

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)	Albyn Playing Fields
5.2	Site Address	Land to east of Peterculter.
5.3	Postcode	AB13 OAD
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Contained within supporting documents Site Proposals Supporting Statement
5.7	Please provide the National Grid reference of the site.	384889 801109
5.8	What is the current use of the site?	Albyn School Private Playing Fields
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Development associate with playing fields.

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	Yes
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details:	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: Previous Bid	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: A bid was submitted to the most recent review of the local development plan, reference 0911. At this time there was no requirement to identify additional allocations for residential development.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	✓
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?		
7.3	Site Area (hectares)	3.7ha	
	Housing		
7.4	Approx. no of units.	100	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	It is intended that the development would provide a range of housing to meet the local housing demand in Peterculter. In particular it is envisaged that there will be smaller houses at the more affordable level and and some flats to cater for local demand.	
7.6	Affordable Housing Percentage	25% or in accordance with Council prevailing Council policy.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Details: To be confirmed.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private housing for sale and affordable housing.	
	Employment		
7.9	Business and Office	0m ²	
7.10	General Industrial	0m ²	
7.11	Storage and distribution	0m ²	
7.12	Other Please specify	0m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		

7.13	Housing	
7.14	Employment	m ²
7.15	Retail	m ²
	Retail	
7.16	Approx. floor area	m ²

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

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No Details:</p>
8.2	Will the proposed development be phased?	<p>Yes The development will be phased with the relocation of the playing fields. The provision of replacement playing fields can be delivered quickly.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	The development would in large part be completed within the first 5 years of the plan.
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No Details: Funding will be provided by private housebuilder.</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:</p>

9.	Sustainable Development and Design			
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:			
	Orientation			
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds		
		Some shelter from northerly winds		
		Good shelter from northerly winds	✓	
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 previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)		
		Little or No Risk	✓	
		There are very small areas of pluvial flooding identified. It is not apparent on-site why this would be the case, but the development would incorporate SUDS and suitable drainage to ensure that there is not risk to properties.		
		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:		
9.7	Have discussions been had with the Council's flooding team?	No Details:		
9.8	Have discussion been had with Scottish Water?	No Details:		

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	This cannot be confirmed at this stage. Details:
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-	This cannot be confirmed at this stage. Details:

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	✓ See supporting statements for further details.
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	✓ See supporting statements for further details.
9.16	Land use mix (will the development contribute	No contribution	

	to a balance of land uses, or provide the impetus for attracting new facilities?)	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:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	✓		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		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		✓	
		Local shops			✓
		Sports facilities			✓
		Public transport networks	✓		
9.28	Footpath and cycle connections	No available connections			

	(are there any existing direct footpath and cycle connections to community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Limited range of connections	
		Good range of connections	✓ The site has a connection via the Core Path network and existing footpaths.
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	✓
		Significant	
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	To be provided.
9.31	Does the development have access to high speed broadband?	No Details: Connection will require to be provided.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Detailed design of the properties will proceed at a later stage in the planning process. An investigation of the most efficient measures to achieve the requirements will be undertaken at the detailed stage.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	Public open space		

9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	<p>Yes Details: This location has excellent access to the countryside, and woodland walks and areas for informal recreation.</p> <p>The calculation within the current policy would suggest that there is a requirement for</p> <p>$2.6 * 100 = 260$ people 0.26 (260 as a proportion of 1000) * 2.8ha = 0.7ha.</p> <p>An indicative layout has been prepared and with the landscaping around the edge of the site and fronting North Deeside road and opportunity for more formal open space within the site the development of 100 units can be achieved and meet the expected open space requirements.</p>	
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	
		<p>Please justify your response:</p> <p>Please see supporting statement and site proposals.</p>	

10.	Education		
10.1	Have discussions been had with the Council's Education Department?	No Details:	
10.2	<p>Is there currently education capacity for the proposed development?</p> <p>https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</p>	<p>Details: See supporting Statement.</p>	

