

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)	Craigton, Peterculter
5.2	Site Address	Land at Craigton, Peterculter
5.3	Postcode	AB14 0NX
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 Site may be marketed if an allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	The location map is enclosed
5.7	Please provide the National Grid reference of the site.	NJ831015
5.8	What is the current use of the site?	Disused Scrubland
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?	No	
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)	Yes, the site formed the south eastern section of a larger bid for land at Peterculter West in 2009 and 2013. Site was allocated for commercial use in the Finalised 2004 Local Plan (site OP100).	
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	✓
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No	
7.3	Site Area (hectares)	1.91ha	
	Housing		
7.4	Approx. no of units.	Circa 20 Houses	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)		
7.6	Affordable Housing Percentage	25% on site	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	TBC at more detailed stage	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mixed, TBC at more detailed stage	
	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	Circa 20 units, likely detached and semi-detached	
7.14	Employment	N/A	
7.15	Retail	N/A	
	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	The site is considered to be an ideal opportunity to accommodate a measured and deliverable housing site on the northern side of the established village of Peterculter. The site has direct access off Malcolm Road at point where visibility is good, and a pavement is present linking the site back into the village centre. The site has defensible boundaries of stone dykes and established tree planting and neighbouring properties.
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 community engagement is done yet, but can be undertaken as part of LDP process</p>
8.2	Will the proposed development be phased?	Anticipated to be delivered in one phase
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Financing likely to be provided by housing developer following allocation.
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

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	
		Some shelter from	
		Good shelter from northerly winds	The site is relatively open to the north; however the woodland to the east and tree belts around the property to the north provide shelter from northern winds.
9.3	Aspect:- (is the site mainly)	North facing	
		East or west	
		South, south west	✓
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx.	
		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	
		Little or No Risk	In the SEPA map, the south east corner of the site is identified being at medium from surface water flooding. This would be resolved through development of the site.
		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 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	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 close to 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 development would read as a measured extension to the northern edge of Peterculter, adjacent to the main north - south transport route of Malcolm Road.
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 site is well related to the settlement of 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	✓
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? 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?				
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?	No			
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	✓		
		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	The site has a good access to Core Path 52 which lies to the south of the site.
529.29	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 centre of Peterculter includes a range of service sector employment opportunities, and the major existing and proposed employment zones at Westhill and Kingswells are 5 and 6 km to the north of the site respectively.
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	Yes
9.31	Does the development have access to high speed broadband?	Yes, Fibre optic broadband is available around the site between 2&80 Mb. Download speed is 81 Mb.	
9.32	Does the development include a Heat Network/District Heating Scheme?	TBC at more detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through design layout and 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 site provides the required open space in accordance with the Councils' open space strategy.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	The site lies within an area of Green Space Network (GSN), however the development proposal will enhance and formalize access to this.
		No impact on the Network	
		Negatively	

		impact the Network	
		Please justify your response:	

