

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)	Contlaw, Milltimber.
5.2	Site Address	Land to the west of Contlaw Road, Milltimber.
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: N/A
5.5	Is the site currently being marketed?	No Details: It is already under option to a house builder.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: The site lies predominantly to the west and south of Contlaw Road, Milltimber and straddles the AWPR north of its junction with North Deeside Road. A further triangle of land lies to the north east of Contlaw Road. Please see Appendix 2.
5.7	Please provide the National Grid reference of the site.	NJ 847 024
5.8	What is the current use of the site?	Primarily agricultural land.
5.9	Has there been any previous development on the site? If yes please provide details	No Details: N/A

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	
		Part owner	
		Option to purchase	✓
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: The site is under option to Stewart Milne Homes.	
6.3	Is the proposed site included in the ALDP2017?	No Details: Land to the immediate south comprising OP112 and OP113 was added by the Reporter following the EIP into the 2017 Plan. Please refer to Appendix 1 for further details.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: The site has been promoted through the 2012 and 2017 LDP processes. Please refer to Appendix 1 for further details.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: N/A	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: In respect of the 2017 LDP the site was allocated Reference B0915. Please refer to Appendix 1 for further details.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: N/A	
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: N/A	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)	
7.1	Proposed Use	Housing ✓
		Employment ✓
		Mixed Use ✓
		Retail ✓
		Other (Please Specify) ✓
7.2	Do you have a specific occupier in mind for the site?	Yes Details: The site will be developed by Stewart Milne Homes. Occupiers will be identified for the various components as the development progresses.
7.3	Site Area (hectares)	69.0 ha or thereby.
	Housing	
7.4	Approx. no of units.	800
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	The development will comprise a mix of apartments, detached, semi-detached and terraced houses ranging from 1-5 bedrooms. The exact mix will be determined by prevailing market conditions and demand at the time of development.
7.6	Affordable Housing Percentage	25% or such other proportion as agreed in accordance with Planning Policy at the time of development.
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: A Partner will be identified should the site be allocated for development.
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private and affordable housing.
	Employment	
7.9	Business and Office	2.0 Ha or thereby has been identified for employment uses. Please refer to Masterplan attached at Appendix 3.
7.10	General Industrial	
7.11	Storage and distribution	
7.12	Other Please specify	
	Mixed Use (Please provide as much detail as possible on each use class)	
7.13	Housing	2.0 Ha or thereby has been identified within the centre of the development for mixed use development. This will comprise, retail, leisure, health, class 4 business uses, community uses and residential apartments. Please refer to Masterplan attached at Appendix 3.
7.14	Employment	
7.15	Retail	
	Retail	
7.16	Approx. floor area	As above, please refer to Masterplan.

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	As above, please refer to Masterplan.
7.18	Approx. floor area	As above, please refer to Masterplan.

<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>No Details: The earlier Development Bid in respect of the 2012 LDP was subject to public consultation at community 'drop in' events. If preferred for development through the MIR Stewart Milne Homes would embark on a public engagement exercise.</p>
8.2	Will the proposed development be phased?	<p>Yes Details: Please refer to Masterplan attached at Appendix 3.</p>
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, 5-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes Details: Funding will be available to permit development of the site following allocation and grant of the necessary consents.</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 Details: N/A</p>

<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 ✓
9.3	Aspect:- (is the site mainly)	North facing
		East or west facing
		South, south west or south east facing ✓
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 ✓
	Flooding & Drainage	
9.5	Flooding (is any part of the site at risk of flooding or has it previously 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 ✓
9.6	Has a flooding strategy been developed for the site?	No Details: N/A
9.7	Have discussions been had with the Council's flooding team?	No Details: N/A
9.8	Have discussion been had with Scottish Water?	No Details: N/A
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> )?	Yes Details: N/A
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details: N/A

	<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	✓
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	✓
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	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	✓
		No intrusion	
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	✓
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	✓
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	✓

9.18	Will the site impact on any water courses?	No Details: Only minor drainage ditches are present.			
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>	No Details: N/A			
9.20	Is the development site within the airport safety exclusion zone?	No Details: N/A			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: N/A			
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			✓
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: Detailed discussion will follow should the site be preferred for development. Please refer to Appendices 1 and 3 For further details.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: There will be scope to access the site from the grade separate junction linking the AWPR with North Deeside Road. Please refer to Appendices 1 and 3 for further 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		✓	
		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	All services and facilities will lie within 800m of the completed development. Please refer to the Masterplan attached at Appendix 3.		
		Local shops			
		Sports facilities			
		Public transport networks			
Primary schools					
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			✓ CP 50 & 51

	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	
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	✓ (But proposed as part of Masterplan)
		Significant	
Infrastructure			
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	Yes Details: Existing connections within adjoining development. Measures will be taken by Stewart Milne Homes to ensure connection to high speed broadband.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: There are no heat networks serving the area.	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: A fabric first approach will be taken. Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: N/A	
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: Please refer to Masterplan attached at Appendix 3,	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	✓
		Negatively impact the Network	
		Please justify your response: There will be inevitable change as has occurred as a consequence of the AWPR. However, measures will be taken to safeguard green corridors throughout the development. Please refer to Appendix 1 and the Masterplan attached at Appendix 3.	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	No Details: The proposals make provision for a new primary school. Please refer to Appendix 1 for further 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>	Yes Details: 2015 based school roll forecasts show limited capacity at Milltimber Primary School and Cults Academy. This will be augmented by a new primary school provided as part of the development whilst a new Academy proposed at Countesswells will free up capacity at 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?	Yes Details: Please refer to Appendix 1 and Masterplan attached at Appendix 2.

<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 Details: Please refer to Masterplan attached at Appendix 3.

<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		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		To follow.
13.4	Habitat/Biodiversity Assessment		To follow.

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

<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.	✓
		Please provide details of viability: Stewart Milne Homes, having taken an option on the land are confident that there is residual value following development of the site and provision of necessary infrastructure.	

## Appendix 1

**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW (2022)  
CALL FOR SITES  
CONTLAW, MILLTIMBER, ABERDEEN**

**FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM**

**Introduction**

This Development Bid is submitted in response to a call for sites by Aberdeen City Council to be considered for inclusion within the Aberdeen Local Development Plan Review (2022). The land which is the subject of the Development Bid is owned by Messrs Jaffray and is under option to Stewart Milne Homes. This Bid is submitted on their behalf.

Stewart Milne Homes are part of the Stewart Milne Group, founded in 1975. Since that time, the Group has grown to become one of the UK's leading privately owned housebuilders. The company have a commitment to enterprise and innovation meshed with traditional value for quality services. The Group are currently building homes across the North East of Scotland, Tayside, the Central Belt, and the North West of England.

The Development Proposals which are the subject of this Bid have evolved following a detailed analysis of the land and its capacity to accommodate further development. A mixed use development is proposed to promote a sustainable community and to provide services and facilities, not only for the occupiers of the new development, but also for the benefit of the existing community. An indicative Masterplan has been prepared and, whilst there has not been any community consultation to date, Stewart Milne Homes are fully committed to that process.

The detail contained herein requires to be read in conjunction with the responses provided in the Bid Form. It expands, where necessary, on the response to each of the questions set out in the form, particularly where further detail is sought. A Masterplan has also been prepared to accompany the Bid and requires to be referred to in conjunction with this and the response form. The Masterplan is attached at Appendix 3.

**Q5. Site Details**

The land under the control of Stewart Milne Homes extends to approximately 69.0 hectares. A plan highlighting the full extent of the landholding is attached at Appendix 2. The site lies to the north of the A93, North Deeside Road, mainly to the west and south of Contlaw Road. It straddles the Aberdeen Western Peripheral Route (AWPR) north of its junction with North Deeside Road. A further triangle of land lies to the north east of Contlaw Road. The south and south eastern boundaries to the east of the AWPR abut the existing settlement boundary with existing housing to the south east and the land immediately to the south allocated for residential development through the extant Local Development Plan.

The land is predominantly in agricultural use of 3.2 quality in terms of the Macaulay Land Capability for Agriculture Classification. There are localised areas of woodland which provide shelter and landscape and visual containment. There are a number of farm buildings and residential properties dispersed through and around the site.

In topographic terms the land falls from approximately 115m AOD in the north to approximately 80m AOD to the south. To the south the land continues to fall to North Deeside Road, which sits at approximately 50m AOD whilst to the north, it continues to rise to a high point of circa 146m AOD, thereby providing a backdrop to the site.

The site is characterised by a patchwork of fields of varying sizes. The field boundaries are delineated by a combination of post and wire fences and drystone dykes. Gorse and other shrubs are evident along some of these boundaries along with a number of isolated trees. There is also shelter belt planting along a number of the field boundaries, some running east-west, and others north-south. The land is utilised for a combination of grazing and arable purposes.

#### **Q6. Legal & Planning History**

The site is under the sole ownership of Messrs Jaffray, and under option to Stewart Milne Homes. There are no legal impediments to the development as proposed.

The site has a long planning history with much of it being considered capable of accommodating residential development since 1991. At that time the adopted Aberdeen City Districtwide Local Plan identified that part of the site lying immediately to the west of Milltimber, as an area of "Countryside Around Towns". That Plan acknowledged that should there be demand for housing these areas would be considered for release at the appropriate time. In 1999, the Aberdeen City Finalised Local Plan, intended as a replacement for the 1991 adopted Local Plan, identified the same land as an area of "Strategic Reserve" for longer term development. The modified version of that Plan, published in August 2002, identified a reduced area specifically allocated for residential development.

