

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>	Guttrie Hill (West)
5.2	Site Address	Land to north of Peterculter
5.3	Postcode	
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.	384381 801665
5.8	What is the current use of the site?	Woodland
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Quarrying on the site, further details provided within supporting statement. The site has also been listed as being used as a builders' yard in historic valuation rolls.

<b>6. Legal and Planning History</b>			
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: The site is the subject of previous bids and an informal discussion regarding the proposals in advance of this submission.	
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: Guttrie Hill West	
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:	

<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>5 units</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	5 units	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	5 units											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	No Details: Small scale development to be built for sale on the open market.										
7.3	Site Area (hectares)	4ha (total Site area) 3,200sqm (development area)										
	Housing											
7.4	Approx. no of units.	5 units to be contained within a small area of the overall site.										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Detached / semi detached units.										
7.6	Affordable Housing Percentage	Based on current Council policy it is accepted that affordable housing within a development of this scale may prove more difficult. The proposal is not an affordable housing led project, and the development will be designed to meet the requirements of the Local Development Plan in relation to affordable housing at the time of a planning application.										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details:										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private sale										
	Employment											
7.9	Business and Office	0m <sup>2</sup>										
7.10	General Industrial	0m <sup>2</sup>										
7.11	Storage and distribution	0m <sup>2</sup>										
7.12	Other Please specify	0m <sup>2</sup>										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	No of units and type:-										

7.14	Employment	m <sup>2</sup>
7.15	Retail	m <sup>2</sup>
	Retail	
7.16	Approx. floor area	m <sup>2</sup>

	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 <sup>2</sup>

<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>Yes Details: In preparing the proposals a meeting with the planning lead for Culter Community Council to discuss the proposals and also Cults Milltimber and Bieldside Community Council. These discussions have proved useful in preparing this submission. Further engagement will be taken forward with Culter Community Council following this submission.</p>
8.2	Will the proposed development be phased?	<p>No Details:</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, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes Details: Third party funding is not required for the development.</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>

<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 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 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: There is no identified risk of flooding and suitable Sustainable Urban Drainage will be incorporated within the development To attenuate the surface water from the properties.	
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 <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> )?	This cannot be confirmed at this stage. Details:
9.10	Is there <b>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-</a>	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	✓ See supporting statements for further details.
		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	✓ See supporting statements for further details.
		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	✓ See supporting statements for further details.
		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	✓ In combination with the proposals for Guttrie Hill East there is a contribution to a mix of uses.
		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? <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:			
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			✓
		Primary schools			✓

9.28	Footpath and cycle 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 <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	No available connections	
		Limited range of connections	
		Good range of connections	✓ The site has a connection via the Core Path network. Core Paths 51, 76 and Aspirational Path 4.
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	✓ In combination with Guttrie Hill East there will be an increase in employment opportunities within this location.
		Significant	
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	To be provided.
		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. There is a commitment to achieving high standards of energy efficiency within this development.	
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)	Yes Details: For 5 residential units the developable area is approximately 0.3 ha and the remaining land surrounding that is publicly accessible and will be enhanced is an area of 3.8ha.	
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:  Please see supporting statements.	

<b>10.</b>	<b>Education</b>		
10.1	Have discussions been had with the Council's Education Department?	No 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>	Details: There is a constraint in the capacity at Cults Academy, but the scale of the development is unlikely to have a significant impact on the school capacity.	

<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 see supporting statement.
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<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: Separate site proposals provided with this submission.

<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		
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	✓	
	Environmental Walkover Survey	✓	

<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	✓

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.

Please provide details of viability:



## **Supporting Bid Statement**

### **Guttrie Hill West**

IAAB16-0051

**Mr & Mrs A.N. Ironside/Midstocket Development  
Company Ltd**

28 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 on the outskirts of Peterculter for land at Guttrie Hill (West).

This representation has been prepared in response to the Main Issues Report (MIR) consultation opportunity, on behalf of Mr & Mrs A.N. Ironside/Midstocket Development Company Ltd.

## 2 SITE DESCRIPTION AND BACKGROUND

The site in question is located on the northern outskirts of Peterculter, 750 metres from the North Deeside Road. It sits immediately adjacent to Culter House Road, and to the north of the golf course at Kippie Lodge. The line of Aberdeen Western Peripheral Route (AWPR) runs 300 metres to the east.

The site itself is south facing and is wooded, with a mixture of species including Silver Birch, Rowan and Scots Pine. It is currently unused, although a network of beaten footpaths exist.

Historically it has been used for localised quarrying, and evidence of this can be seen in both historical Ordnance Survey maps, and current photographs. Examination of the Ordnance Survey map dated 1900 indicates evidence of quarrying on site, as illustrated in Figure 1. Quarrying activity can still be seen to be taking place on the 1959 OS plans.

Examination of the site today indicates that evidence of the historical quarrying activities which have taken place remains, as shown in Figure 2 and sheds Figure 3 on-site show remains of the former quarrying activities. Appendix 1 provides images from the Valuation Rolls identifying quarrying activity at Guttrie Hill.