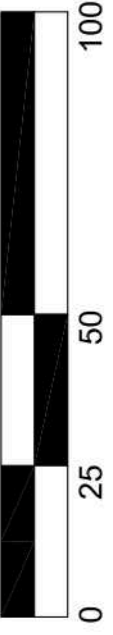
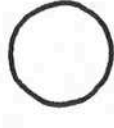
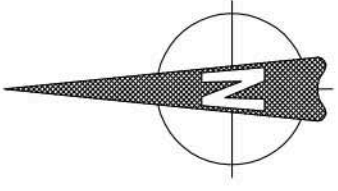
11.	<p>Community benefits</p> <p>Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)</p>		
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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 see supporting statement.
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12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: Separate site proposals provided with this submission.

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		
13.4	Habitat/Biodiversity Assessment		
13.5	Landscape Assessment		
13.6	Transport Assessment		
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		
	Supporting Bid Statement	✓	
	Indicative Site Layout / Proposals	✓	

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above. Please provide details of viability: The land is in the sole ownership of Albyn School, with no debt. The development will be delivered by a private housebuilder. The land value will reflect the costs of development and the expected sales revenues. The costs associated with the relocation will be met through land receipt and in assessment it is fully expected that this will be achieved.	✓



Rev.	Date	Details	Drawn	Checked
INFORMATION				
Project Client: Local Development Plan Bid Albyn Playing Fields For Albyn School				
Project No: IAAB18-0003				
Dwg No: A1-00-01				
Scale: 1:1250 @A3				
Drawing: Indicative Site Layout				
Drawn By: CS				
Date: APRIL 2018				
Checked By: Date:				

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Contractors must work only to figured dimensions which are indicated on site.
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Supporting Bid Statement

Albyn Playing Fields

IAAB18-0003

Albyn School Limited

25 May 2018

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1 INTRODUCTION

This development bid has been prepared as a part of the participation process for the review of the Aberdeen Local Development Plan. This submission is in relation to land to the east of Peterculter currently occupied by Albyn Playing Fields.

This representation has been prepared in response to the Main Issues Report (MIR) consultation opportunity on behalf of Albyn School.

2 SITE DESCRIPTION AND BACKGROUND

The site in question is located on the eastern edge of Peterculter, with frontage along North Deeside Road. The site is surrounded by mature trees with an attractive line of trees fronting along North Deeside Road.

Heading northwards from North Deeside Road there is a collection of residential properties and the historic Culter House (former St. Margaret's School Boarding House). All of the properties are surrounded by woodland.

To the east of the site is Kippie Lodge a sports and country club that has an associated golf course. To the east of Kippie Lodge the new AWPR, is under construction, which is due to open in Spring 2018.

The southern boundary follows North Deeside Road. To the south west, there is a collection of houses, and the views open out towards the River Dee valley to the south east.

The site is currently in use as Albyn School's playing fields. Albyn School is an independent, co-educational day and boarding school for pupils aged 2-18. The playing fields located at Peterculter are wholly owned by Albyn School and for school use only. Pupils are currently bussed from the school to the playing fields.



Figure 1 View from North West Corner of the Site



Figure 2 View from North Deeside Road

3 PROPOSED DEVELOPMENT

The proposal is to redevelop the current playing fields at Peterculter to provide a residential extension to the existing settlement and to relocate and provide enhanced sporting facilities for Albyn School. The enhanced facilities would provide outdoor pitches and courts with associated changing facilities. Options for relocation are being identified providing reduced travel distance to Albyn School and where enhanced facilities can be provided. The development would be phased to provide continued sports provision through the relocation, this is essential for the continued operation of Albyn School.



Figure 3 Site Layout

The residential development forms a critical part of the relocation and provision of enhanced facilities. The proposal is to redevelop the site for approximately 100 homes, providing a variety of house types, sizes and tenures. Peterculter is a popular location and a good mix of housing will provide people enhanced choice in the availability of housing to allow them to remain in the settlement.