The 2008 Local Plan "Green Spaces – New Places" subsequently identified the site as falling within the Greenbelt and partly within the Green Space Network. Since that time work has progressed on the AWPR resulting in significant changes to the character of the area. As such, there has been a material change in circumstances since the 2008 Local Plan.

Following the decision to proceed with the AWPR Development Bids were submitted in 2009 and again in 2013, in response to 'Calls for Sites' from the Council to be considered for inclusion in the Local Development Plan 2012, and the Local Development Plan 2017.

In respect of the latter, the Development Options Assessment, published with the Main Issues Report (MIR) in January 2014, allocated the site reference B0915. However, the MIR considered there to be

no requirement for additional housing land to be identified through the emerging Plan and consequently, failed to identify it as a preferred site for development.

A separate Development Bid was also submitted for part of the site. Land lying to the south east adjacent to Contlaw Road and extending to 2.9 hectares, was promoted independently for the development of 10-15 dwellinghouses. That Bid was allocated reference B0946. As with the larger site, the MIR considered there to be no requirement for additional housing land to be identified.

Representations were submitted in response to the MIR and were considered by Officers and reported to a meeting of the Communities, Housing & Infrastructure Committee on 28 October 2014. Officers advised Committee in respect of both sites that “...**irrespective of the suitability of each site for development, the LDP already provides adequate housing and employment land to meet the allowances set in the Strategic Development Plan. We do not believe there are any overriding benefits which would justify allocating these sites for development**”. The proposed Plan, published in March 2015 made provision for neither site. Consequently, further representations were submitted seeking inclusion of both sites for development. Those representations were considered at an Examination in Public into the proposed Plan.

Following the Examination in Public the Reporter recommended the inclusion of the land lying to the south east, adjacent to Contlaw Road (B0946), with an indicative capacity of 10 units. That site is identified as OP112 in the extant Local Development Plan. An Adjacent site to the west, OP113, was also allocated with an indicative capacity of 8 units.

As regards the larger site (B0915) the Reporter found there was no numerical justification for residential land allocations on the scale proposed and also considered that the site suffered from a number of disadvantages. He acknowledged that the AWPR was under construction and agreed that it would fundamentally change the area, but did not accept that it negated the purpose and function of the Greenbelt. Whilst he accepted that development would not break the skyline he considered that the more elevated elements of the site would have a significant landscape impact. He also considered that the site suffered from access and infrastructure limitations, but accepted that bus services would eventually be routed through the site and that the development made provision for shops and a primary school.

The matters raised by the Reporter have been taken into consideration as part of the present Development Bid. It has been informed by a detailed Landscape & Visual Appraisal in accordance with recognised Best Practice and Policy. The site is considered suitable for built development incorporating existing landscape features and landscape mitigation measures, where required. Full details are set out in the Masterplan attached at Appendix 3.

## **Q7. Proposal**

The proposed development comprises a sustainable mixed use urban extension integrated with the landscape and existing residential area. The site, which extends to 69.0 hectares or thereby, is capable

of accommodating up to 800 units comprising a mix of apartments, detached, semi-detached and terraced houses ranging from 1-5 bedrooms. It will accommodate a range of tenures with up to 25% affordable housing provision, or such other proportion as agreed in accordance with the Planning Policy at the time of development.

A mixed use neighbourhood centre and primary school are proposed to the south east of the proposal site abutting the existing urban boundary. Extending to 3.0 hectares, this will provide for a range of retail, leisure, healthcare, community facilities, and business uses. Residential apartments will also be included within this area. This location ensures it is accessible to the land proposed for development and to the existing community of Milltimber, which is devoid of many services and facilities at present.

Two hectares have also been set aside for employment uses with a further 2.0 hectares set aside for a transport interchange. Both uses sit adjacent to the grade separated junction with the AWPR benefitting from the enhanced connections available as a consequence of the AWPR and accessible from the proposed development and the wider area.

Approximately 19 hectares is set aside for the provision of strategic landscaping and open space. This will address the needs of all age groups in the development and will be accessible to the existing residential area to the east of Contlaw Road. The proposal seeks to utilise existing features to create a strong landscape framework within which development is set integrating it with the AWPR and existing development. It further seeks to mitigate the visual impacts of development, particularly on the higher land to the north.

It is envisaged that the site will be developed in four phases with the initial phase encompassing the mixed use area, the employment land, the transport interchange, and residential uses. The second and third phases continue to the north whilst the fourth phase involves the land lying to the west of the AWPR.

Full details of the proposals are set out in the Masterplan attached at Appendix 3.

### **Q8. Engagement and Delivery**

Given the planning history to the site the proposals have been in the public domain for a number of years. The earlier Development Bid in respect of the 2012 LDP was subject to public consultation at community 'drop-in' events. That Bid was subsequently considered through the MIR and proposed Plan processes. Similarly, the Bid in respect of the 2017 Plan, whilst not the subject of a Public Consultation event, did form part of the MIR and proposed plan processes.

Stewart Milne Homes recognise the importance and benefits that can be gained from public engagement and are committed to undertaking Public Consultation at the appropriate time in respect of the development proposals. Should the site be preferred for development through the Main Issues Report, Stewart Milne Homes would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation event. This would take the form of an exhibition of the

indicative proposals in the form of a drop-in session in a local venue. This would allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan. A phased development is proposed, as set out in the Masterplan. If allocated, development would commence in the first period of the Plan with completion following in the second period, depending upon market circumstances at that time. The delivery of the site is assisted by the presence of the AWPR and its grade separated junction with North Deeside Road. This will be operational later this year. There are no other major issues which would impact on the delivery of this site.

### **Q9. Sustainable Development & Design**

In terms of orientation the site enjoys a south facing aspect with the land rising gently from south to north. Gradients are generally less than 1 in 20 although there are localised areas with slopes of greater than 1 in 10. These lie to the east of Hill Farm and to the south east corner of the site adjacent to Contlaw Road.

There are no major water courses in the vicinity of the site and consequently, no risk of flooding.

There is understood to be adequate water and drainage capacity to accommodate the scale of development proposed. However, as with any major development, whilst connections are available in adjoining residential areas, network upgrades will most likely be required.

In terms of land use, built and cultural heritage, there are no known archaeological interests within or adjacent to the site. Similarly, no Listed building lie within the site. The majority of the site is actively farmed and there are no known species or habitats of significant importance within the site. The value of the woodland areas within the site are presently limited and the development provides an opportunity to enhance biodiversity through appropriate landscape treatment and the maintenance of wildlife corridors across the site.

The Landscape & Visual Appraisal carried out for the site concluded that it is generally well contained. The Masterplan, attached at Appendix 3, has been informed by the Landscape & Visual Appraisal and developed in accordance with the principles set out in Planning Advice Note PAN44: Fitting New Housing Development into the Landscape.

The proposal has been designed to integrate closely with the existing community of Milltimber. It includes a range of uses, services, and facilities not currently available in Milltimber, thereby providing existing residents with easy access to a wide range of facilities and local employment opportunities.

Access to the site can be taken via Contlaw Road from the A93 North Deeside Road. However, the AWPR, which is due for completion later this year, provides an opportunity to access the site from its new grade separated junction with the North Deeside Road. The proposals also make provision for a transport interchange immediately adjoining the AWPR. It is envisaged that this will provide public transport links along the AWPR to key employment locations to the south at Altens and Cove, and northwards to Prime Four at Kingswells, and beyond that, Dyce and Bridge of Don.



Although the site immediately abuts the existing built up area, there are limited facilities available in the immediate vicinity. Regular public transport services operate along North Deeside Road to the south of the site. Whilst this could service the first phase of development, additional provision would require to be made as the development progressed northwards. Consequently, a sustainable mixed use development is proposed, which will provide public transport services throughout the development and services and facilities, including employment opportunities, for existing and future residents. Taken with the proposed transport interchange it creates a sustainable community for existing and future residents.

Gas, electricity, and broadband services are all available within the immediate vicinity of the site. It is understood adequate capacity is available to provide connections to the proposed development. At their nearby development at Countesswells, Stewart Milne Homes have delivered high speed broadband services and would anticipate doing so for this development. In common with the majority of housebuilders, Stewart Milne Homes advocate a fabric first approach to ensure energy conservation and thus minimise carbon footprint. Appropriate technologies available at the time will be considered as a means to deliver reduced energy consumption and heat generation. There are presently no heat networks serving this area.

As demonstrated by the Masterplan, generous levels of open space are proposed with green corridors providing continued linkages through the site for wildlife. Whilst elements of the Green Space Network will be lost, this has already been seriously compromised by the AWPR, which acts as a barrier to wildlife movement. The strategic landscaping adjoining the AWPR and the green corridors throughout the site seek to compensate for the impact that the AWPR has on the Green Space Network. Consequently, the development has the capacity to address the impacts the AWPR has had on the Green Space Network.

#### **Q10. Education**

The proposal site falls within the catchments for Milltimber and Culter Primary Schools, and within the catchment for Culter Academy. The 2015 based School Roll Forecasts demonstrate that Culter Primary has a falling school roll from 2017 with capacity for an additional 114 pupils at 2022. Milltimber Primary is presently below capacity, but the school roll is forecast to increase and is anticipated to be 18 pupils over capacity at 2022.

Given the available capacity within existing primary schools serving the area the initial phase of development is capable of being accommodated within the existing education estate. As development progresses, it is proposed to develop a new primary school as part of the overall sustainable development to ensure such provision lies within walking distance of all homes within the urban expansion area. This would also enable rezoning of catchments to release pressure on Milltimber Primary School.

