

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)	West Craigton Farm, Peterculter
5.2	Site Address	West Craigton Farm, Malcolm Road, Peterculter
5.3	Postcode	AB14 0NW
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes / <input checked="" type="radio"/> No Details:
5.5	Is the site currently being marketed?	Yes / <input checked="" type="radio"/> No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: refer to attached plan
5.7	Please provide the National Grid reference of the site.	NJ8201NE
5.8	What is the current use of the site?	Uncultivated grazing land
5.9	Has there been any previous development on the site? If yes please provide details	Yes / <input checked="" type="radio"/> 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	X
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes / <input checked="" type="radio"/> No Details:	
6.3	Is the proposed site included in the ALDP2017?	Yes / <input checked="" type="radio"/> No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / <input checked="" type="radio"/> No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	<input checked="" type="radio"/> Yes / No Details: The site has been promoted previously in the Local Development Plan (see below)	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / <input checked="" type="radio"/> No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	<input checked="" type="radio"/> Yes / No Details: B0941	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / <input checked="" type="radio"/> 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.)	Yes / <input checked="" type="radio"/> No Details:	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	X
		Employment	X
		Mixed Use	X
		Retail	X
		Other (Please Specify) COMMUNITY	X
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details: N/A	
7.3	Site Area (hectares)	4 ha	
	Housing		
7.4	Approx. no of units.	150	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	To be agreed at detailed design stage	
7.6	Affordable Housing Percentage	Affordable housing will be delivered at rate set out in policy at the time of development	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / <del>No</del> Details: A partner will be brought on board when the site is zoned in the LDP	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	The homes will be for private sale with the exception of affordable homes. The tenure of these will be determined prior to a planning application following discussions with ACC.	
	Employment		
7.9	Business and Office	m <sup>2</sup>	
7.10	General Industrial	m <sup>2</sup>	
7.11	Storage and distribution	m <sup>2</sup>	
7.12	Other Please specify	m <sup>2</sup>	
	Mixed Use <b>This will be determined through detailed masterplanning of the site</b> (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:-	
7.14	Employment	m <sup>2</sup>	
7.15	Retail	m <sup>2</sup>	
	Retail		
7.16	Approx. floor area	m <sup>2</sup>	

	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 <sup>2</sup>

<b>8.</b>	<b>Engagement and Delivery</b>	
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 / <input checked="" type="radio"/> No  Details: Engagement will be carried out at the appropriate time.</p>
8.2	Will the proposed development be phased?	<input checked="" type="radio"/> Yes / No Details: The phasing will be determined through the masterplanning process.
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5
8.4	Expected development <b>completion</b>	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<input checked="" type="radio"/> Yes / No Details: Funding will be available for this development
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.)	Yes / <input checked="" type="radio"/> No Details: The site is deliverable.

<b>9.</b>	<b>Sustainable Development and Design</b>		
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 <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . 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	X
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
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	X
	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 <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	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	X
9.6	Has a flooding strategy been developed for the site?	Yes / <input checked="" type="radio"/> No Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / <input checked="" type="radio"/> No Details: N/A	
9.8	Have discussion been had with Scottish Water?	<input checked="" type="radio"/> Yes / No Details: as part of SW monthly updates.	
9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	<input checked="" type="radio"/> Yes / No Details: Connections will be required but capacity is available	
9.10	Is there <b>water</b> capacity for the proposed development?	<input checked="" type="radio"/> Yes / No Details: Connections will be required but capacity is available	

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	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	X
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	X
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	X
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	X
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	X as part of neighbouring development proposals
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	
		Significant contribution	X
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	X

