (7 metre woodland strip)=1.205
Net area density = 6.66 per ha
Net plot ratio = 1:7.3 (excluding roads)

North



Development of 8 houses

Gross site area=1.64 ha
 Net site area (7 metre woodland strip)=1.205
 Net area density = 6.66 per ha
 Net plot ratio = 1:7.3 (excluding roads)



Dr William Latimer
Northern Ecological Services

15 December 2017

NESBReC
Specialist Services Team
Aberdeenshire Council
Woodhill House
Westburn Road
Aberdeen
Tel: 01224 664164
nesbrec@aberdeenshire.gov.uk

Dear William

NESBReC report - Data search: sites of interest

The search was carried out with a 2000m radius from the edge of the polygon with a central grid reference of NJ8513801696.

Results table:

Ref no	Data set	Interest	Locality	Grid Ref	Proposal
20171130	FC National Forest Inventory Interpreted Forest Types 2012	Agriculture land Grass Broadleaved Conifer Felled Mixed mainly broadleaved Mixed mainly conifer Shrub Assumed woodland	Culter House Road Aberdeen	NJ 85138 01696	Data search
	ancient woodland inventory	Other (on Roy map) Long-Established (of plantation origin) Ancient (of semi-natural origin)			
	Aberdeenshire Local Nature Conservation Sites	57 Kingcausie : The valley of the Crynoch Burn and associated riparian habitats, together with mixed woodland at Cleanhill Wood and pine woodland of Durriss Forest. Locally uncommon species such as Herb Paris 83 River Dee : One of more natural river system. Series of glacial and fluvio-glacial landforms and sediments. Oak, birch and wet woodland, shingle banks and species rich grasslands. Rich in invertebrates. Good assemblage of birds			
Aberdeen City Local Nature Conservation Sites	8 - River Dee Corridor - A clean, fast flowing river supporting a diverse range of plants and animals. Strips of semi-natural grassland and water margin vegetation are present. Patches of willow and alder. Also a SAC. 29 - Deeside Old Railway - The banks of this former railway line are a mixture of grassland, tall ruderal, small pockets of woodland, scattered trees and shrubs. A valuable green corridor in the west of the city. 43 - Foggieton - Variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water. 44 - Murtle Den - This site comprises a				

		<p>large area of upland birch woodland with smaller areas of mixed woodland, wet woodland, other broadleaved woodland and coniferous woodland. In addition, there are also sizeable areas of standing water.</p> <p>54 - Perterculter - This site comprises mostly upland birch woodland and pine woodland. There are also some areas of neutral grassland and broadleaved woodland with a former quarry in the north of the site.</p> <p>57 - Culter Burn - Much of this valley is covered in long established broadleaved woodland rich in ground flora. In the lower parts of the den the river has been dammed forming a reservoir which is silting up allowing reed beds, marsh and willow scrub.</p>			
	special areas of conservation	River Dee			

Please find all maps of requested sites included below.

Yours sincerely

Kostas Sideris
GIS Project Officer

PLEASE READ THE FOLLOWING NOTES:

- 1) Search was done to within 2000 metres of the area of interest. This is indicated on the map by a broken line around the site.
- 2) Search areas or centroids are highlighted in red.
- 3) The dots on any maps depicting the locations of a species are positioned at the centre of a square representing the resolution of the recorded grid reference. Care should be taken over interpretation
- 4) Due to the limits of the map display function, all records may not be visible on the species maps. However, all species are listed in the relevant table above the map and a full list of records can be supplied in Excel format.
- 5) Scientific names are only used to identify species on maps when no common name is in general accepted usage.
- 6) For maps without a key, the relevant information is provided in the table.
- 7) The ownership of the data within this report remains with the original recorder and is subject to the laws defining Intellectual Property Copyright.
- 8) This report and the data held within it are to be used solely for those purposes described under the terms of any agreement between the applicant and NESBReC.
- 9) Some, or all of the data held within this report may be of a sensitive or confidential nature. Such information will be marked as such and if required an appropriate contact for further correspondence will be given (otherwise NESBReC should be contacted).
- 10) Although NESBReC makes every possible effort to ensure that the data it provides is accurate and up to date, this report should only be considered to represent the most recent version of each dataset as available at the time of the search.
- 11) NE LBAP Locally Important Species are species that are not on existing designated species lists but have been identified as important in the local context.