10.	Education		
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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	Yes	Culter Primary School is forecast to be operating at 73% and Cults Academy to be operating at 96% in 2022, providing capacity for the small number of pupils generated by the 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?	Yes, additional housing supply and support for existing local services.	
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12.	Masterplan Development Framework		
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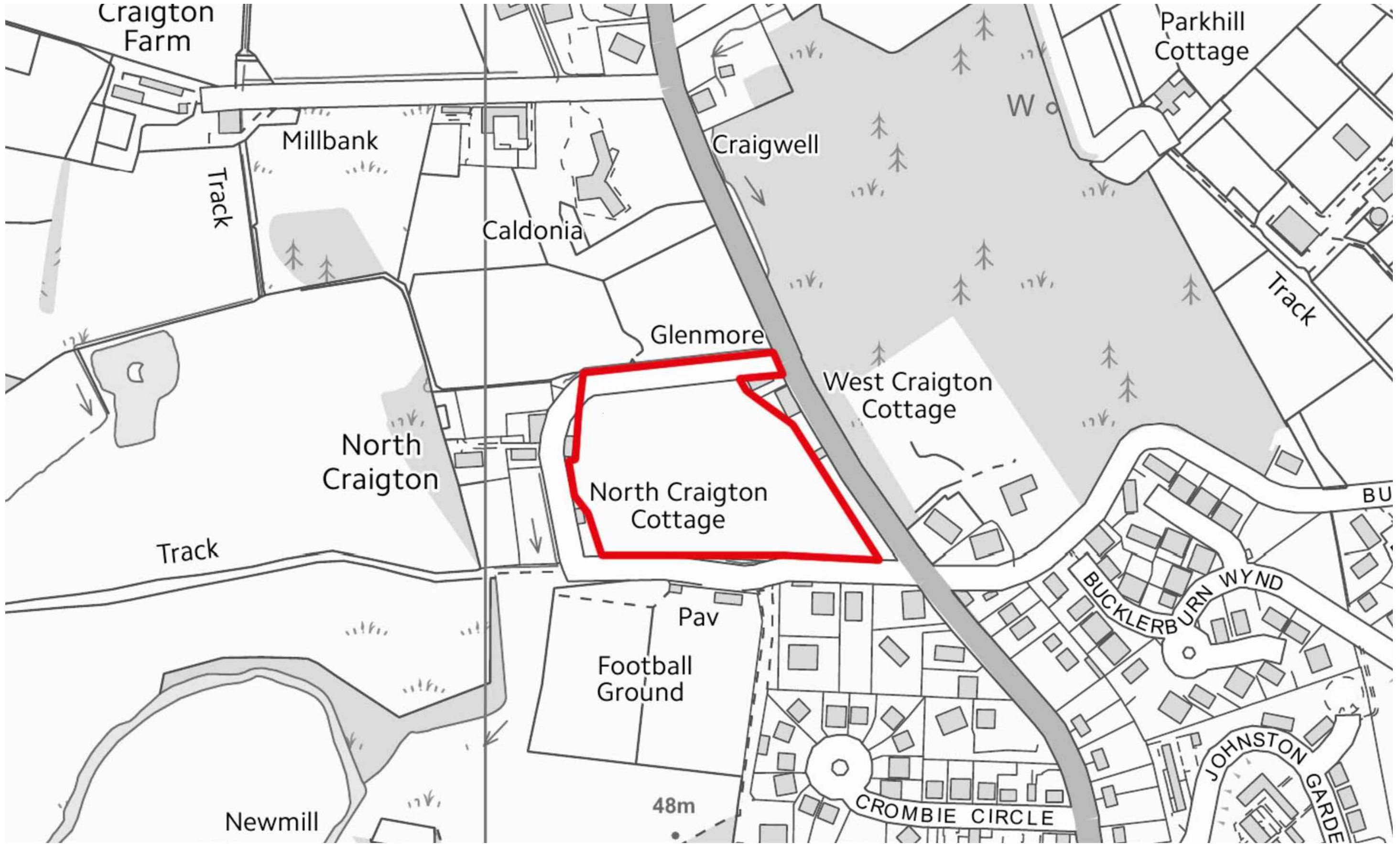
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes	The indicative layout plan is enclosed.
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13.	Additional attachments		
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	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		
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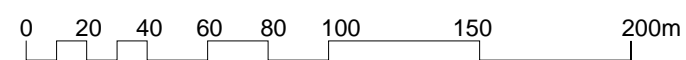
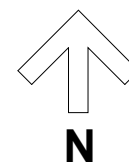
may be undertaken. Listed below are examples of further information that may be included in your submission;			
		Included	Not Applicable
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		✓
13.4	Habitat/Biodiversity Assessment		✓
13.5	Landscape Assessment		✓
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		More detailed assessments will be provided as the LDP process progresses.

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 the landowner who would like to see the site developed. There are no physical or planning related constraints to development and it is considered that the site location would be extremely attractive to a housebuilder. The site is a measured, deliverable extension to the northern edge of Peterculter.	



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HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON



Craigton, Peterculter
 Aberdeen Local Development Plan

LOCATION PLAN

Scale: 1:2500 (A3)
 Date: May 2018
 Dwg No: 11198

Copyright of this drawing subsists in Halliday Fraser Munro

An aerial photograph showing a residential area with a semi-transparent text overlay. The image displays a mix of green fields, trees, and residential buildings. A road runs horizontally across the middle of the image. The text overlay is located in the lower-left quadrant and contains four lines of white text.

LAND AT CRAIGTON, PETERCULTER

LOCAL DEVELOPMENT PLAN BID

MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO FOR SCOTT FAMILY



EXECUTIVE SUMMARY

The purpose of this document is to support the Local Development Plan bid submission for land at Craigton, Peterculter that has been prepared on behalf of the Scott Family by Halliday Fraser Munro Chartered Architects and Planning Consultants.