Cults Academy is presently under capacity, but the school roll is forecast to increase leaving capacity for an additional 42 pupils at 2022. However, beyond this, based on programmed development, the school roll is forecast to be over capacity at 2023. However, a new secondary school is proposed as part of the Countesswells New Settlement. When completed, this will enable a review of secondary school catchments which will create capacity at Cults Academy to accommodate further development.

Any deficiencies in education provision can be addressed through developer obligations.

#### **Q11. Community Benefits**

As highlighted above, and in the Masterplan attached at Appendix 3, the proposed development will bring a number of community benefits to the area. It will provide much needed family housing providing range and choice in an attractive and popular area of the city. A range of tenures will be included with 25%, or such other amount as agreed by Policy at the time, provided as affordable housing. Presently the existing Milltimber Community is devoid of facilities and services. The proposed development will deliver employment opportunities, education, healthcare, community facilities, and retail provision benefitting the existing community as well as future residents. The proposed transport interchange adjacent to the AWPR will also ensure that those benefits area enjoyed over a much wider area providing public transport linkages around the city.

#### **Q14. Development Viability**

Stewart Milne Homes, having taken an option on the land, and the landowners, are confident that there is residual value following development of the site and the provision of the necessary infrastructure. Infrastructure constraints have been considered and Stewart Milne Homes are confident that they can be addressed and do not impose an impediment to development.

Stewart Milne Homes are a long established housebuilder headquartered in the North East. Consequently, they have significant experience in delivering large scale residential led developments in and around the city.

## Appendix 2



## Appendix 3

# CONTLAW

The Expansion of Milltimber

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## Masterplan Report

May 2018

Project Ref	28460
Revision	D
Date	May 2018
Prepared by	CT
Checked by	-

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**BARTON  
WILLMORE**

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# 1.0 INTRODUCTION

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## Scope & Content

**1.1** This Masterplan Report has been prepared and submitted by Barton Willmore, on behalf of Stewart Milne Homes (SMH), to propose the allocation of Contlaw, for a sustainable mixed use urban extension to Milltimber.

**1.2** The proposal includes for up to 800 dwellings, predominately high quality family housing, a mixed use neighbourhood centre which will accommodate a range of facilities including primary school and supermarket, and an employment area next to the new Aberdeen Western Peripheral Route (AWPR) junction to the south of the site, and a landscape structure based on retained stone dykes, woodland and trees with extensive new planting to create shelter and enclosure.

**1.3** The proposed development will be completed in phases (please see indicative phasing on pages 28-29), with construction potentially completed between six and eight years.

**1.4** This submission follows the allocation of adjoining land for development through the Aberdeen Local Development Plan (LDP) 2017.

**1.5** The Report sets out the full context of the site and the proposal, as supported by a concept masterplan, to demonstrate that the site can accommodate an appropriately scaled mixed used development.

**1.6** The site has been subject to a detailed landscape and visual appraisal in accordance with recognised best practice and policy and is considered suitable to accommodate built development, incorporating existing landscape features and landscape mitigation measures, where required.

**1.7** The site has been promoted through previous development plan reviews. The outcomes of the 2017 Examination of the now adopted Aberdeen LDP have informed the conceptual masterplan for the site, which has been the subject of an iterative design process. Careful assessment of the opportunities and constraints of the wider area has been undertaken, and a detailed landscape and visual appraisal has informed the proposals.

**1.8** The concept masterplan provides an indication as to the potential shape and form of development within the site and also how this would integrate with the settlement of Milltimber.

**1.9** Land to the south east of the site was allocated residential development through the LDP 2017. With this in mind, the overall site is considered to be suitable and deliverable for mixed use development, as it:

- Represents a logical extension to Milltimber, in light of the soon to be complete AWPR;
- The site is sustainable, accessible, and is located in an area of strong market demand;
- Will not compromise areas important for their qualities in respect of landscape, or natural and built environment;
- Will comply with the principles of Scottish Planning Policy with regards to promoting sustainable new growth and increasing generosity and flexibility in the housing land supply;
- Is effective and free of constraints; and
- Is deliverable within 5 years.

**1.10** It is therefore respectfully requested that the site be allocated for housing development in the next Aberdeen LDP 2022. Barton Willmore would welcome the opportunity to discuss these proposals further with Aberdeen City Council.

## Planning Context

**1.11** The Masterplan Report demonstrates how a development with a range of facilities can greatly improve the sustainability of the existing settlement pattern. This report also explains how Scottish Planning Policy and the Aberdeen City and Shire Strategic Development Plan objectives set out below will be met.

- Protect landscape setting;
- Avoid the loss of biodiversity;
- Encourage economic development and create new employment;
- Taking a lead in reducing the amount of energy required;
- Maintaining the region's natural and cultural assets;
- Meeting the needs of the whole community and making the area a more attractive place to move to; and,
- Ensuring a contribution to reducing the need to travel and encouraging people to walk, cycle or use public transport.

**1.12** The current Development Plan for the area comprises the Aberdeen City and Shire Strategic Development Plan (SDP), approved by Scottish Ministers in June 2014, and the Aberdeen LDP, adopted in conformity with the SDP by Aberdeen City Council on 20 January 2017.

**1.13** The SDP continues the Spatial Strategy set by the 2009 Structure Plan and identifies Aberdeen as a Strategic Growth Area where around half of all new development in the City region will be accommodated. It identified a requirement for over 30,000 houses in the Aberdeen Housing Market Area between 2011 and 2035. To help deliver this it set a greenfield housing allowance for the City of some 21,000 houses in the period to 2035. It also identified a requirement for an additional 105 hectares of employment land in Aberdeen City up to 2026 with a further 70 hectares to be identified as Strategic Reserve Land for the period 2027-2035.

**1.14** The objective of the Aberdeen LDP 2017 is to set out a spatial framework to meet City development needs over the next 10-20 years and promote

the sustainable growth of the City over this period. It identifies sites to accommodate the SDP housing allowances primarily through to 2026.

**1.15** The SDP requires to be reviewed every five years. To achieve this a new SDP should be in place by 2019. The Main Issues Report (MIR), which is the first step in the process of preparing a new SDP, has been published. It was reported to a meeting of the SDP Authority on 1 February 2018 and approved for public consultation. This consultation ended on 21 May 2018. To meet the housing requirement identified in the MIR it envisages an allowance for some 3,500 houses in the City between 2016-2030. Beyond this, in the period 2031-2035, the allowance is for 4,700 units followed by 4,800 in the period 2036-2040. SMH have submitted representations to the MIR arguing that these figures are incorrect and should be augmented. It is for the review of the Aberdeen LDP to identify suitable sites to accommodate the housing allowance. These allowances may be subject to change following publication of the Proposed Plan and subsequent Examination in Public. Consequently, this site is promoted in an effort to help satisfy the SDP housing allowances.

## Site Location and Description

**I.16** The site lies to the north of the River Dee and A93. The suburb of Milltimber adjoins the site with the village of Peterculter approximately 1 km to the south west. The AWPR passes through the site with a new junction constructed on the southern boundary.

**I.17** The site comprises an area of land which extends to approximately 69 hectares of arable and pasture fields and woodland.

**I.18** The land falls from approximately 115 metres AOD in the north to approximately 80 metres AOD to the south.



**Figure 1: Site Location Plan**

1 View of site looking south from Contlaw Road



2 View of site looking north from Contlaw Road



Figure 2: Site Plan

# 2.0 ASSESSMENT

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## Site Context

**2.1** The site lies to the north of the A93, which over the last century has been a corridor for urban expansion. The suburbs along this arterial route include Cults, Bielside, Milltimber (adjacent to the site) and Peterculter. Although most of these places have earlier origins, much of the development is late 19<sup>th</sup> or 20<sup>th</sup> Century. Milltimber, in particular, is predominantly a post-war housing estate with a suburban layout.

**2.2** More recently sites OP112, OP113, OP46 and OP47, through the LDP 2017, for the development of 28 houses to the south of the proposed site have been allocated through the LDP.

**2.3** The distinctive landscape features of the area include; topographical variety, a mix of wooded and open areas, small groups of traditional buildings, contained suburban edges, stone dykes, occasional lines of trees and distant views to hills.

**2.4** There is a range of facilities in the surrounding area, these are described as follows.

### Retail

**2.5** A local centre at Peterculter, around 1.5km from the site, has a range of local shops. There is also a Marks and Spencers located within the petrol station less than 1km from the site. There is another local centre at Cults less than 4km from the site and a small group of shops at Bielside.

**2.6** A planning application for mixed use development including 60 dwellings and 1225sqm of Class 1 shops and Class 4 business has been submitted for site OP114 on North Deeside Road, which has potential to provide a local centre for Milltimber.

**2.7** In addition, a planning application has also been submitted for site OP48, which includes for up to 550 dwellings and 1000m<sup>2</sup> of commercial floor space to accommodate shops, cafés, small offices etc.

### Health

**2.8** There is a medical centre in Peterculter which is 1.2km from the site.

### Education

**2.9** Milltimber and Peterculter have primary schools which are 800m and 1500m from the site boundary respectively. The nearest secondary school, Cults Academy, is approximately 3km from the site.