For designated species, the following abbreviated sub-headings are used to describe different levels of importance, with the highest level attributed to each species listed:

ANNEX 1 – EC Birds Directive

UK BAP - UK BAP list of Priority Species

NE LBAP – North East Scotland LBAP Species

WCA – Schedule 1 of Wildlife and Countryside Act 1981

UK SCC – UK Species of Conservation Concern

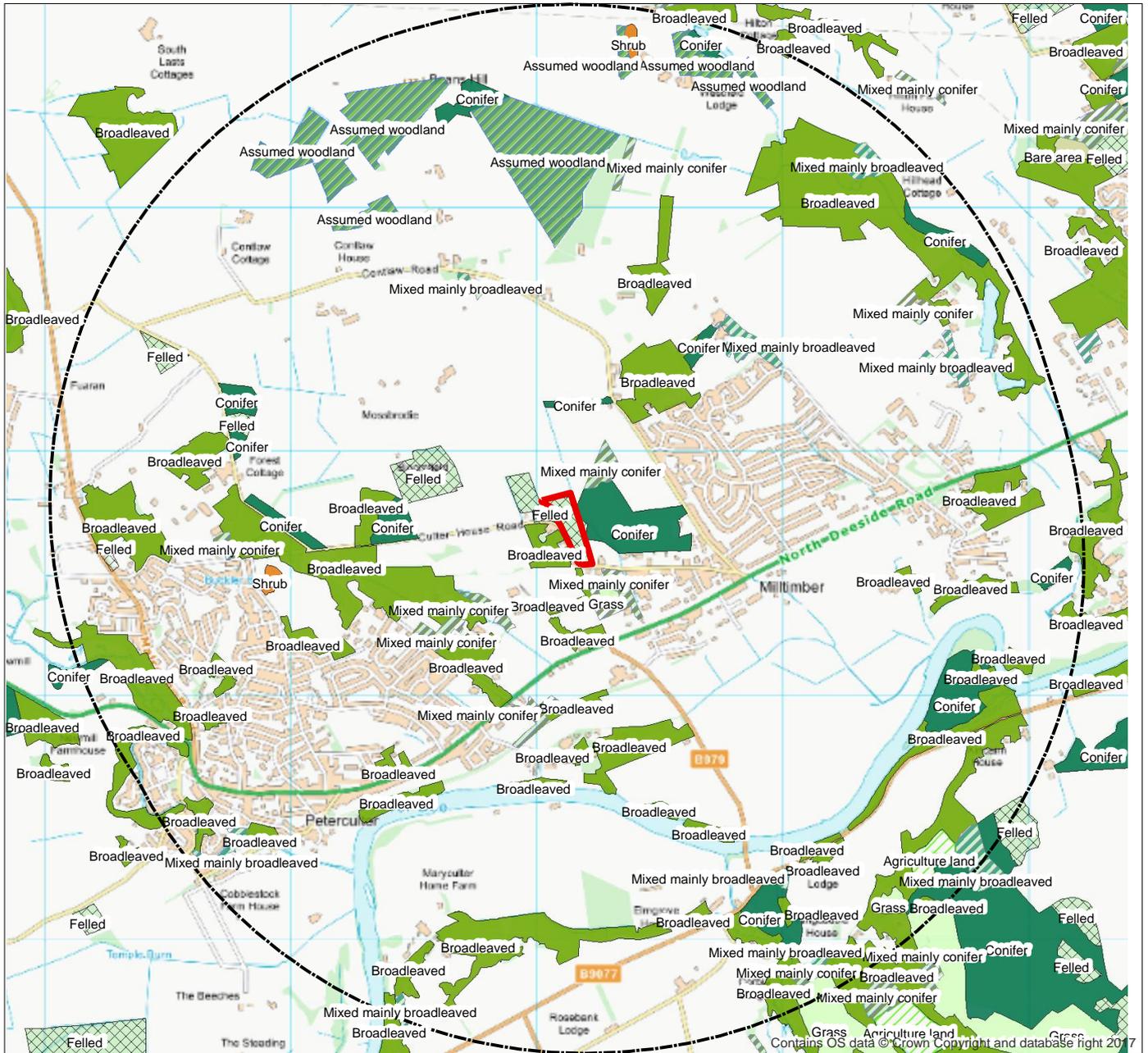
SBL S2 - Scottish Biodiversity List: International Obligations