In developing the site for 100 units it is anticipated that from the point of an allocation in the Local Development Plan, firm plans can be progressed and the planning of the housing proposal would commence alongside the relocation of the playing fields within the first five years of the next Local Development Plan.

4 PLAYING FIELDS

Scottish Planning Policy provides advice in relation to sports facilities. It expects that outdoor sports facilities should be safeguarded from development except where:

- the proposed development is ancillary to the principal use of the site as an outdoor sports facility;
- the proposed development involves only a minor part of the outdoor sports facility and would not affect its use and potential for sport and training;
- the outdoor sports facility which would be lost would be replaced either by a new facility of comparable or greater benefit for sport in a location that is convenient for users, or by the upgrading of an existing outdoor sports facility to provide a facility of better quality on the same site or at another location that is convenient for users and maintains or improves the overall playing capacity in the area; or
- the relevant strategy and consultation with SportScotland show that there is a clear excess of provision to meet current and anticipated demand in the area, and that the site would be developed without detriment to the overall quality of provision.

The proposal put forward in this bid by Albyn School is that the redevelopment of the sports pitches is sought to achieve the objective of providing new improved outdoor sports facilities. The improved facilities will also be more conveniently located for Albyn School, the sole user of the sports facilities. This proposal is fully in accordance with the expectations of Scottish Planning Policy's third reason to allow for the development of outdoor sports facilities.

There are sites available for playing fields and further investigation is being undertaken by Albyn School. At this early stage a site has already been offered to Albyn School for relocation. In the relocation of the playing fields, the continued access to outdoor sports facilities throughout the development process will be fundamental to the operation of Albyn School.

5 LANDSCAPE AND GREEN BELT

The site is located within the Green Belt within the extant Local Development Plan. However, in undertaking a review of the Local Development Plan this designation also requires to be reviewed in light of a need for any new allocations for development. With the exception of urban areas and existing development allocations all land within the city boundary is designated as Green Belt. The Green Space Network also covers a large proportion of the land identified as Green Belt and most of the land around settlements.

Scottish Planning Policy identifies that the purpose of a Green Belt is to direct development to the most appropriate locations, protect and enhance the character, landscape setting and identity of the settlement; and protect and provide access to open space.

Scottish Planning Policy states that the Green Belt should give consideration to "the need for development in smaller settlements within the green belt, where appropriate leaving room for expansion."

There is a series of settlements that extend from Aberdeen along the A93, Cults, Bieldside, Milltimber and Peterculter. Local Development Plans have identified space for expansion within the settlements over time, although currently the scope for development in support of Peterculter is restricted in comparison to the other settlements.

There is a desire to ensure that the settlements along North Deeside Road remain distinct and that they do not merge into one continuous built up area. Part of the popularity of this location is the easy access to and views out to the surrounding countryside that this form of development provides. Additional development in and around these settlements will enhance the viability of improved services and facilities to the benefit of existing residents.

It is not so much the separation in plan form that provides each settlement with its own character. It is considered that the separation is created more fundamentally by the transitions between denser development transitioning to development set in mature woodland between the settlements. Critically important in providing the sense of separation are the punctured views out over the Deeside valley between the main settlements that provide a link to the more rural location.



Figure 4: View to Deeside Valley

The proposed site has a frontage of trees and is bound by trees and woodland on all other sides. These features do enhance the character of the area. The proposals submitted would fully intend to maintain the trees surrounding the site as a feature to the development and to integrate the development with the existing settlement. The majority of the site itself is in use as private playing fields which provide little contribution to access to open space as these are locked and in private use only. The proposals submitted would replace these playing fields in a location that is more quickly and conveniently accessed by Albyn School and there would be an improvement in the quality of facilities offered by Albyn School.

6 ENVIRONMENT

The site is bound by trees around the edges of the site, but the area proposed for development includes made ground for sports pitches, tennis courts and associated changing facilities. There is limited environmental value attributable to the playing fields and the trees around the site will be enhanced through landscaping within the site. There are ditches that run either side of the site, but there are no water courses running through the proposed site.