The site area is in the ownership of the proposer and is approximately 4ha.

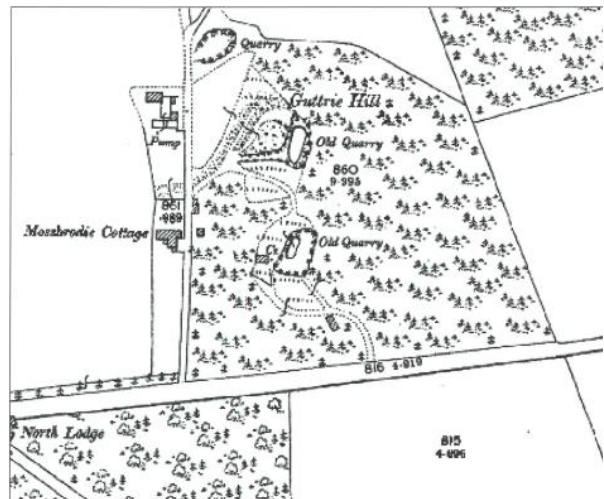


Figure 1: OS Extract (1900)



Figure 2: OS Extract (1959)



*Figure 3: Images of Quarries)*



*Figure 4: Image of Shed On-Site*

### 3 PROPOSED DEVELOPMENT

The proposal is for a small cluster of five dwellings to be constructed at the south of the site utilising the former quarry access as shown in Figure 5. The proposal would provide an opportunity to create a small scale residential development in a rural setting, but in close proximity to Peterculter and the services and facilities available within the settlement.

As a part of the development there will be biodiversity improvements made to the surrounding area of woodland. Restoring large areas to introduce a wider variety of species increasing the habitat value of the area. There will also be replacement trees planted on other land owned by the proposer not previously planted as compensation as detailed within the Environmental Walkover Survey submitted with this proposal.

There is an existing walking route through the site and as a part of the proposals this would be enhanced with the potential for a new route to be created.

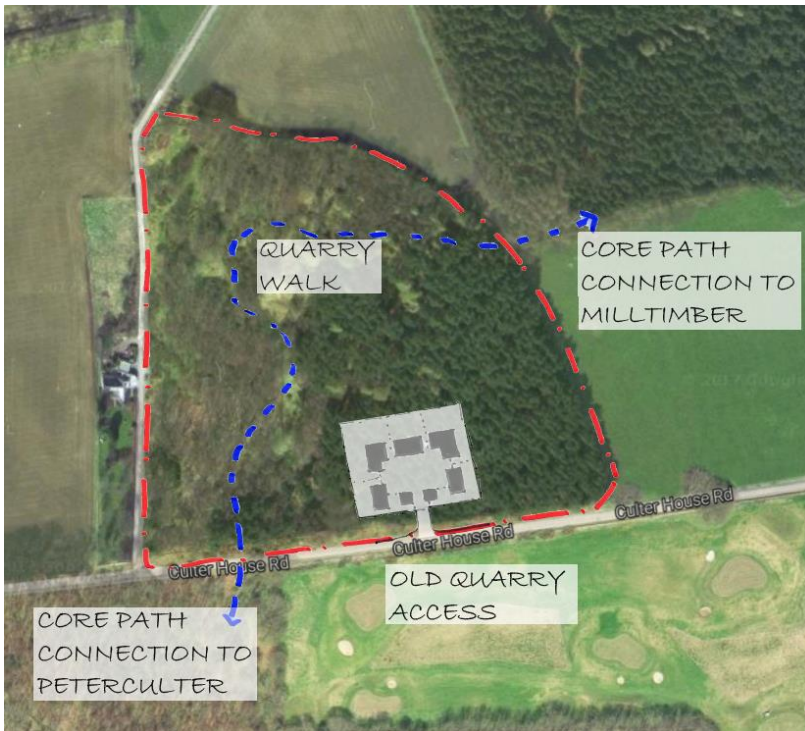


Figure 6: Indicative Site Plan



Figure 5: Image of Former Access

Submitted with this proposal is a summary sheet of the development providing an indication of the type of development appropriate for the location.

## 4 ENVIRONMENT

The site is included in the Peterculter Local Nature Conservation Site, which describes it as comprising upland birch woodland with small areas of mixed woodland, other broadleaved woodland, other pine woodland and other non-native coniferous woodland. The former quarry area which exists is described as being colonised by ferns and shrubs. The site is also identified as an ancient woodland, with the potential presence of bats and red squirrels being identified.

A large portion of the eastern side of the site comprises a coniferous commercial plantation. The method of planting ensures that they grow tall and straight, better for processing. Whilst there will require to be trees felled to accommodate the development, the location of the housing has been sited on the area of coniferous woodland and would form part of a wider selective felling and replanting strategy to enhance the biodiversity value of the site.