SBL S3 - Scottish Biodiversity List: Nationally Rare at UK level, found in only 1-15 10km squares

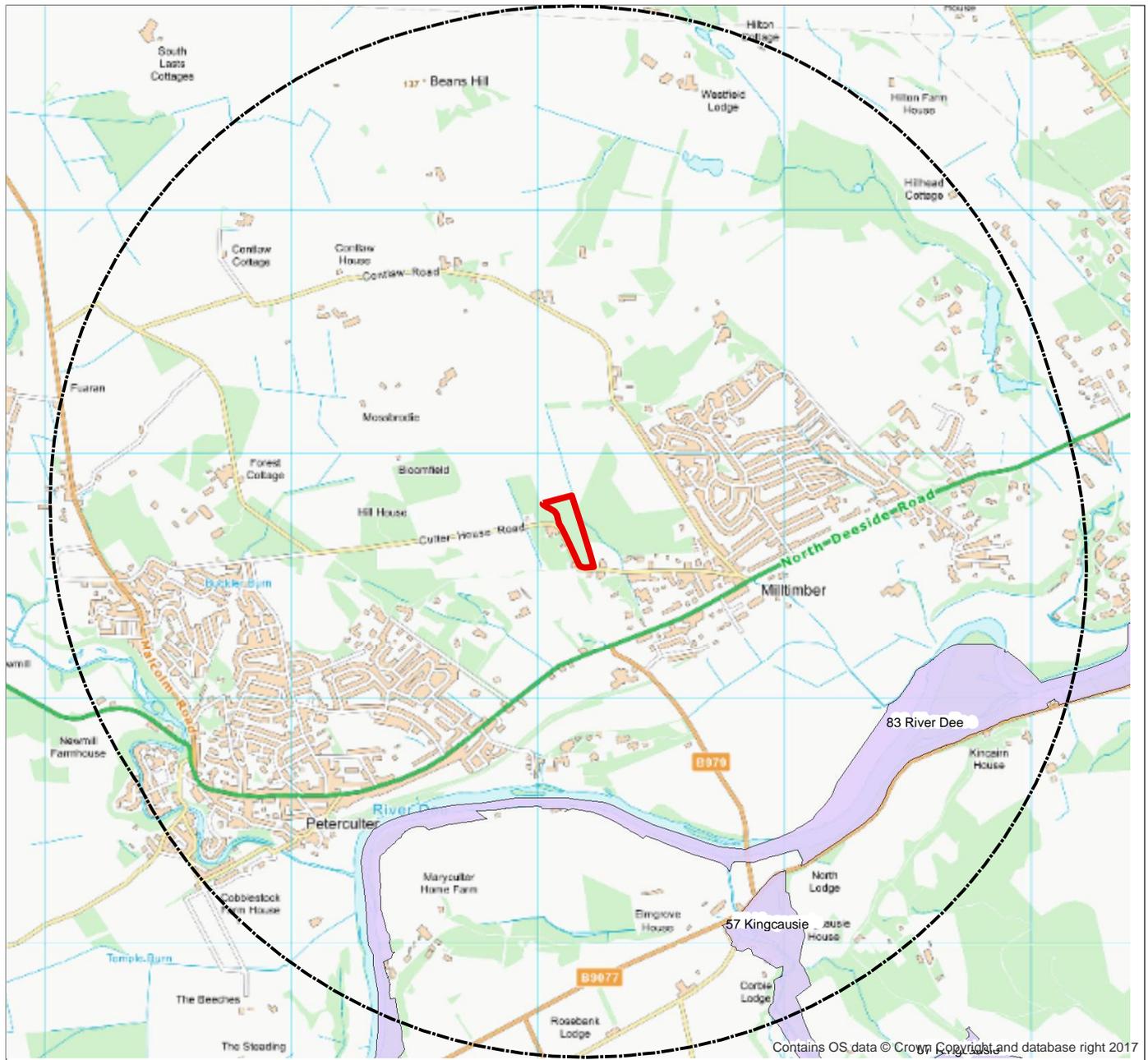
SBL S4 - Scottish Biodiversity List: Present in 5 or fewer 10km squares or sites in Scotland

