

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)	Land at Culter House Road, Milltimber
5.2	Site Address	Land at Culter House Road, Milltimber
5.3	Postcode	AB13 0AB
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: None to date
5.5	Is the site currently being marketed?	Yes / No Details: Not at present, but would be should an allocation in the LDP be forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Location Plan attached
5.7	Please provide the National Grid reference of the site.	NJ846017
5.8	What is the current use of the site?	Vacant fields laid to grass and in arable use.
5.9	Has there been any previous development on the site? If yes please provide details	No.

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, site proposer is a developer.	
6.3	Is the proposed site included in the ALDP2017?	No Details: Currently Green Belt and Green Space Network	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	N/A	
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	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	Circa 100 Houses
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	Garden Centre
7.2	Do you have a specific occupier in mind for the site?	Residential developer / affordable housing provider / garden centre.	
7.3	Site Area (hectares)	3.8 ha	
	Housing		
7.4	Approx. no of units.	Circa 100 residential units and Garden Centre	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	mix of 2 & 3, bedroom semi detached / terraced houses and 2 bed flats anticipated, however final mix would be set by RSL at planning application stage.	
7.6	Affordable Housing Percentage	100% affordable housing.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: TBC at planning application stage, but site proposer has existing established relationship with various affordable housing providers and a proven track record of delivering affordable housing in Aberdeen.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Affordable – exact tenure (Social Rent / MMR) TBC at detailed stage – to meet market demand.	
	Employment N/A		
7.9	Business and Office	m ² N/A	
7.10	General Industrial	m ² N/A	
7.11	Storage and distribution	m ² N/A	
7.12	Other Please specify	m ² N/A	
	Mixed Use N/A (Please provide as much detail as possible on each use class)		
7.13	Housing	Circa 100 houses	
7.14	Employment	Garden Centre	
7.15	Retail	m ² N/A	
	Retail		
7.16	Approx. floor area	m ² N/A	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	<p>Given its location directly adjacent to the AWPR's Milltimber Junction and enjoying direct access onto the western slip road, the site is ideally located to accommodate a mixed use Garden Centre development with related affordable housing.</p> <p>A garden centre in this location would have access to a large market in the west of Aberdeen, Kingswells and Westhill.</p> <p>There is still a large unmet demand for affordable housing sites within the city of up to 100 units, and this location would be ideal to serve the Lower Deeside corridor.</p> <p>The site is within 700m of public bus services on North Deeside Road and the range of services and facilities available in Milltimber and Peterculter.</p>
7.18	Approx. floor area	TBC

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>Yes / No Details: None to date but welcome the opportunity in the future as the LDP process progresses</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development start post adoption of the plan in 2022	Year 0-5
8.4	Expected development completion	Year 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes</p> <p>The site proposer has access to development finance.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>No</p> <p>Details: There are no constraints to the development</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	√
		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?	Yes / No Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: N/A	
9.8	Have discussion been had with Scottish Water?	No	

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes
9.10	Is there water capacity for the proposed development?	Yes

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
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	To be retained and enhanced
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	√ Adjacent to both Milltimber and Peterculter
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	√ The proposal will introduce two new uses into the Lower Deeside area to meet existing unmet demand
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			
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			
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: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Not to date			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No, access is onto Culter House Road which then joins the AWPR slip road.			
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 https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	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	
		Significant	√ The site is well placed for the range of employment opportunities available in Peterculter.
	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	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: TBC at detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Built in to detailed design	
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 Details: Minimum of 40% open space	
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	
		The site is designated as GSN. New development will provide enhanced access opportunities into the wider countryside area	

		and GSN.
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10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Cults Academy, Milltimber Primary and Culter Primary are forecast to be operating at 97% and 112% and 97% respectively in 2023, this suggests some capacity is available for this development proposal.