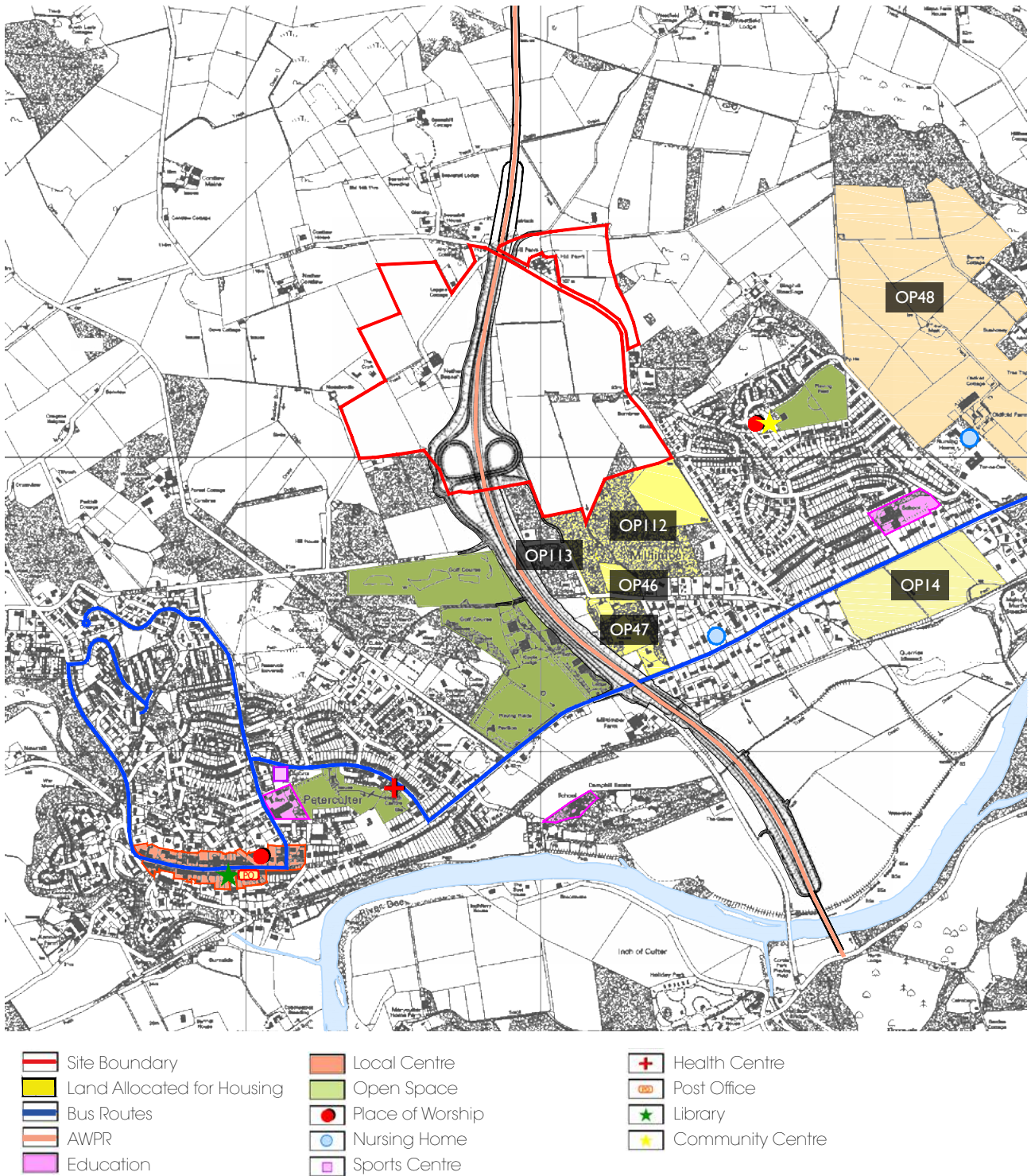
**2.10** The proposals for site OP48, include for a new primary school to replace the existing Milltimber Primary School. The school site is proposed on the western edge of site OP48, less than 800m east of the site.

### Employment

**2.11** There is a small cluster of employment units located less than 4km east of the site in Cults. There are no other significant employment or industrial areas in the vicinity of the site.

**2.12** There are larger scale industrial/business parks at Badentoy less than 6km south of the site and at Westhill and Kingswells less than 5km north of the site.

**2.13** Further employment opportunities will come forward with the development of sites OP14 and OP48.



**Figure 3: Accessibility and Facilities Plan**

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## Leisure and Recreation

**2.14** The local leisure and recreation facilities in the area include:

- Small playing field areas at Peterculter and Milltimber;
- A sports hall at Peterculter;
- A 9 hole golf course at Kippie Lodge in Milltimber, an 18 hole golf course at Peterculter Golf Club, an 18 hole golf course at Deeside Golf Club in Bielside, and a 9 hole golf course and driving range at Aspire, south of the River Dee at Haughs of Ardoe;
- Kippie Lodge in Milltimber also offers an 18m swimming pool, all weather tennis courts, squash courts, fully equipped gymnasium and driving range; and,
- Deeside Line for walking & cycling.

## Transport

**2.15** Public transport provision in the vicinity of the site presently comprises bus services operating along North Deeside Road, approximately every half hour. The closest bus stop to the site can be accessed along Contlaw Road, approximately 800m to the south of the site. Public transport services could also be provided within the site.

## Summary

**2.16** At present, Milltimber offers very little in terms of facilities, with the closest 'neighbourhood centre' located in Peterculter. The site presents an opportunity to provide a mixed use neighbourhood centre for existing and new residents within Milltimber.

**2.17** There are also opportunities to improve public transport links within Milltimber, as part of the proposed development, creating a more sustainable neighbourhood.





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## Site Assessment

**2.18** A review has been made of the site opportunities and constraints based on initial surveys and a review of published information. There are a number of factors which have influenced the location and form of development and these are outlined as follows:

### Access and Circulation

**2.19** The site is split to the north by Contlaw Road. A new bridge has been constructed on Contlaw Road, across the AWPR. The southern section of Contlaw Road, in the context of the site boundary, is residential serving adjoining properties. The road is of varying widths.

**2.20** The AWPR, due for completion in 2018, runs through the centre of the site in a north south direction. A new grade separated junction is under construction to the south of the site, which will connect the AWPR with Culter House Road and the A93.

**2.21** The AWPR provides an opportunity to access the site from the new junction. The internal circulation of the site should be designed to restrict direct access to the east of the site. Movement restrictions for general traffic will prevent increases in flows through the existing network of residential roads.

**2.22** A road and track provide access to Nether Beanshill Farm. Core Path 51 uses this track and access road.

**2.23** Access to the site can be taken from Contlaw Road as well as at the new grade separated junction from the AWPR.

### Topography

**2.24** The land form falls gently from 115 metres AOD in the vicinity of Hill Farm to 80 metres AOD in the south of the site. Most of the site is gently sloping with gradients of less than 1 in 20. There are localised areas with slopes of greater than 1 in 10 to the east of Hill Farm and along the south east corner of the site alongside Contlaw Road.

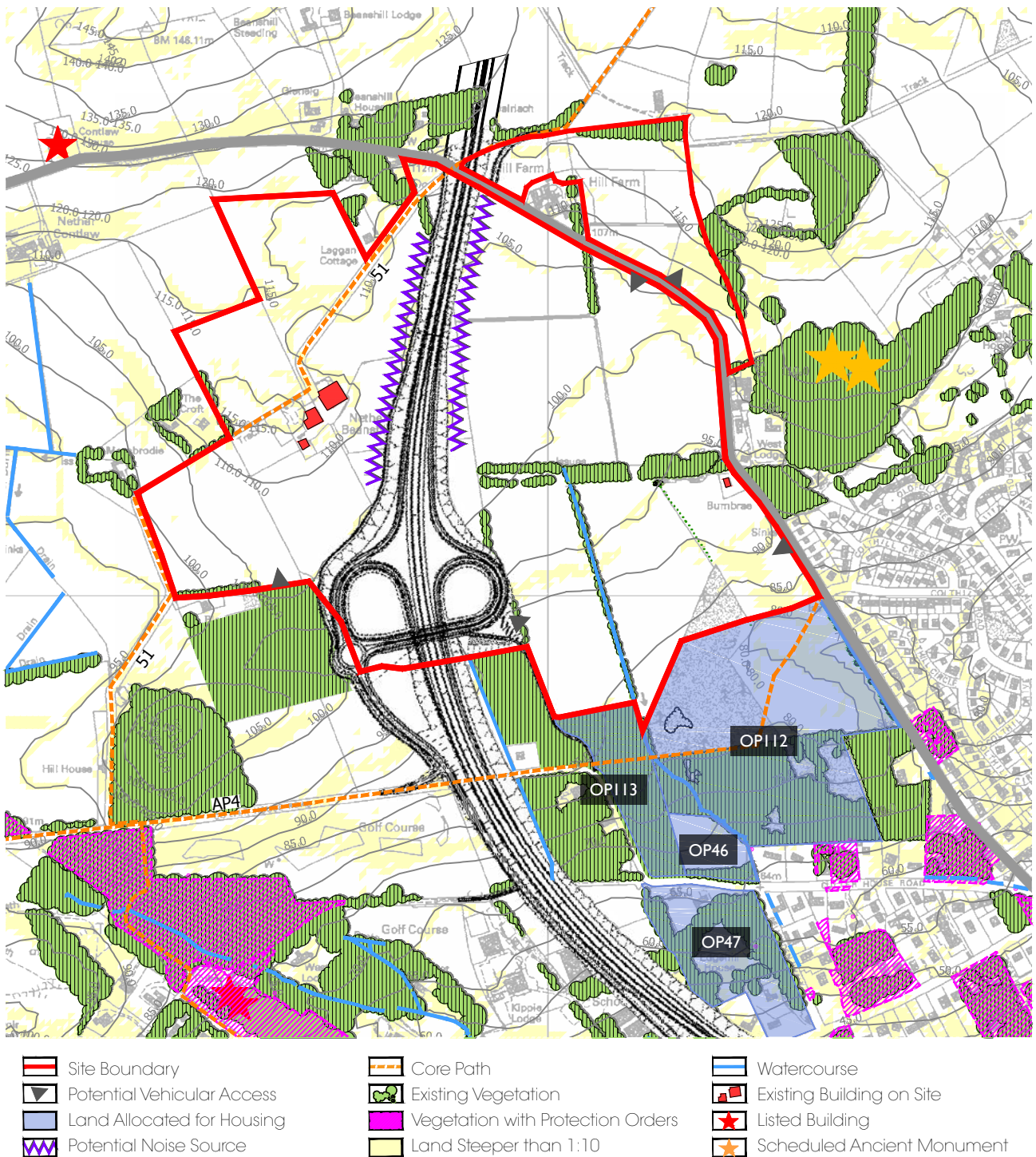
**2.25** The site is generally well contained. The more elevated parts of the site, for example in the vicinity of Nether Beanshill and Dalnach are more prominent than the central and southern areas.