The site at Craigton, Peterculter offers an excellent opportunity for a new limited residential development of around 20 houses. The site is an obvious extension to Peterculter northwards given its position opposite to the currently allocated OP52 site opposite.

The site benefits from defensible boundaries of roads on three sides and existing housing and trees on the other. The site has a pavement link to Peterculter centre and a safe existing vehicular access onto Malcolm Road.

The proposals presented in this document have developed following a review of the site, planning context, an analysis of the opportunities and constraints of the site and the integration of new development as an appropriate addition to the Craigton site, allowing new development whilst respecting the character of Green Belt and Green Space Network.

“The vision for the Land at Craigton, Peterculter is to create a high quality residential development on the northern edge of Peterculter site making use of existing established boundaries and access to the local and strategic transport network and footpath networks, respecting the setting and landscape character of the area”

BACKGROUND

Peterculter is a well established settlement to the west of Aberdeen in Lower Deeside with a recognised neighbourhood centre and range of services and amenities.

The Craighton site is located adjacent to its suburban edge on Malcolm Road. It extends to an area of some 1.91ha.

The centre of Peterculter lies approximately 1km to the south of the site. The site is accessed via a private track from Malcolm Road to the east. The track to the south of the site forms part of the core path network and is also used as the access to the Culter Football Club. The Culter Burn runs to the south of the football club, 300m walking distance from the site. The site has a significant southerly aspect.

The site is bounded to the north east and east by two recent detached dwellinghouses and a line of mature trees respectively, to the north by a large dwellinghouse within a large plot; by a number of dwelling houses screened by tree belts to the west and a private track and beyond that the edge of settlement to the south.

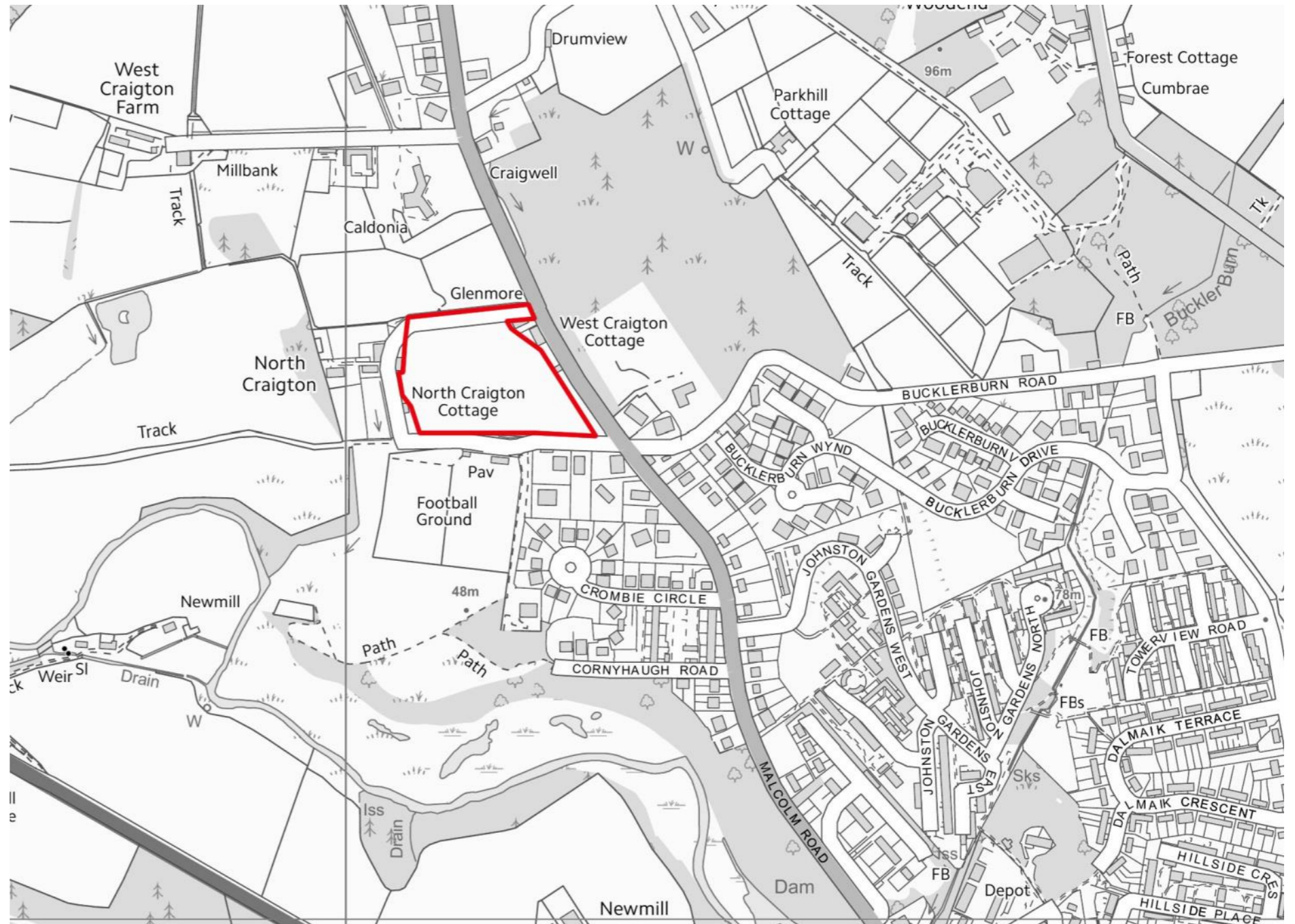
A number of established trees run along the eastern site boundary adjacent to the Malcolm Road. Malcolm Road (B979) is a main route serving the settlement to the north.