7 ACCESS AND ACCESSIBILITY

Scottish Government's Planning Advice Note 75: Planning for Transport at page 24 states that when assessing accessibility to local facilities by walking and cycling a maximum threshold of 1600 metres is broadly in line with observed travel behaviour. The site is located on the edge of Peterculter. There is an existing footpath that links the site along North Deeside Road into Peterculter. Within walking distance there is a range of facilities in very close proximity (Marks & Spencer, a medical practice and pub/restaurant). Just beyond 800m is the defined neighbourhood centre, sports centre and primary school.



Figure 5 Accessibility

The nearest bus route is located approximately 130m from the site providing access to the with stops at Johnston Gardens North and School Road. Bus routes provide access to the number 19, 119, 201, 202, 203 services. The number 19 is the main service from Culter to Tillydrone, running approximately every 15 minutes during peak times.



Figure 6 Bus Stop on North Deeside Road

The site is currently well connected to the core path network providing convenient access to recreational routes to the north of Peterculter and the Deeside Line.

Peterculter is a largely residential area, with employment opportunities in local businesses in the neighborhood centre and in the provision of local services. Additional housing will help to support this local employment. With the accessibility to the bus route and the AWPR this site benefits from excellent accessibility to most of the strategic employment areas in and around Aberdeen.

8 AWPR

The AWPR is located between Peterculter and Milltimber with the site approximately 230m from the road at its closest point. There was some concern in the assessment of the development proposal previously due to the proximity to the AWPR. Figure 6 shows the almost completed road. This shows that the road at this location is within a cutting and North Deeside passes over the AWPR with no visible change in grade. The design of the road, the separation distance and the tree belts that surround the site will all limit any nuisance from noise.



Figure 7 View looking South Along AWPR

9 EDUCATION

The site is zoned to Culter Primary School and Cults Academy. Cults Academy is 5 km to the east and would require to be accessed by bus, while Culter Primary School is within walking distance from the site.

Culter Primary School has a declining roll with limited new developments in the catchment and a development of this scale would assist in sustaining the roll and the local facility.

Cults Academy was forecast to exceed capacity and a rezoning exercise was implemented in August 2016. The published school roll forecast is based on 2015 data and confidence in this information is low. The roll within Cults Academy is forecast to increase, but is largely able to accommodate these projected pupil numbers with a maximum forecast of 103% of the school's capacity/

As a part of the Countesswells development, a new secondary school is to be provided prior to the occupation of the thousandth house. Based on the information within the 2018 Draft Housing Land Audit, it would be anticipated that this would require to be in place by 2021.

An additional secondary school in this area provides scope for rezoning to make the most efficient use of the existing and new assets. A development of 100 units within the Cults zone for the period from 2021 onwards will potentially only generate 20 pupils of secondary school age based on the 0.2 pupil per household ratio applied in this location within forecasts.

Despite pressures at Cults Academy over time, a development of this scale could be planned for and accommodated within the existing schools.

10 CONCLUSIONS

The proposal is to redevelop the site for approximately 100 homes, providing a variety of house types, sizes and tenures. Peterculter is a popular location and a good mix of housing will provide people with enhanced choice in the availability of housing to allow them to remain in the settlement.

The site is in private use as playing fields and has no wider community benefits in providing access to open space and recreation. The site is also of limited environmental value. Albyn School will relocate the sports facilities to a location that is more quickly accessed from the School and where improved facilities can be provided.

The location of the development provides for excellent access to services and facilities to the benefit of residents. The development will also provide support to local services and business through increased local population.

The site is currently designated as Green Belt, but in retaining the trees that surround the site, the development will be largely inconspicuous and fit well within the surrounding landscape. Due to the flat nature of the site and the mature trees surrounding the site there will be limited views of the development. The development is not considered to lead to the settlements of Peterculter and Milltimber merging into a single urban area and the views south out towards the Deeside Valley that will remain.

Peterculter is an attractive residential area benefitting from services and facilities. Housing growth in the area will support the local community, providing ability for sustainable expansion and support to the services offered within the settlement.