**2.26** The segment of the AWPR which runs through the site is entirely in cutting, reducing noise and visual impact.

### Vegetation

**2.27** The land is a mix of arable and pasture fields and woodland. The fields are, in places, enclosed by hedgerows, lines of trees, post and wire fences and stone walls/dykes. The latter are distinctive features.

**2.28** A narrow woodland spine crosses the site from east to west. The spine is made up of two blocks of coniferous trees and a group of predominantly broad leaf trees in the western section.



**Figure 4: Opportunities and Constraints Plan**

## Heritage

**2.29** There is no known archaeology of significance within the site. Appropriate research and investigative work will be carried out at the relevant stage in the planning process. There are no buildings or structures of particular historic or architectural value within the site. There is a listed building, Contlaw House, 250 metres to the west of the site. Two scheduled ancient monuments lie within woodland to the east of West Lodge about 200 metres from the eastern boundary.

## Ecology

**2.30** Much of the site is actively farmed and there are no known species or habitats of significant importance within the site. The woodland areas are predominantly mono culture plantations of limited ecological value. There is the opportunity to enhance biodiversity through appropriate landscape treatment. Green links on wildlife corridors should be maintained across the site, for example, between the Milltimber plantation and woodland to the east of West Lodge.

## Hydrology

**2.31** A watercourse/drain runs through a line of trees in the south of the site. A discontinuous ditch runs from the central tree belt along the eastern boundary of the site next to Contlaw Road.

## Aberdeen Greenbelt Review

**2.32** Previous Green Belt Reviews identified the site within Area G: Deeside which includes most of the Lower Deeside Ward including the River Dee Valley and the settlements of Peterculter, Milltimber, Bielside and Cults. Under the heading 'Areas considered unsuitable for development' it states that:

*"All the settlements are well contained by the 90-95m contour on the northern side of the Dee Valley. Maintaining this as a northern limit to their development will help to prevent urban sprawl northwards where it would be isolated from the main transport corridors along the North Deeside Road and Deeside Line."*

**2.33** The 90-95m contour limit is a relatively broad brush approach to setting the development limit. It does not take account of the differing levels of topographical variation and varying containment and landscape types which can be identified across this wider area. The development area proposed within the site extends beyond the 90-95m contour, extending to 115m at its highest point. The intent of identifying this contour as the development limit seeks to ensure that development remains well contained within the northern side of the Dee Valley.

**2.34** Given that the site makes no meaningful contribution to the setting of Aberdeen, with no visual connectivity, it is considered that including land beyond the 90-95m contour would not result in visual or physical harm to the quality, character, landscape setting and identity of Milltimber. The Green Belt Review does not take into account the radical change that has occurred as a result of the construction of the AWPR. Development as proposed above the 90-95m contour would be seen in this changed context and would be a less significant feature than the night time lighting and vehicular movement associated with the AWPR.

**2.35** Given the above factors it is inappropriate to maintain this site as part of the Green Belt, since it will either preclude development on a site widely acknowledged to be suitable for development (particularly in the light of the location of the AWPR). Furthermore, it is only through development that the recreational potential of the woodlands on the site is likely to be realised, thereby realising the aims of the Development Plan Policy to enhance the recreation capability of the Green Belt and the specific objectives relating to the Green Space Network.



AWPR under construction



Central Plantation



Contlaw Road next to West lodge



Ditch within site



Contlaw Road next to Milltimber

---

## Landscape and Visual Appraisal

**2.36** A Landscape and Visual Appraisal (LVA) has been carried out and concludes that the site is generally well contained. The more elevated parts of the site, for example in the vicinity of Nether Beanshill and Dalnach are more prominent than the central and southern areas.

**2.37** Figure 5 illustrates the development potential of the site with reference to important landscape features and visual characteristics. This divides the opportunities and constraints for development (in landscape and visual terms) in the following manner:

- Areas of high landscape/visual constraint: suitable for open space and/or mitigation.
- Areas of moderate landscape/visual constraint: suitable for development that includes retention and reinforcement of existing landscape framework to create a sympathetic development edge.
- Areas of low landscape/visual constraint: suitable for higher density development that retains and enhances the existing landscape framework where possible.

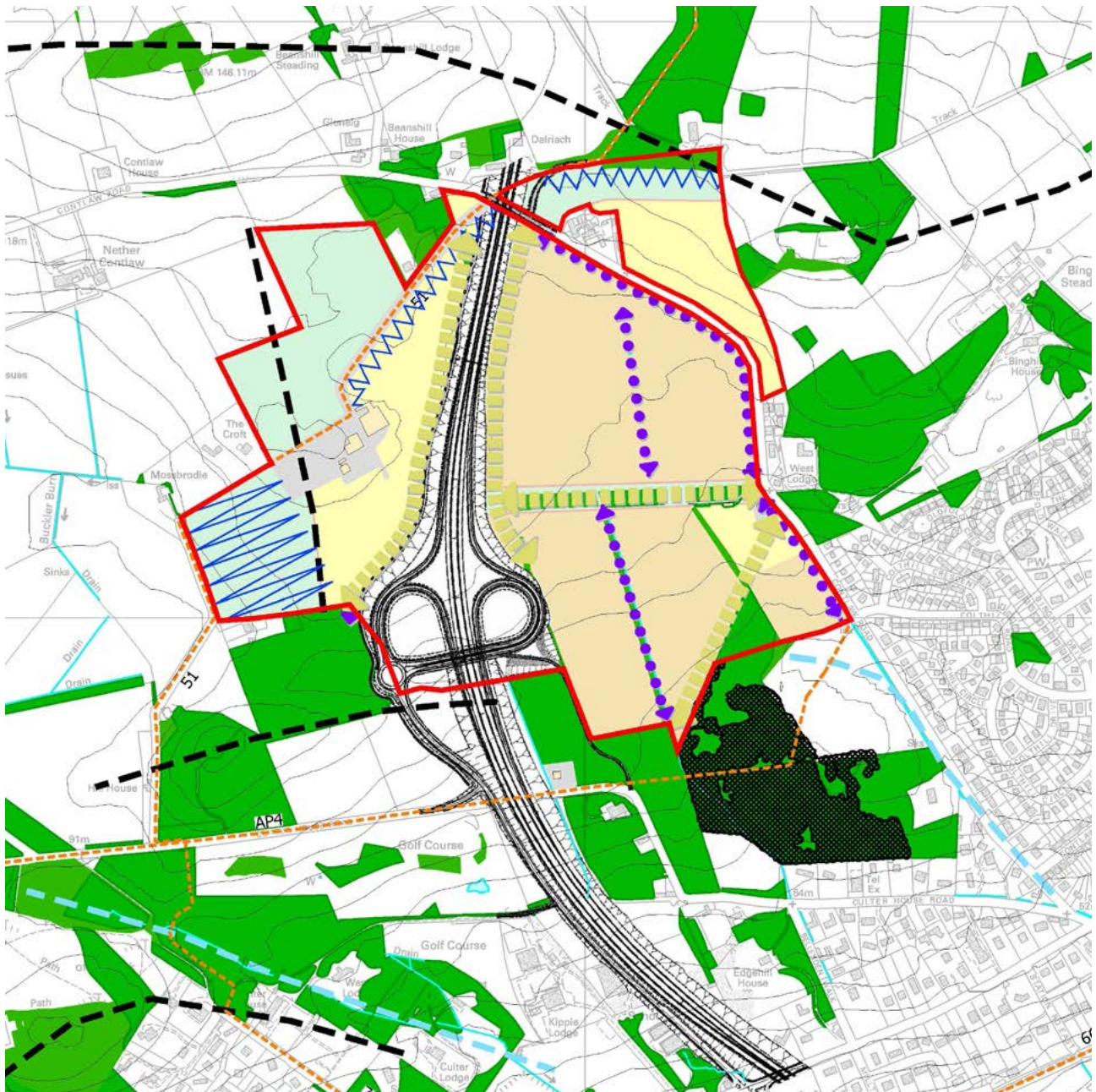
**2.38** The Concept Masterplan has been developed in accordance with the principles set out in Planning Advice Note PAN 44: Fitting New Housing Development into the Landscape.

**2.39** Key principles identified in the landscape and visual opportunities and constraints mapping that have informed the masterplan development include:

- To retain, protect and enhance existing landscape features, including woodland blocks, tree belts and traditional field boundaries, to reinforce the local landscape structure and improve the quality of landscape features;
- To absorb and contain the proposed built development areas within the local landform by working with the undulations of the topography and the existing and proposed landscape framework;
- To ensure the proposals relate well to the existing townscape of Milltimber;
- To provide an appropriate setting to the proposed built development through the provision of perimeter planting and open space areas;

- To minimise visual impacts resulting from distant views on the opposite side of the River Dee Valley and to avoid the potential for development to appear visible along the skyline; and,
- To provide areas of informal open space within the development which would be publicly accessible and which would provide opportunities for passive and active recreation to the wider community.