9.18	Will the site impact on any water courses?	Yes / <input checked="" type="radio"/> No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	Yes / <input checked="" type="radio"/> No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / <input checked="" type="radio"/> No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / <input checked="" type="radio"/> 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		X	
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?	Yes / <input checked="" type="radio"/> No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: N/A			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	
		Between 400-800m			
		Within 400m	X		X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities		X	
		Local shops		X	
		Sports facilities	X		
		Public transport networks	X		
		Primary schools			X
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 <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	X close to Path 52
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	Variety of shops and offices in Culter
		Significant	
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	Yes
9.31	Does the development have access to high speed broadband?	Unsure Details: This will be included as part of the development	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / <input checked="" type="radio"/> No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The development will firstly consider a “fabric first” approach to reduce the amount of energy generated from the development. Thereafter technologies appropriate at the time of the development.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / <input checked="" type="radio"/> 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)	<input checked="" type="radio"/> Yes / No Details:	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: The removal of the site from the Green Space Network will have no impact on the Network as a result of its scale. Arguably the network will be enhanced by better footpath networks to it.	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	Yes / <input checked="" type="radio"/> No Details:
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	<input checked="" type="radio"/> Yes / No Details: There is capacity in both Peterculter Primary School and Cults Academy

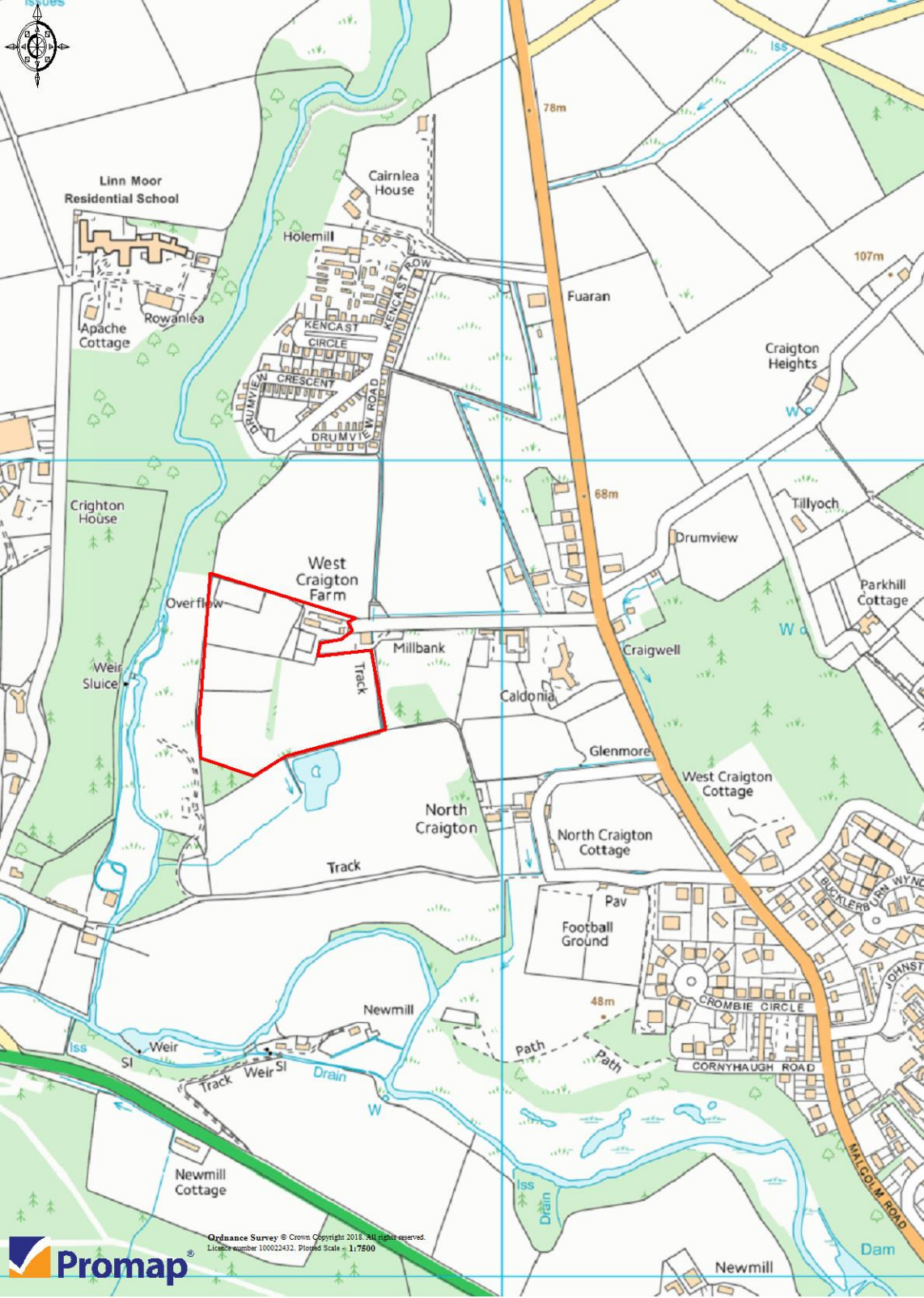
<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions 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?	<input checked="" type="radio"/> Yes / No Details: Appropriate developer contributions will be made and a range of uses are proposed.