The site is within walking distance of public transport connections to local amenities on North Deeside Road.

The site is presently designated as Green Belt and Green Space Network, however this is not unusual relative to land being promoted through the LDP process.

The allocated sites of OP51 and OP52 in Peterculter settlement proposed for residential development of around 19 and 8 dwellings in the 2017 ALDP are a short distance from the proposed site.

The site offers excellent opportunities for expansion of the settlement northwards retaining the character of the area and respecting the value of neighbouring green belt.





View to the site from south- (Source: Google Map)



Eastern boundary of the site at Malcolm Road



Approaching to the site from the settlement -(Source: Google Map)



Existing houses to the north east corner of the site- (Source: Google Map)

PLANNING CONTEXT

At present, there are three main sites allocated in the Peterculter settlement. This includes recently allocated sites of OP52 and OP51 to the north west of the settlement and the now built out site OP45 at the eastern entrance of Peterculter. The bid site is grazing land close to the to the OP51 and OP52 sites with a useful frontage onto Malcolm Road (B979). The other allocations in this area, and the previous allocation of this site confirm the suitability of the area for measured new housing.

OP51 Peterculter Burn

The site OP51 extends to around 7.4ha and is allocated for major residential development including mixed use of specialist and retirement housing including up to 19 dwellinghouses. An application for Planning Permission In Principle is presently pending on the site.