**2.40** The construction of the AWPR has introduced a significant new engineered feature into the landscape, including a junction to the south of the site, and a bridge to the north. The AWPR lies in deep cut as it traverses through the site. Views from the AWPR within the site and its immediate context will be confined to the road corridor due to the enclosing embankments. To the immediate north of the site new woodland planting has been recently established which will further enclose views from the AWPR.



- |   |   |   |
|---|---|---|
| Site Boundary   | Valleys                                 | Area of High Landscape Value/<br>Visual Constraints   |
| Contours  | Core Paths / Aspirational Paths         | Area of Moderate Landscape<br>Value/Visual Constraint |
| Existing Woodlands, Copses,<br>Treebelts and Individual Trees | Opportunity for Green/<br>Woodland Link | Area of Low Landscape Value/<br>Visual Constraint     |
| Existing Spruce Plantations                                   | Potential Green Corridor                |   |
| Existing Scrub  | Potential Green Link                    |   |
| Ridgelines  |   |   |

**Figure 5: Landscape Opportunities and Constraints Plan**

# 3.0 DEVELOPMENT PARAMETERS

## Concept Masterplan

**3.1** The proposed development will provide a sustainable mixed use urban extension integrated with the landscape and existing residential area. Up to 800 dwellings will be provided, which will be predominantly family housing. The LVA concludes that the site is well suited to accommodating the proposed quantum and mix of development. The LVA also states that the proposed development would not have an adverse impact on the landscape of the wider area or Green Belt. The Concept shown in Figure 6 has the following elements:

- ① A new mixed use neighbourhood centre which will have a range of facilities including primary school and supermarket. The centre will serve the new development and adjoining existing urban area.
- ② The residential development responds to the context in terms of visibility and the character of existing adjoining development.
  - a) Development to north of Contlaw Road and west of the AWPR will be low density, with an informal character in terms of layout and building design. Landscape will be a dominant element in these areas, with extensive tree planting between fronting buildings.
  - b) The remainder of the residential areas within the site will have a more formal layout with a regular building line and repeated forms. Densities will range from 25 to 35 dwellings per hectare.

③ As part of the balanced and sustainable approach to development, an employment area next to the new junction will provide local jobs for the new development and existing residential area. In the final masterplan, every effort will be made to integrate this employment area within the centre and its residential surroundings.

④ A pattern of movement routes will be orientated towards the new neighbourhood centre. This includes a direct link to a new junction on the AWPR. The circulation pattern is designed to minimise traffic flows on the existing residential roads.

⑤ A landscape structure based on retained stone dykes, woodland and trees with extensive new planting to create shelter and enclosure. The treatment will help minimise the impact on the surrounding landscape. The landscape will provide a strong identity for the development with a predominantly naturalistic treatment. The spaces next to the mixed use centre will have a more formal character reflecting the intensity of use and range of facilities.

- The impact on climate change has been fully considered with a range of measures incorporated into the scheme including:
  - » Shelter belts
  - » Sustainable Urban Drainage system (SUDs)

- » Promoting the use of sustainable modes of transport and reduced journeys

- » Exploration of a number of renewable energy sources.

- The biodiversity will be protected and enhanced through, retention of trees and woodland of value, new planting and introduction of new wetland areas as part of the SUDs. Green corridors will connect the areas of ecological value.

**3.2** The emphasis will be on providing a cohesive development which will bring significant benefits to the existing community. The development, through a landscape framework and interaction with urban form and architecture, will be distinctive with a strong sense of place. The impact on the landscape will be minimised by a combination of measures including: structural landscape, urban design layout, disposition of development and green space.

**3.3** A key aspect of the concept is maximising the benefit of a junction on the strategic road network for new and existing residents. This could significantly decrease traffic using the A93. It is proposed that the existing Milltimber residents access the AWPR via an indirect route north, up Contlaw Road, without pressuring Colthill Road.



- Site Boundary
- Residential
- Mixed Use
- Employment
- School
- Transport Interchange
- Open Space
- Existing Planting
- Proposed Planting

**Figure 6: Concept Masterplan**



## Land Use, Amount and Scale

### Residential

**3.4** The development will accommodate approximately 800 high quality homes. The dwellings will be predominantly family housing with a range of types and tenures. Apartments will be concentrated in the mixed use centre. Residential land of around 21 hectares is identified, with further housing proposed within the mixed use centre, some of which will be flats above shops and other ground floor businesses. The residential buildings will be predominantly 2 or 2½ storey, although there may be scope for higher buildings at key locations.

### Mixed Use

**3.5** The mixed use area will create a vibrant centre for the development and provide a range of accessible local facilities. The location of the mixed use centre next to the primary school will create a strong community focus. The range of facilities and uses accommodated within the centre could include land for:

- Retail – a supermarket and a range of smaller shops;
- Leisure uses, including public house and cafés;
- A community centre;
- An ecumenical centre or church;
- A primary health centre;
- Class 4: Business and Industrial use which may take the form of small offices and workshops;
- Residential use including apartments.

**3.6** These uses will be provided in an integrated and efficient way with individual buildings accommodating a range of different uses. The centre will have traditional elements, including a square and green with retail/ community opportunities around them. The square provides a gathering space at the entrance to the primary school. With a location close to Contlaw Road, the centre will also serve the existing Milltimber area making this residential area a more attractive and sustainable place to live.

### Employment

**3.7** A range of jobs will be created by the development. In addition to those generated by construction, the new permanent jobs will be provided by:

- An employment site for Class 4 and some Class 5 uses. Located next to the mixed use centre and comprising approximately 2 hectares. The site benefits from direct access off the AWPR.
- Small offices, workshops and live work units in the mixed use centre;
- A supermarket, shops and any leisure facilities;
- A potential new Primary school;
- Community and health facilities.

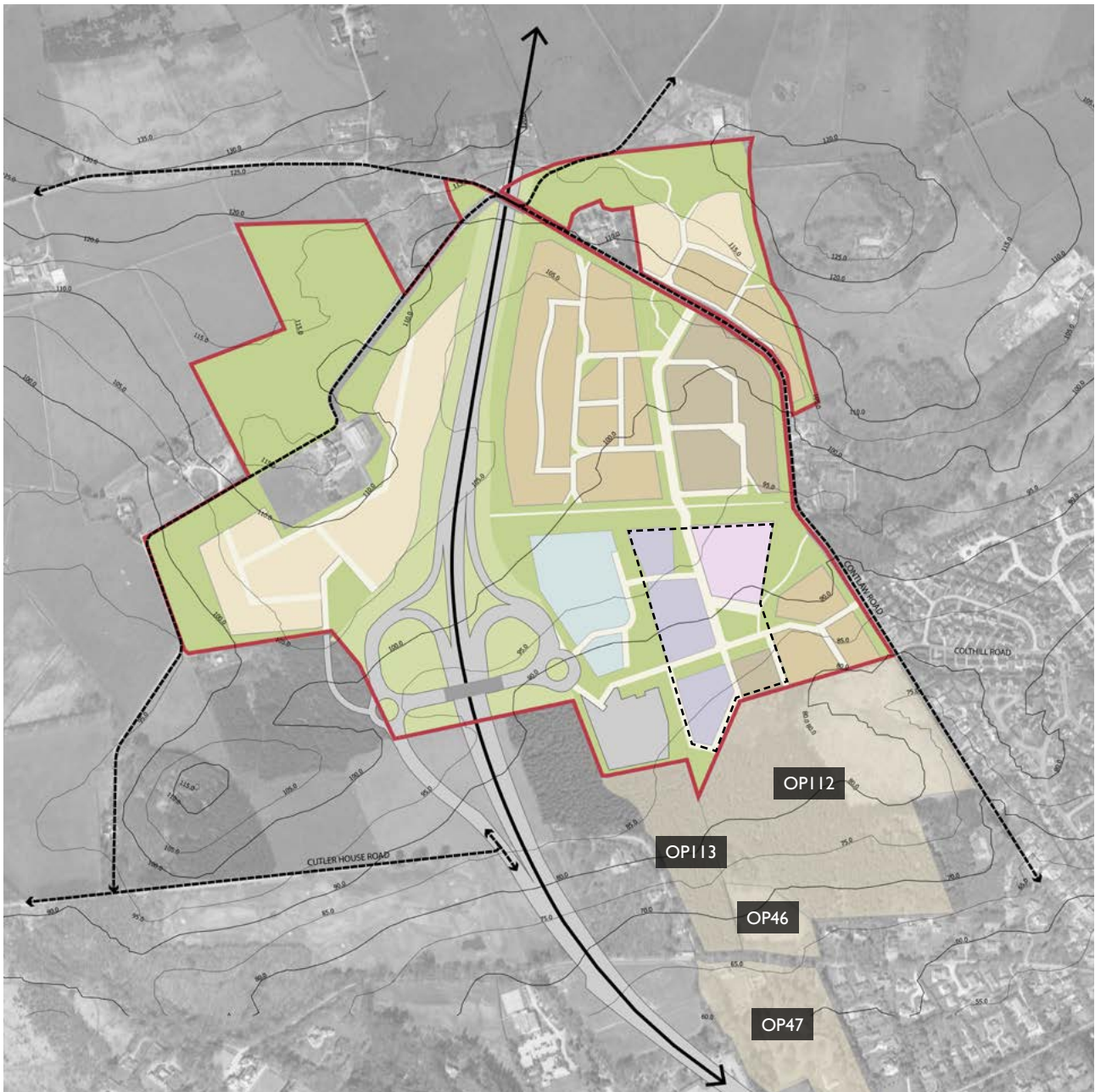
**3.8** In addition, the development will promote homeworking through the provision of fibre networks.