<b>12.</b>	<b>Masterplan Development Framework</b>	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / <input checked="" type="radio"/> No Details: This will be prepared at an appropriate time.

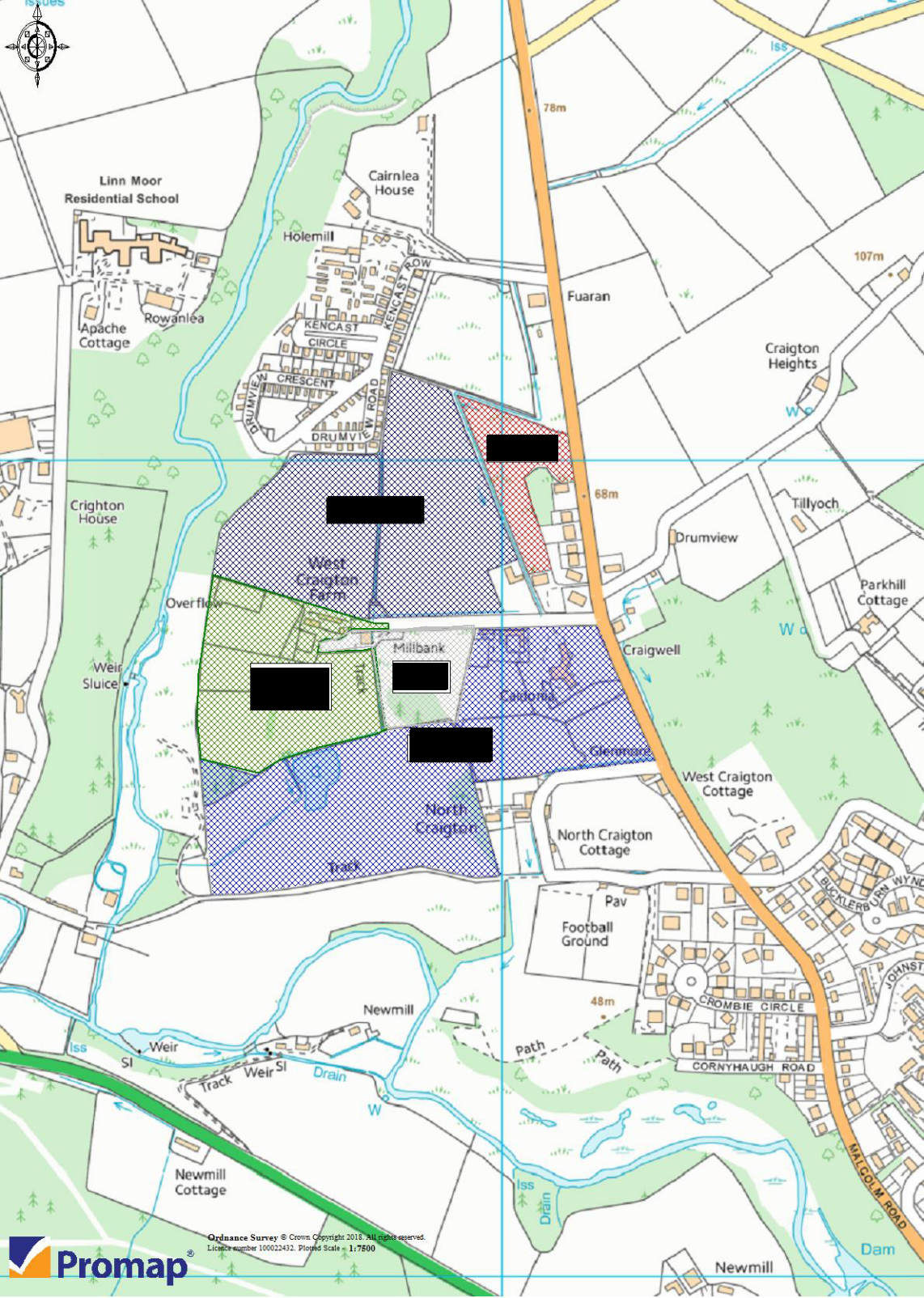
<b>13.</b>	<b>Additional attachments</b>		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		X
13.2	Flood Risk Assessment		X
13.3	Drainage Impact Assessment		X
13.4	Habitat/Biodiversity Assessment		X