OP52 Malcolm Road

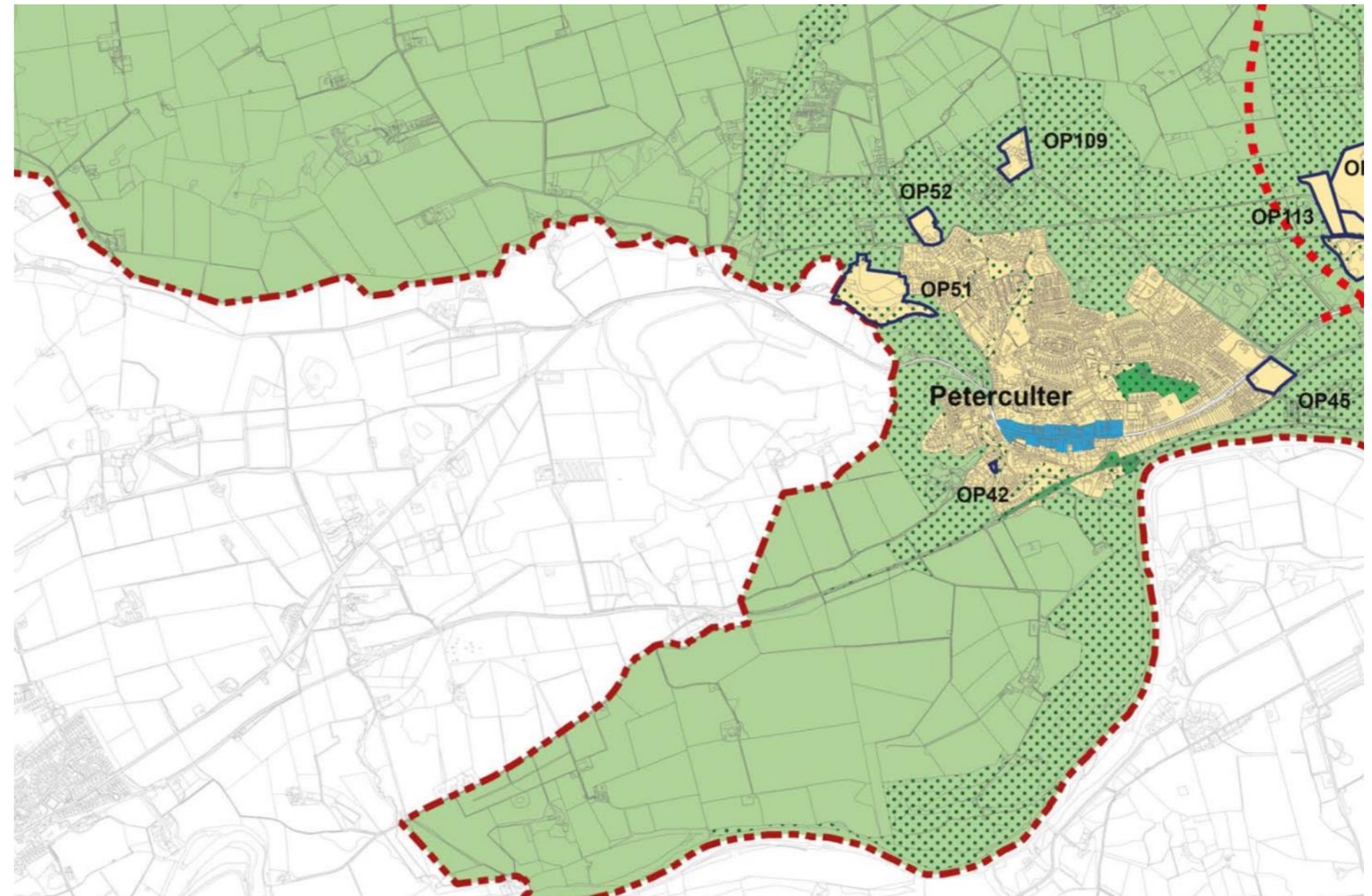
In 2011, a proposal of application notice for the erection of around 55 single dwelling houses was lodged for OP52 site. In the 2017 Aberdeen Local Development Plan the site was allocated again for residential development of up to eight dwellinghouses.

OP45 Peterculter East

The site OP45 forms a 0.8 ha site, lies immediately on the eastern outskirts of Peterculter. The site was granted planning permission for 13 dwellinghouses in 2014. The site is now built out.