### Education

**3.9** A site for a single stream primary school is provided as part of the mixed use neighbourhood centre.

Residential	21 ha
Mixed Use	2 ha
Employment	2 ha
School	1 ha
Transport Interchange	2 ha
Open Space	19 ha
Infrastructure	22 ha
<b>TOTAL</b>	<b>69 ha</b>

**Figure 7: Land Use Table**



- |  |   |
|--|---|
|  Site Boundary                |  Mixed Use             |
|  Residential - Higher Density |  Employment            |
|  Residential - Medium Density |  School                |
|  Residential - Lower Density  |  Transport Interchange |
|  Local Centre                 |  Open Space            |

**Figure 8: Land Use and Densities Diagram**

## Access and Movement

**3.10** Principal vehicular access to the main part of the development will be provided from the new interchange onto the AWPR which will also accommodate bus access to the proposed Transport Interchange. This new junction arrangement also incorporates a direct connection to the A93/North Deeside Road which will comprise the main focus for access to the local road network. There is also a less direct route between the A93 and AWPR through Milltimber, which allows local residents to directly access the strategic road network. This arrangement will therefore provide a high degree of accessibility not only to local radial networks to/from the City centre but also to the western side of the City and the trunk road network beyond via the new orbital route, helping to realise the wider economic benefit to the region which the AWPR is designed in part to deliver.

**3.11** The majority of connections to the neighbourhood centre and employment opportunities from the Milltimber area will be exclusively for pedestrians, cyclists and public transport. The development makes a single connection onto Contlaw Road to the east of the site, as it seeks to integrate with the existing Milltimber community,

and to provide access for a group of dwellings in the south eastern corner of the site. The priority of pedestrians, cyclists and public transport will be achieved through implementation of a series of traffic management measures including the provision of bus gates to control through traffic movements.

**3.12** A Transport Interchange located next to the neighbourhood centre will not only serve access to the development and interchange between bus services planned to operate via the AWPR and along radial routes to/from the City centre, but also accommodate parking for approximately 300 cars, helping to encourage modal transfer for trips into and around the City.

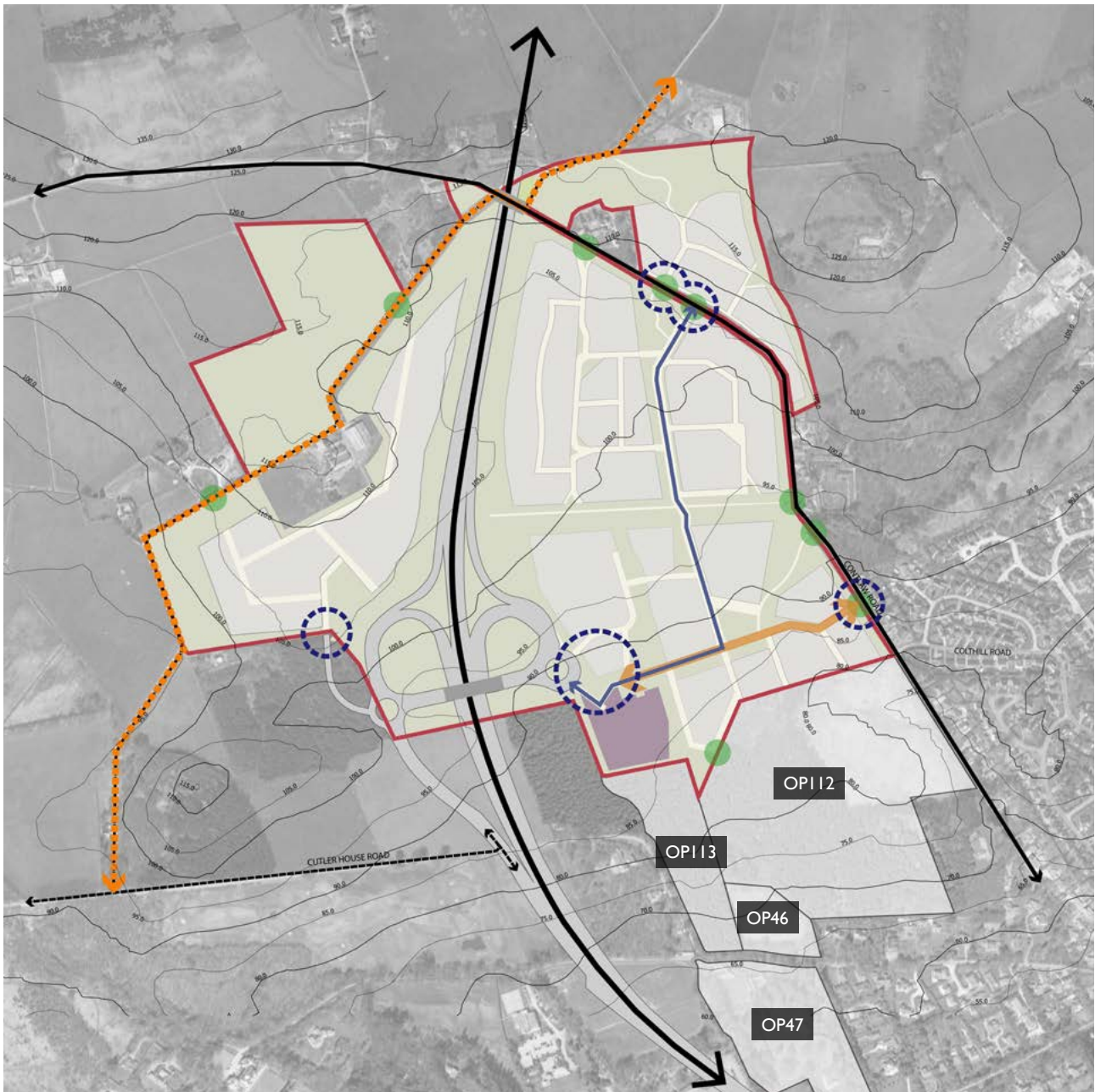
**3.13** As well as providing links to existing networks along Contlaw Road and Colthill Road to the east and Culter House Road/Bellenden Walk to the south and west outwith the site, networks of footpaths and cycleways will be established across the development area aimed at prioritising use of these modes for local access. Such routes will have a recreational role for residents of both the development and the wider area as well as connecting between attractions as directly as possible.

**3.14** Within the site, networks of streets and paths will be developed in line with the philosophy identified in the Policy Statement for Scotland 'Designing Streets'. This focuses on the objective of designing places, not prioritising requirements for movements. It aims to promote a better quality of living for all users and appropriately influence sustainable patterns of behaviour.

**3.15** The parallel 'Designing Places' identifies six qualities of successful places setting out key considerations for street design:

- Distinctive
- Safe and Pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient

**3.16** It is envisaged that street and path networks within the development area will be designed to maximise delivery of these qualities through implementation of the recommendations of this Policy Statement and in compliance with requirements of the City Council.



- Site Boundary
- - - Vehicular Access Point
- Main Street
- Secondary Street
- Bus Priority Route
- Transport Interchange
- - - Existing Core Path
- Pedestrian Access Points

**Figure 9: Access and Movement Diagram**

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## Landscape and Open Space

**3.17** A range of open spaces will be provided to serve the needs of all age groups in the development. The open space provision will also be accessible to the existing residential area to the east of Contlaw Road.

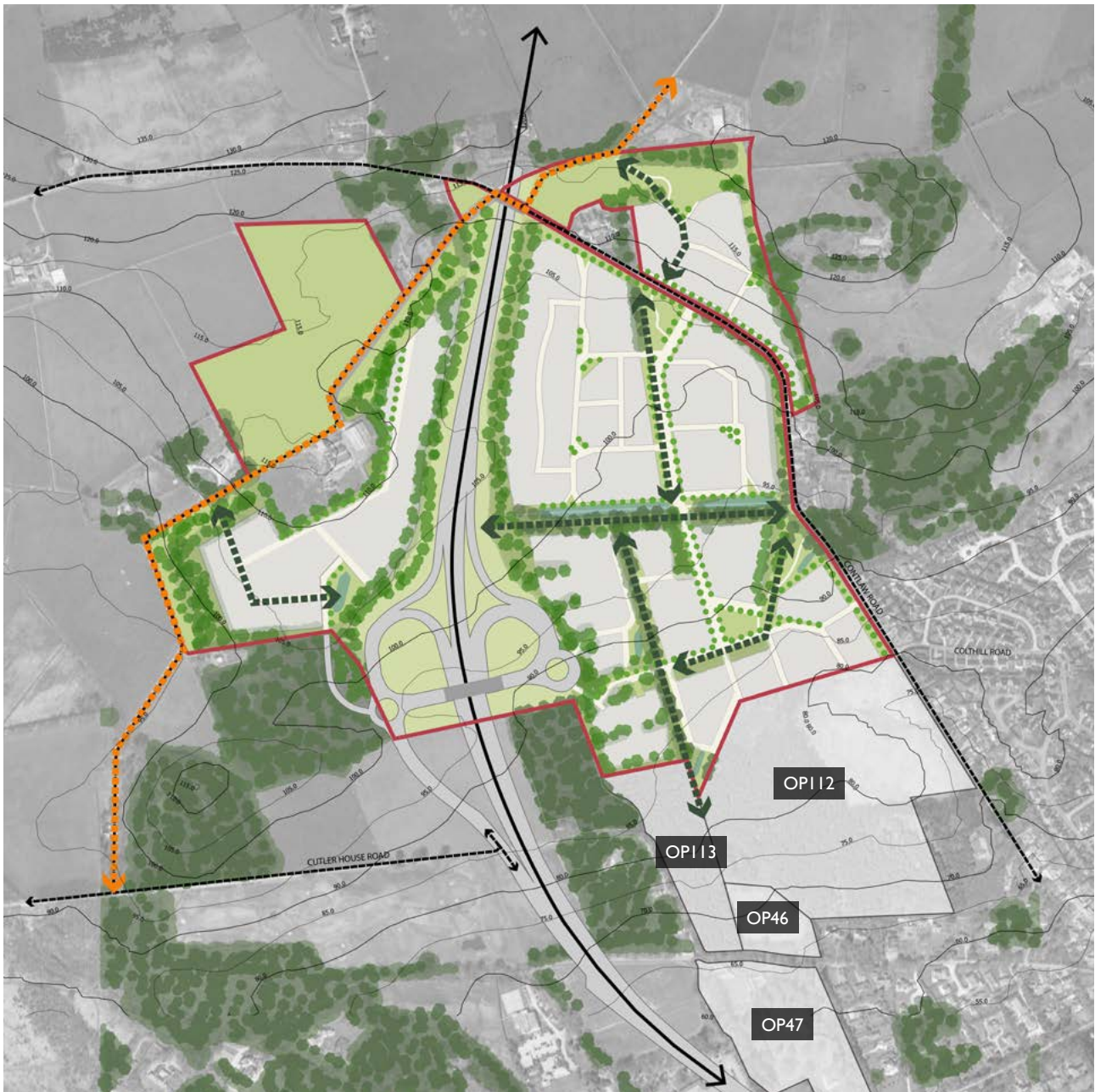
**3.18** A linear park will be provided together with smaller spaces evenly distributed throughout the area, which will act as focal points in the development. Approximately 19 hectares are provided for open space.