13.5	Landscape Assessment		X
13.6	Transport Assessment		X
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		X

<b>14.</b>	<b>Development Viability</b>		
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.	X
		Please provide details of viability: We can confirm we have run a development viability and the site is deliverable.	



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## ABERDEEN CITY LOCAL DEVELOPMENT PLAN REVIEW----MAY 2018 PROPOSAL TO BE INCLUDED IN MAIN ISSUES REPORT

### INTEREST OF RESPONDENT

I am writing in response to the Proposed Local Plan in my capacity as owner of West Craigton Farm, Malcolm Rd., Peterculter AB14 0NW. (10 Acres or 4 Ha)

### LAND ASSEMBLY

My view is that much more serious consideration should be given to the whole area to the West of Malcolm Road from the Football pitches in the South to the Caravan Park in the North.

This area of land was covered in the submissions for Inclusion in the 2010 Main Issues Report made by Mrs McGhie (the previous owner of West Craigton Farm) dated 11/03/09 and by The Property Booth (owner of Caldonia and associated farm land) c/o Halliday Fraser Munro dated 16/03/09.

I would refer you to both these documents for detailed content and a plan is enclosed to highlight the total area which comprises approx. 28 Ha.

### SPECIFIC LOCATION

The suggested area of land is located within an area which is ideally suited to the natural expansion of Peterculter now that the Aberdeen Western Bypass Route is almost complete. Malcolm Road will have a huge decrease in the current volume of traffic and therefore offers the opportunity to complete the natural extension of Peterculter and rounding off the whole area to the west of the City in this direction.

### EXISTING LAND USE

The proposed site is not visibly intrusive, is sheltered, south facing and is comprised of poor quality and mostly vacant or uncultivated agricultural land. The sites are currently zoned as Green Belt but do not offer land for recreation and its development will not detract from the landscape setting of the City. Removal of the area from the Green Belt will not undermine the integrity of the Green Belt.

### TIMESCALE

It was recognised during the preparation of the Plan that there is community support for the release of housing in Peterculter to provide family housing in support of the local primary school which has a decreasing role and for some provision of local employment. It is therefore important that allocations be brought forward at an early stage.

### MASTERPLAN

We are willing to work with neighbouring landowners, the Community Council and Aberdeen City Council to prepare a masterplan for the area. This plan would illustrate how a mixed use development of high quality homes, affordable homes, and employment use opportunities, combined with community amenity buildings and space could be set out in a phased development timescale.

The area proposed for development supports the existing settlement of Peterculter and is the most suitable for phased sustainable expansion. The site is served by public transport and service provision will be enhanced in the local area due to the additional housing. The site has footpath connections to the wider area including to the local

shops and school which will be enhanced as part of the development. Furthermore, connections to the woodland walks at the Culter Burn can be improved.

## CONCLUSION

- Ideal development site
- Mixed use proposal
- Master Planning opportunity
- Strategic phased sustainable development
- Poor agricultural land
- South facing and visually self contained
- Connections to existing infrastructure
- Straightforward land assembly with a willingness of neighbouring landowners to work together.
- Economic benefit for Peterculter and the wider area
- Environmental benefits
- Tidy up the whole area both visually and to the benefit of the local community.
- Removal of site from Green Belt will not undermine the integrity of it.

To conclude there is no doubt that at some point in time this area will be developed so this proposal allows all parties to participate in a strategic, sustainable longer term plan which can only benefit the area and those living and hopefully working in Peterculter.

## SPECIFIC CHANGES TO THE PROPOSED PLAN:

Delete site OP 51 for period 2007-2016 and replace at site shown on attached plan.