Peterculter Centre

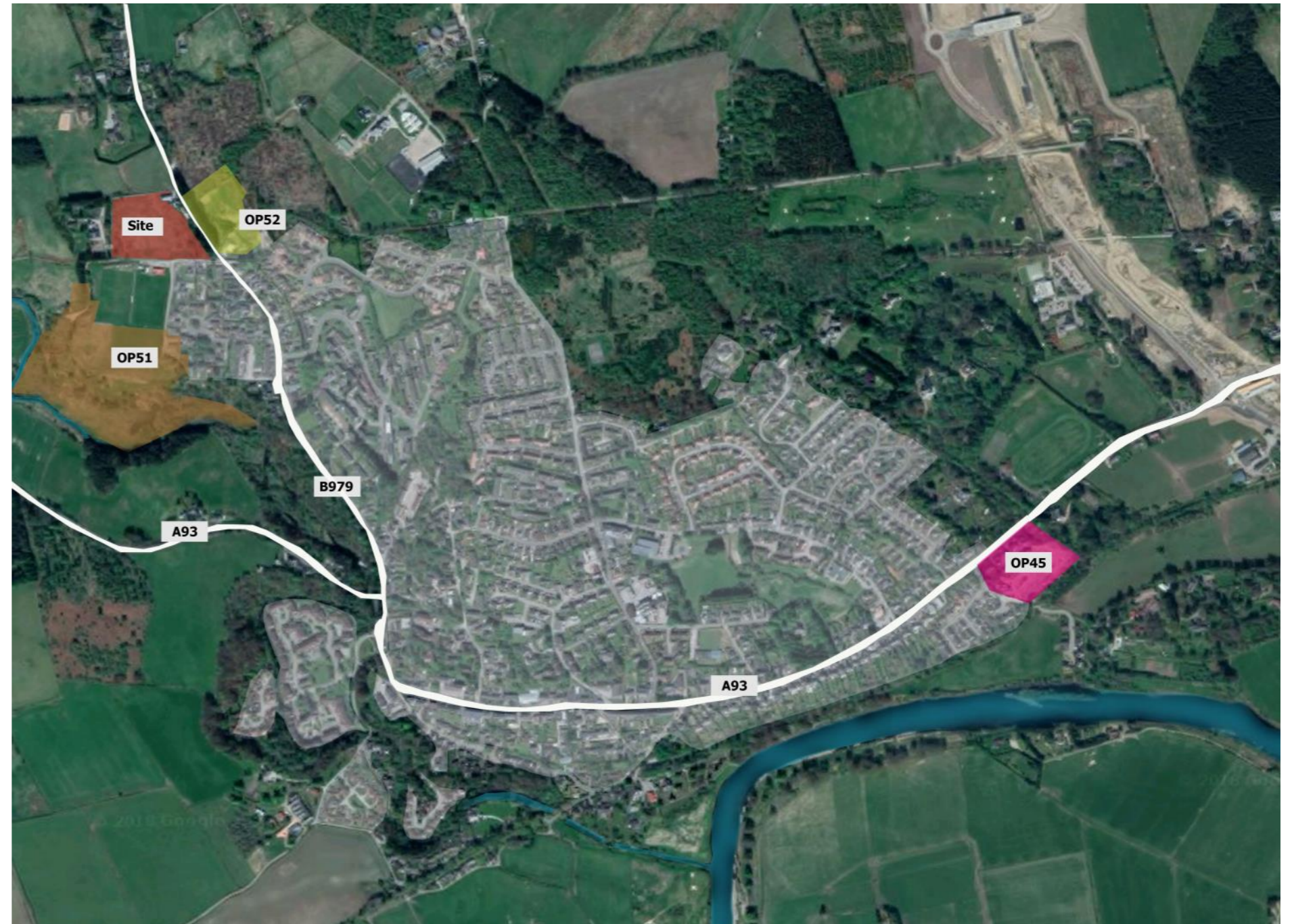
The centre of Peterculter has a linear pattern with a wide range of service sector employment opportunities along North Deeside Road as a formally allocated Town Centre.