SBL S5 - Scottish Biodiversity List: Decline of 25% or more in Scotland in last 25 years

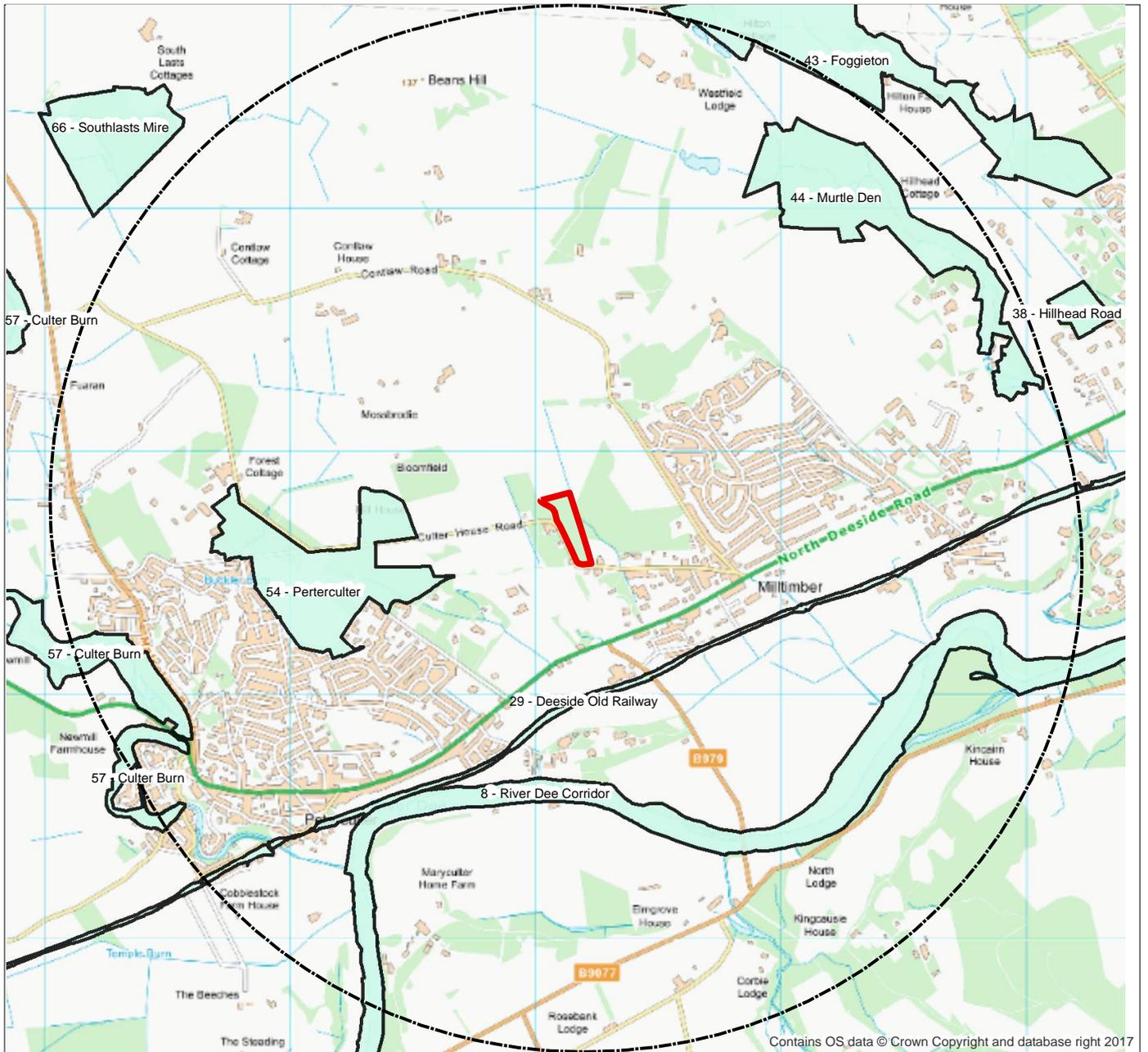
20171130	FC National Forest Inventory Interpreted Forest Types 2012	Agriculture land Grass Broadleaved Conifer Felled Mixed mainly broadleaved Mixed mainly conifer Shrub Assumed woodland	Culter House Road Aberdeen	NJ 85138 01696	Data search
----------	--	--	----------------------------	----------------	-------------



