

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Pineacres, Contlaw Road, Millitmber
5.2	Site Address	Pineacres, 47 Contlaw Road, Millitmber
5.3	Postcode	AB13 0EJ
5.4	Have you any information for the site on the internet? If so please provide the web address:	No
5.5	Is the site currently being marketed?	No, Marketing may follow if LDP allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ855016
5.8	What is the current use of the site?	Residential Curtilage
5.9	Has there been any previous development on the site? If yes please provide details	Yes, existing dwellinghouse and curtilage

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?	May be optioned if allocation is forthcoming, or more likely to be developed as individual plots.	
6.3	Is the proposed site included in the ALDP2017?	No	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No	
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	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>✓</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	✓	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	✓											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Residential plots likely to be sold individually										
7.3	Site Area (hectares)	1.8ha										
	Housing											
7.4	Approx. no of units.	12 residential units										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Likely all to be detached										
7.6	Affordable Housing Percentage	Offsite commuted sum payment										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private										
	Employment											
7.9	Business and Office	N/A										
7.10	General Industrial	N/A										
7.11	Storage and distribution	N/A										
7.12	Other Please specify	N/A										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	12 dwelling houses										
7.14	Employment	N/A										
7.15	Retail	N/A										
	Retail											
7.16	Approx. floor area	N/A										

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

<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 Community engagement is undertaken up to date, but it can be prepared as part of LDP processes.</p>
8.2	Will the proposed development be phased?	Yes, Anticipated to be phased dependent upon take up
8.3	Expected development <b>start</b> post adoption of the plan in 2022	0-5
8.4	Expected development <b>completion</b>	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	TBC as proposals progress
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.)	No

<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	
		Good shelter from northerly winds	The site is well screened and protected by established, mature trees and woodland. This protects the site from being exposed to northerly winds.
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	✓
		South, south west	
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 <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	
		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	
9.7	Have discussions been had with the Council's flooding team?	No	
9.8	Have discussion been had with Scottish Water?	No	

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
9.10	Is there <b>water</b> capacity for the proposed development?	Yes

	<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	The site is not subject to any built / cultural heritage designations
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	No designated nature conservation sites in or around site
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	The site is enclosed by woodland planting that would be retained. residential land use. The eastern and southern boundaries are bounded by the edge of settlement. Immediately to the west is land allocated for residential use. There will be no impact on the surrounding landscape.
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new	
		Partially related	
		Well related to existing settlement	The bid site is well related to the Millitimer settlement being only 300m walking distance from its centre. The site lies between the edge of settlement and OPI12 site on Contlaw road. The site is already located within the settlement with excellent linkages to the existing facilities and amenities in the Millitimer.

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	Additional housing in the Milltimber area.
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination	
		Some potential contamination or	
		No contamination or tipping present	✓



9.18	Will the site impact on any water courses?	No			
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			
9.20	Is the development site within the airport safety exclusion zone?	No			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
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			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	N/A			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		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	✓		
		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			

	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	The site lies between Core Path 66 480m to the south and an aspirational core path crossing north of OPI12; 200m to the north. This provides the residents of development with suitable access option.
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	The strategic road network provides the residents with improved access opportunity to conveniently travel to the principle employment areas such as Kingswells, Westhill and Dyce.
		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, Fibre optic broadband is available around the site between 2&80 Mb. Download speed is 82.22Mb.	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through building fabric	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No	
	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, The provision of open space in the site will be according to the council strategy.	
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:
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<b>10.</b>	<b>Education</b>	
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10.1	Have discussions been had with the Council's Education Department?	No
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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>	It is forecast that Millitimer primary school to be operating at 107% and Cults Academy at 96% in 2022. Minimal pupils will be generated by the development proposal.
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<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 Development on the bid site would bring benefits through additional residential opportunities in a popular area.
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<b>12.</b>	<b>Masterplan Development Framework</b>	
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12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Indicative layout enclosed
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<b>13.</b>	<b>Additional attachments</b>	
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	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;	
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		Included	Not Applicable
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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)		More detailed reports will follow as necessary as LDP process progresses

<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:  The site is being promoted by the landowner and is in a location sought after by housebuilders. The site can be delivered within the LDP timescales as no planning or technical constraints exist.	