**3.19** The existing woodland spine which crosses the site from east to west forms an important part of the open space provision. It

is proposed that the woodland be positively managed, with structurally sound areas retained, and new strategic planting be undertaken to compensate for any woodland loss and to reinforce the local landscape patterns.

**3.20** New planting will also assist in integrating the AWPR corridor and proposed development into the landscape, and will serve as a habitat corridor through the site.

**3.21** Within the proposed residential development, tree and shrub planting would be established to integrate the proposed development areas, and to create a legible hierarchy of routes and spaces through the site.



- Site Boundary
- Open Space
- Existing Planting
- Proposed Planting
- Avenue Planting
- SUDS
- - - Existing Core Path
- - - Green Routes

**Figure 10: Green Space Diagram**

# 4.0 CLIMATE CHANGE

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**4.1** This section describes the measures incorporated into the development to ensure mitigation through reducing CO<sub>2</sub> emissions and conserving water and adaptation to the predicted changes to the climate and extreme weather events. The measures are a fundamental part of the approach to the scheme and are fully integrated into the development in a way which enhances the appeal of the scheme and its distinctiveness. The measures are briefly described below:

## Drainage

**4.2** The issue of drainage, including the provision for storm water in extreme weather events has been considered in the development of the masterplan. Measures to be included within the design approach are set out below:

- Reduce the amount of non permeable surfaces and thereby run-off specifically road areas and maximise the space devoted to gardens.
- Use of permeable paving, where appropriate.
- Retain the system of watercourses and ditches on their current alignment, wherever possible, with improvements to increase capacity and nature conservation value.
- SUDs which incorporate the existing watercourses and provide a network of new ditches, swales, wetlands and ponds.

**4.3** Measures such as roof design and construction to reduce run-off and recycling of rain water will also be considered. The SUDs is designed to form a highly positive element in the landscape of the development creating focal points and positive elements in the public realm.

## Energy Efficiency

**4.4** The site has a south facing slope and orientation. The retained vegetation in the form of woodland and treelines, together with new shelter belts, will create a series of landscape cells. The shelter created by the cells will be reinforced by the grouping of buildings. These measures have been an integral part of the approach to the design of the masterplan and provide for an energy efficient form of development. The buildings will conform to the guidelines current at the time of construction on energy efficiency and insulation. Use will be made of new construction and building material technologies to improve the energy efficiency of buildings. With the southerly aspect there are opportunities for passive solar gain.

## Transport and Movement

**4.5** The emphasis is on promoting sustainable transport modes offering choice for a wide range of journeys. The modes which can significantly reduce car journeys are:

- Walking and cycling along safe streets and a network of dedicated paths, which link with adjoining neighbourhoods and countryside.

- Potential for a network of new bus services accessed through the site.
- Potential for a transport interchange.

## Ecology

**4.6** The strategy for the development includes the following measures to protect, enhance and extend biodiversity:

- Retention of the areas of ecological value as far as possible;
- Management measures will protect and enhance the ecological value of these areas;
- The ecological value of landscape elements, such as, watercourses and ditches will be improved;
- New habitats will be created including wetlands and ponds as an integrated part of the measurements of SUDs areas;
- The landscape treatment of open spaces and parts of the public realm will encourage wildlife through careful selection of plant species and management regime;
- By providing a range of facilities within the development, including the mixed use centre, employment, primary school and a range of open space facilities, the need to travel outside the site is reduced. These facilities will also considerably enhance the sustainability of the adjoining Milltimber community; and
- Measures to encourage wildlife will be extended to private space and buildings.





# 5.0 IMPLEMENTATION

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## Phasing

**5.1** It is likely that all four phases of construction could be complete between six and eight years.

- Phase One extends to approximately 16 hectares - c. 150 homes.
- Phase Two extends to approximately 15 hectares - c. 350 homes.
- Phase Three extends to approximately 6 hectares - c. 150 homes.
- Phase Four extends to approximately 20 hectares - c. 150 homes.

**5.2** These phases are indicative and subject to revision following discussions with Aberdeen City Council.

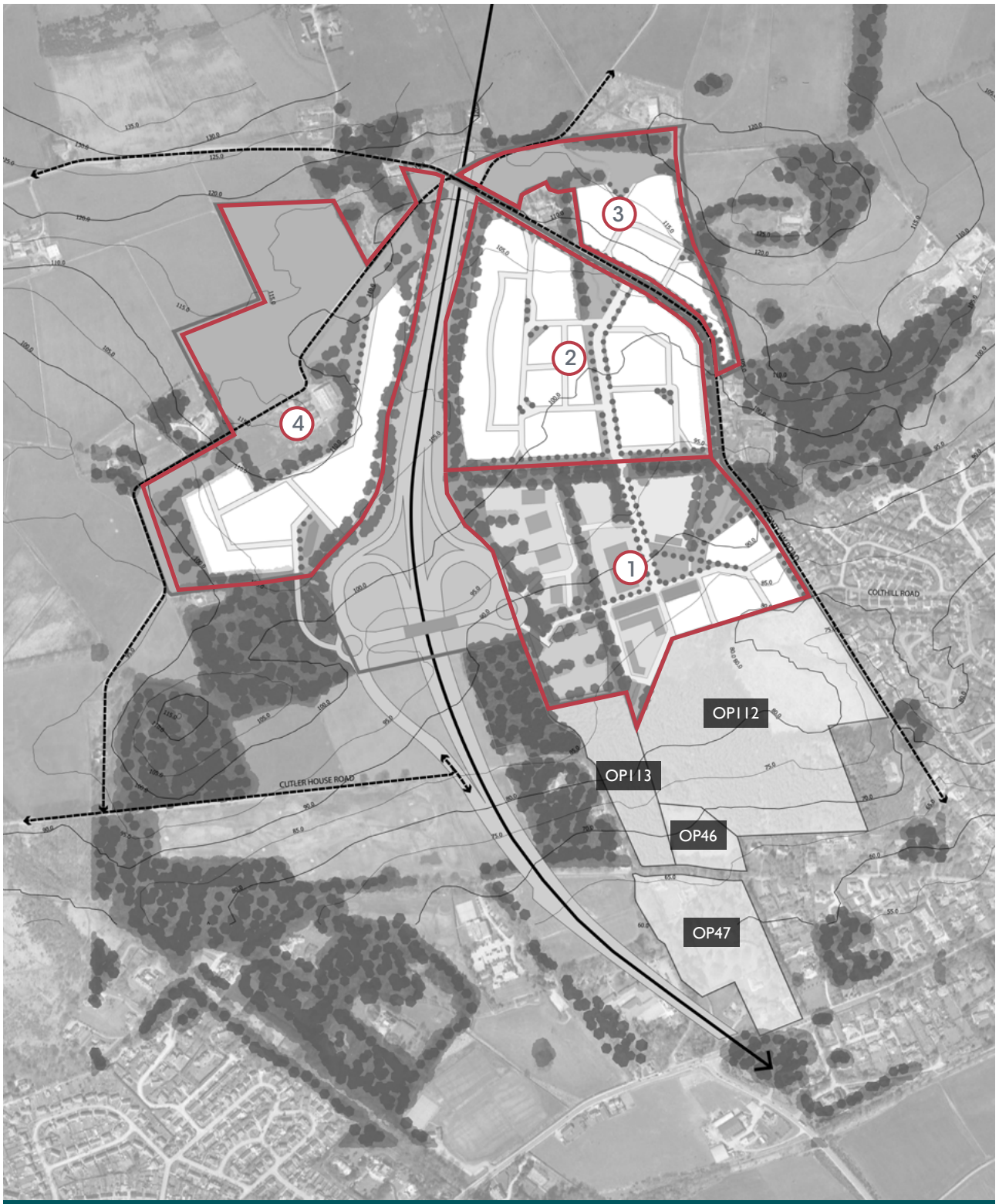


Figure 11: Phasing Plan