PLANNING CONTEXT

Development of Peterculter

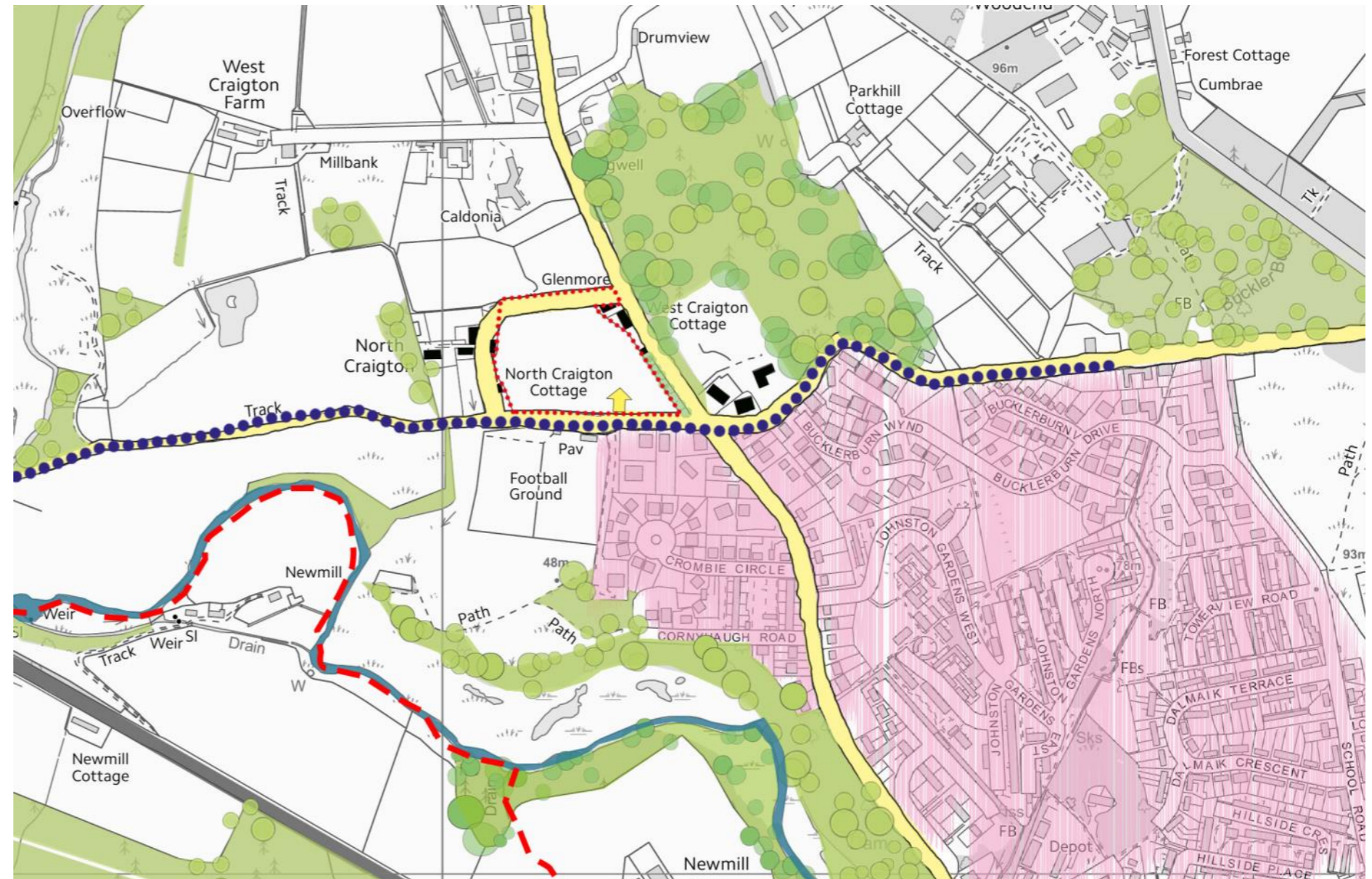
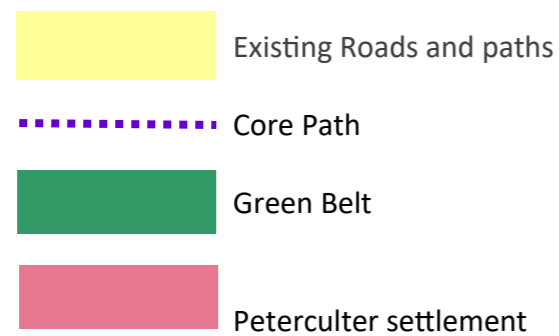
In early 19th century, the settlement was mainly centred along North Deeside Road while over the 20th Century the village has growth northwards with new housing added. This has included development around Malcolm Road along the B979 in a linear form.



SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

Opportunities and Constraints Key

1. **Existing Road and Path Network** The site is adjacent to the main route of Malcolm Road (B979)
2. **Site connectivity** The site has excellent connectivity to the Core Path network to the south of the site and pavement to the east.
3. **Existing neighbouring dwellings** The site is almost enclosed by existing dwellings on all boundaries
4. **Green Belt** The site is identified within green belt, however this conflicts with the existing development around the site
5. **Screening trees** The site benefits from some boundary woodland to the east and partially west.
6. **South facing.**



INDICATIVE LAYOUT PLAN



SUMMARY

The land at Craigton, Peterculter represents a deliverable, residential development allocation. The site is well related to the built up area on the northern edge of Peterculter, with surrounding housing and defensible boundaries.

The bid site is under private ownership and is available for development with no constraints.

Access can be taken into the site from the existing private track to the south that comes off the B979 road, to the east.

In summary we would request that the following is included as an allocation in the forthcoming Aberdeen City Local Development Plan 2021:

'Land at Craigton, Peterculter – suitable for residential development of around 20 dwellinghouses.'

- **Good connectivity to existing residential areas;**
- **Continuing to respect landscape setting;**
- **Defensible boundaries;**
- **Scope for medium-scale residential development at appropriate density;**
- **Good access to strategic road networks;**
- **Core Path connections.**