Miltimber

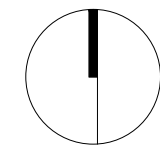
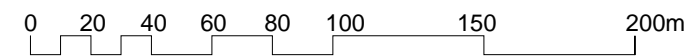
64m

CULTER HOUSE ROAD

52m

Edgehill House

BELLEDEN WALK



**Pineacres, Contlaw Road**  
Aberdeen Local Development Plan Bid

**LOCATION PLAN**

Scale: 1:2500 (A3)  
Date: MAY 2018  
Dwg No: 11216 / SK-001

Copyright of this drawing subsists in Halliday Fraser Munro



LAND AT PINEACRES, CONTLAW ROAD, MILLTIMBER

LOCAL DEVELOPMENT PLAN BID / MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO ON BEHALF OF MR J S CORDINER



# SITE DESCRIPTION

The purpose of this document is to support a Local Development Plan bid submission for Land at Contlaw Road, Milltimber known as 'Pineacres'. It has been prepared on behalf of the landowner, Mr J S Cordiner by Halliday Fraser Munro, Chartered Architects and Planning Consultants.

The site is located on Contlaw Road within the Milltimber area. Pineacres is a residential plot extending to 1.8ha. It presently comprises a single detached dwellinghouse dating from the 1980s, set in extensive landscaped grounds with mature woodland planting around the plot boundaries. Access is taken directly from Contlaw Road.

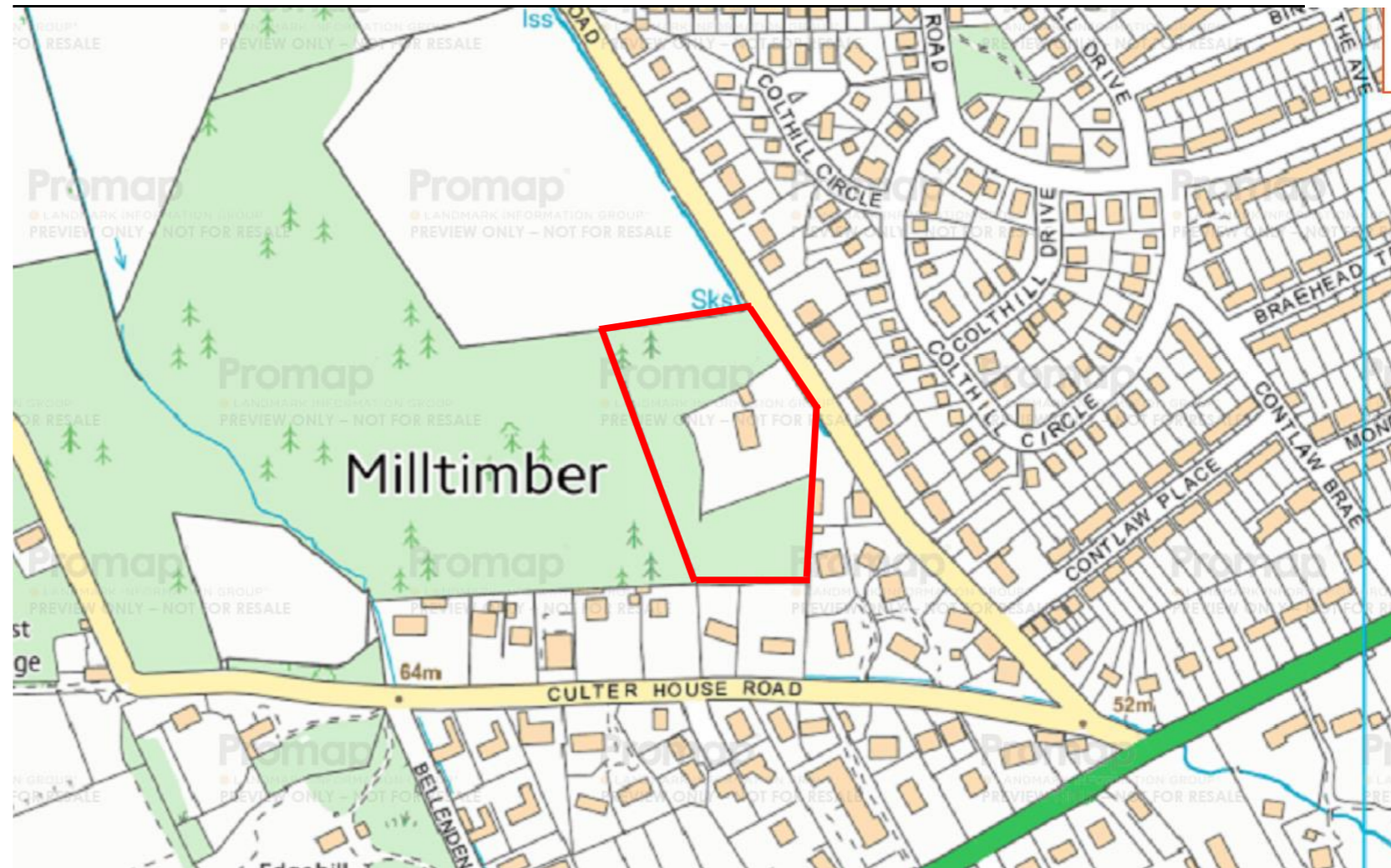
The site is considered suitable for a development of up to 10 - 12 houses, set within landscaped grounds, retaining the boundary woodland planting. This would bring the plot more in line with the surrounding housing pattern and development density.