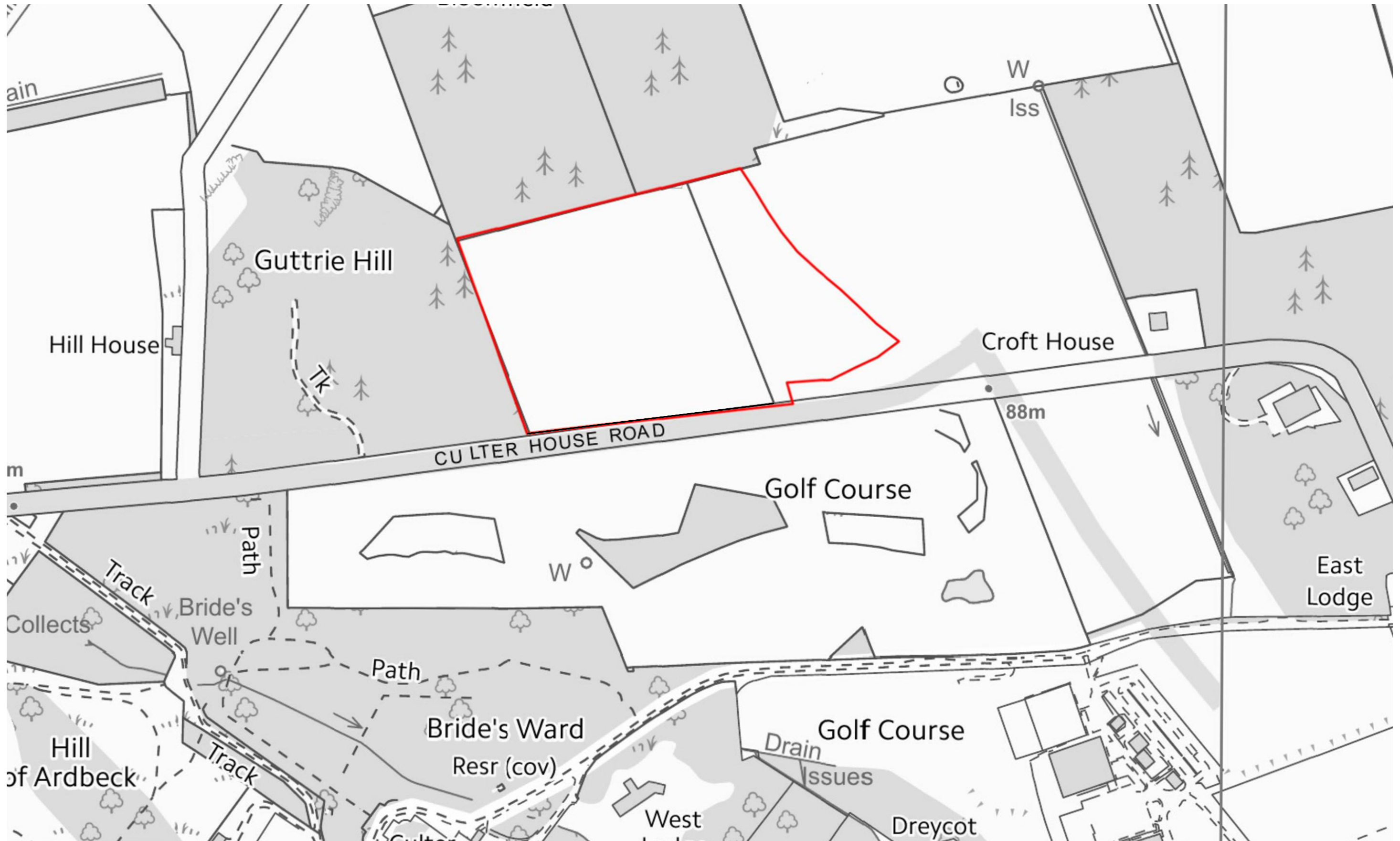
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from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

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.	Masterplan layout attached.

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

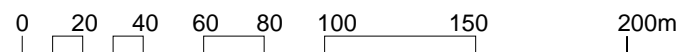
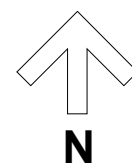
13.1	Contamination Report		√
13.2	Flood Risk Assessment		√
13.3	Drainage Impact Assessment		√
13.4	Habitat/Biodiversity Assessment		√
13.5	Landscape Assessment		√
13.6	Transport Assessment		√
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		

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 site is being promoted by a developer with a proven track record of delivering affordable housing and other development in Aberdeen. The development has been assessed as is considered to be viable and deliverable.	



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 CHARTERED ARCHITECTS • PLANNING CONSULTANTS
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Culter House Road, Millitimer
 Aberdeen Local Development Plan Bid

LOCATION PLAN

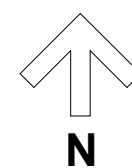
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Culter House Road, Millitimer
 Aberdeen Local Development Plan Bid

INDICATIVE LAYOUT

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