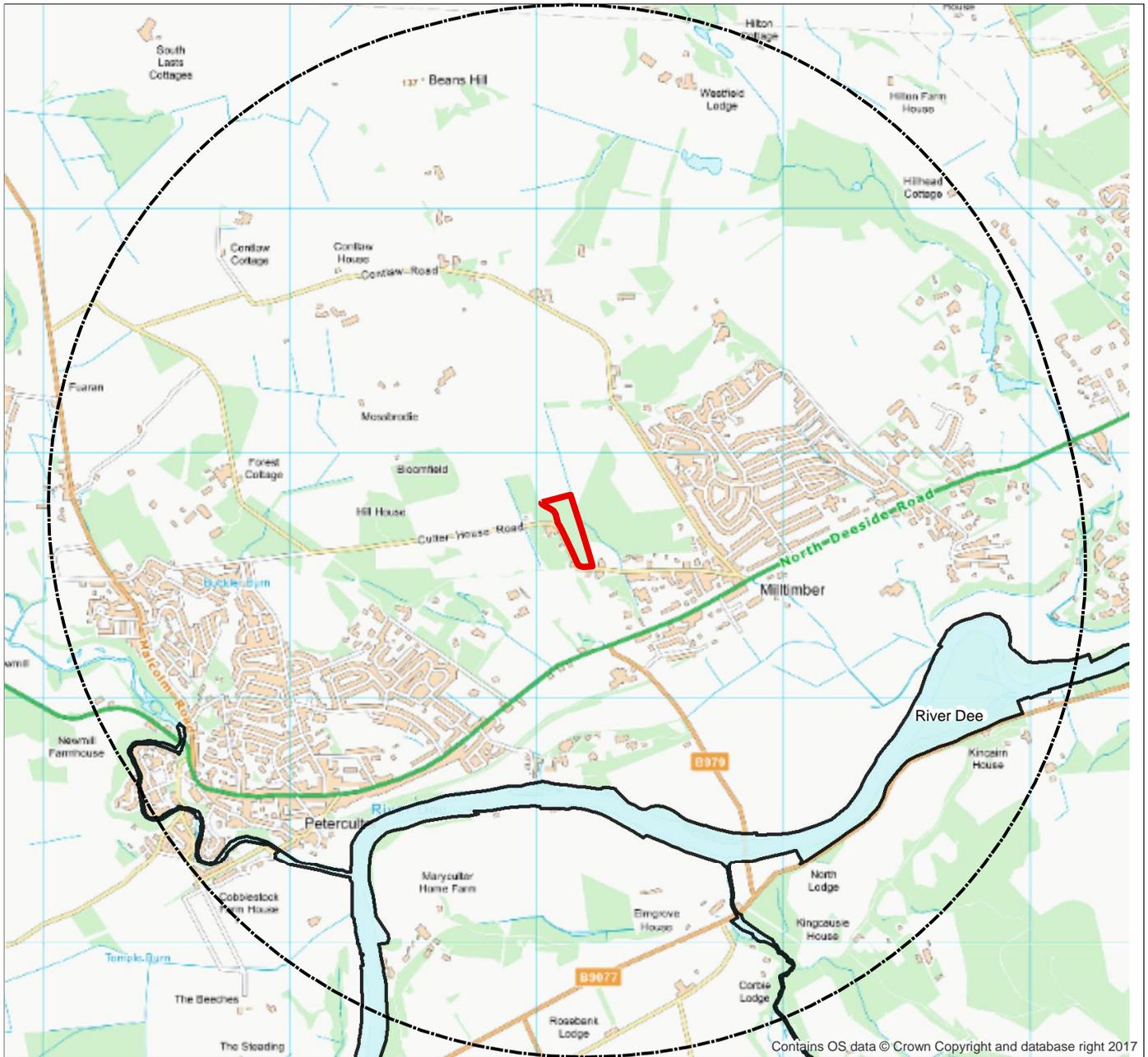
20171130	Aberdeenshire Local Nature Conservation Sites	<p>57 Kingcausie : The valley of the Crynoch Burn and associated riparian habitats, together with mixed woodland at Cleanhill Wood and pine woodland of Durris Forest. Locally uncommon species such as Herb Paris</p> <p>83 River Dee : One of more natural river system. Series of glacial and fluvio-glacial landforms and sediments. Oak, birch and wet woodland, shingle banks and species rich grasslands. Rich in invertebrates. Good assemblage of birds</p>	Culter House Road Aberdeen	NJ 85138 01696	Data search
----------	---	--	----------------------------	-------------------	-------------