The plot is bordered by Contlaw Road and housing on Culter House Road to the east and south, and to the north and east the land is allocated for residential development in the 2017 Local Development Plan.

The plot was previously considered as part of a suitable development option through the preparation of the 2004 Finalised Local Plan.

In the 2017 Local Development Plan therefore, the Pineacres plot sits incongruously as Green Belt / Green Space Network surrounded on all sides by existing housing and land zoned for residential use.

Through this current LDP bid, the proposal therefore is to either extend the area's residential H1 zoning to include the Pineacres plot, or to allocate the land as a residential development opportunity.

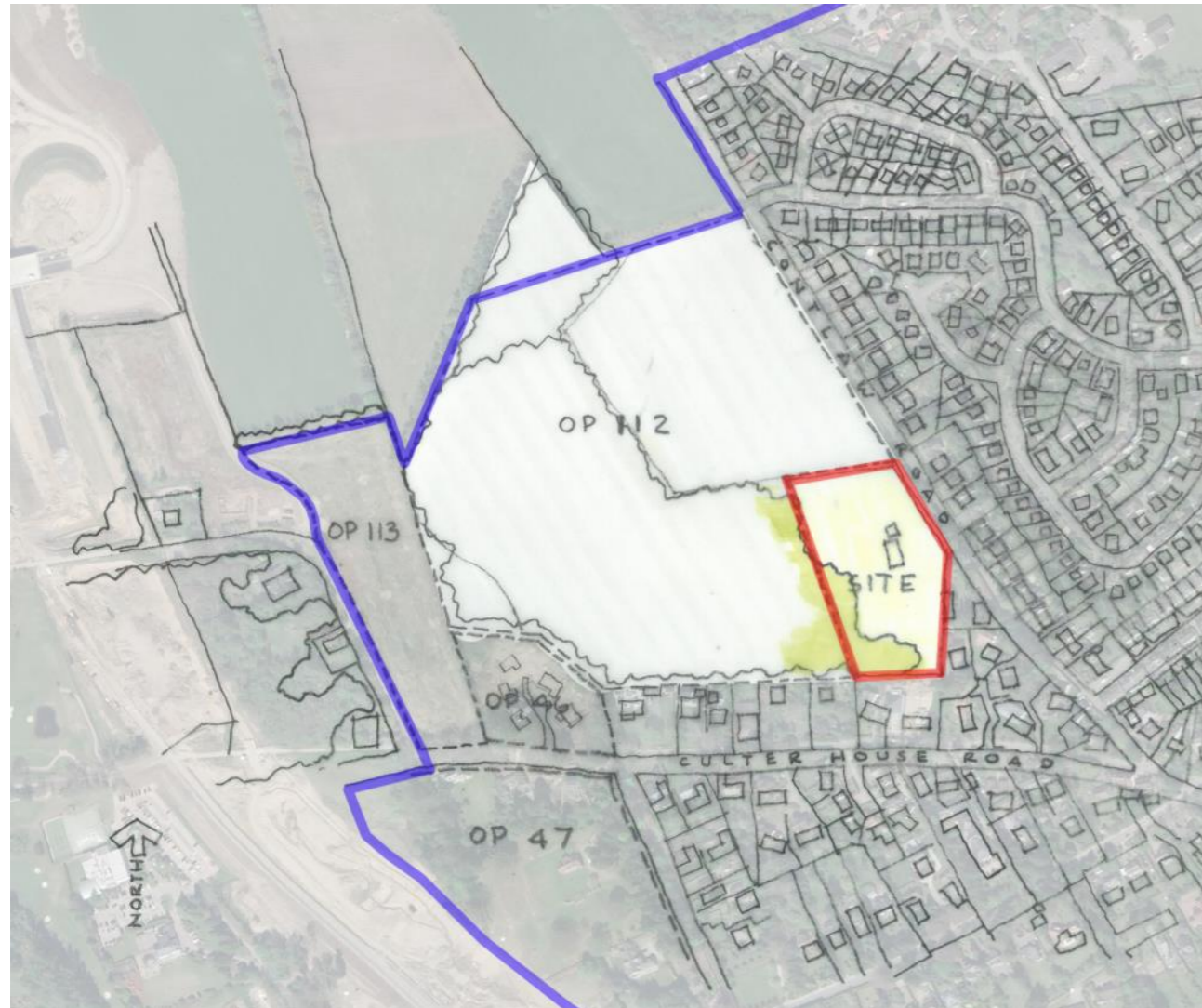


Site Location

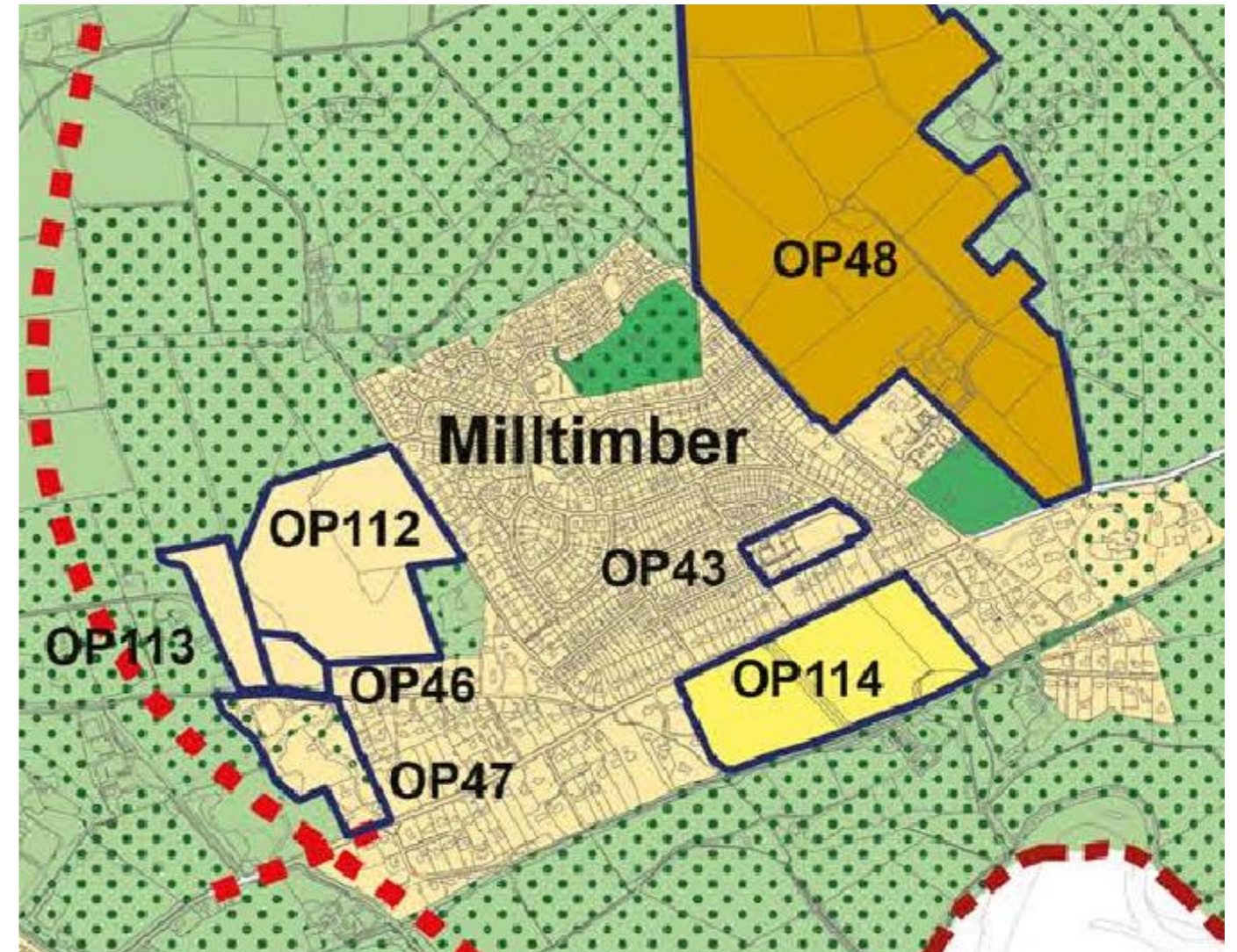
“The Vision for Contlaw Road is to create an attractive residential development at a density in line with the surrounding area, within the defined existing curtilage of Pineacres, retaining the boundary woodland”



# PLANNING OPPORTUNITY



Settlement / allocated site boundary shown in blue



Extract from LDP 2017

Extract from 2004 Local Plan Options—site indicated as part of larger development allocation



# BID PROPOSAL

- Circa 12 houses;
- Detached units, set within large, landscaped plots;
- Existing Access off Contlaw Road utilised;
- Existing boundary tree planting retained