20171130	Aberdeen City Local Nature Conservation Sites	<p>8 - River Dee Corridor - A clean, fast flowing river supporting a diverse range of plants and animals. Strips of semi-natural grassland and water margin vegetation are present. Patches of willow and alder. Also a SAC.</p> <p>29 - Deeside Old Railway - The banks of this former railway line are a mixture of grassland, tall ruderal, small pockets of woodland, scattered trees and shrubs. A valuable green corridor in the west of the city.</p> <p>43 - Foggieton - Variety of habitats including upland birch woodland, wet woodland, a small area of upland oak woodland, pine woodland, rush pasture, acid grassland, heath, bracken and a small area of standing water.</p> <p>44 - Murtle Den - This site comprises a large area of upland birch woodland with smaller areas of mixed woodland, wet woodland, other broadleaved woodland and coniferous woodland. In addition, there are also sizeable areas of standing water.</p> <p>54 - Perterculter - This site comprises mostly upland birch woodland and pine woodland. There are also some areas of neutral grassland and broadleaved woodland with a former quarry in the north of the site.</p> <p>57 - Culter Burn - Much of this valley is covered in long established broadleaved woodland rich in ground flora. In the lower parts of the den the river has been dammed forming a reservoir which is silting up allowing reed beds, marsh and willow scrub</p>	Culter House Road Aberdeen	NJ 85138 01696	Data search
----------	---	--	----------------------------	----------------	-------------



20171130	special areas of conservation	River Dee	Culter House Road Aberdeen	NJ 85138 01696	Data search
----------	-------------------------------	-----------	----------------------------	----------------	-------------



Contains OS data © Crown Copyright and database right 2017