*Figure 7: Coniferous Woodland to East of Site*

The site is identified as Ancient Woodland is defined as land that is currently wooded, and has been continually wooded since 1750. Examination of the trees on site indicates that they do not date back to the 18th century. It is estimated that the conifers on the eastern portion are approximately 30 years old. An environmental walkover of the area has been undertaken to assess the implications of a development in this location. Record from 1865-1872 indicated that the woodland on this site had been cleared at this time and the site was rough pasture, see Appendix 2.

The vast majority of the woodland would remain untouched, other than by woodland management to improve its overall health. As part of this woodland management, it would be possible to concentrate on the species of trees and supporting vegetation which would enhance the nature conservation site. The trees on site have not been the subject of any management over recent years and the overall quality of the woodland could be greatly improved by selective felling.

Diversifying the woodland structure, age and species through selective felling and replacement planting will over time support a diversity of insects and increase foraging opportunities.

The Environmental Walkover Survey has identified a small area of Japanese Knotweed in the north west corner of the site. The recommendations of this report are being addressed by the site owners to control and ultimately eradicate.

As part of the proposed development it is proposed that strategic landscaping in the form of tree planting on all of the boundaries would be provided. This would ensure that the site would be well screened when viewed from the surrounding area.

The site is currently located within the Aberdeen Green Belt. Within the Green Belt there are clusters of houses that do not detract from the objectives of the Green Belt and an allocation of an appropriate scale and in an appropriate location would ensure that the objectives of the Green Belt can be maintained. The site is within walking distance of services and facilities and would not detract from the landscape setting of either Peterculter or Miltimber and would largely be visually contained. The proposals would improve access to the surrounding woodland for recreational use and provide the opportunity for new core path links to be created.



Figure 8: Aerial Image of Site and Links

As noted the site has a historical quarrying use and there are four pits within the area. The first of the three quarries (NJ 8429 0183) depicted on the map is situated on the NW flank of the hill. Now heavily overgrown, it measures about 30m from NE to SW by 15m transversely and has been dug some 5m deep into the slope on the SE. The second quarry (NJ 8436 0176) is situated on the N flank of the hill, close to the summit, and was subsequently extended to the NNE. The original pit is no longer visible, and the extension (NJ 8437 0182) is partly filled with field-cleared stones. This part of the quarry measures about 35m from NNE to SSW by 12m transversely and up to 8m in depth. The third quarry (NJ 8434 0170), which is situated high up on the SW flank of the hill, is largely filled in, and only a rock-face 5m high can still be seen. The two buildings depicted on the 2nd edition of the map stood on the S flank of the hill, but they are no longer visible.

A fourth pit, which is not shown on the 2nd edition of the map, is situated between the first and second quarries, about 25m W of the latter (NJ 8434 0182). It measures only 9m in diameter and has been dug some 3.5m into the slope on the SE.

Canmore records identify a small area of rig and furrow to the south west of the site. The proposed development is not within the location shown on the record and a small area like this that is not scheduled is likely to be of minimal archaeological value. However, given the small area the site itself can be retained in situ unaffected.

## **5 ACCESS AND ACCESSIBILITY**

Scottish Government's Planning Advice Note 75: Planning for Transport 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 (p24). The site lies approximately 1500 metres from all of the services and facilities located in the centre of Peterculter. This is a walking distance and has been measured via an established walking route which runs along Culter House Road - School Road -North Deeside Road. This means that the site lies within the threshold distance which has been identified by the Scottish Government.

The nearest bus route is located approximately 1,200m from the site with stops at Johnston Gardens North and School Road. Bus routes provide access to the number 19 service, Culter-Tillydrone, running approximately every 15 minutes during peak times.

The site is currently well connected to the core path network with route 76 to Peterculter and route 51 to the north to Garinhill Wood and onwards. Within Peterculter with the AWPR directly to the east, Aberdeen City Council are seeking to link a core path from Peterculter to Miltimber and there is an aspirational route shown within the Core Paths Plan. In conjunction with the proposal for Guttrie Hill (East) the proposals to create the core path connection and improved access can be created.



Figure 9: Potential Wider Core Path Connections

## 6 SERVICES AND FACILITIES

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 750m from the site. There is a rising roll at Cults Academy, but for a development of this scale the number of pupils and the effect on the school roll is likely to be insignificant.

The centre of Culter is 1,500m to the south of the site providing a range of shops and services, and sports facilities. The development will benefit from access to these services and facilities and additional development within the area will help to support the future viability of these.



## **7 CONCLUSION**

The proposal is for a small cluster of five houses on the southern edge of the site with associated woodland improvements and improved public access to the area including potential for additions to the core path network. It is requested that the site is allocated in the next local development plan to allow for a residential development of five houses with associated woodland and recreational improvements.

The site is identified as a part of the Peterculter Local Nature Conservation Site, but through a process of selective felling, replacement planting of native species and other plants the site has the potential to provide a greater support to biodiversity.

The area is currently used as a walking route and the paths in the area would be enhanced to provide greater accessibility to the area and in combination with the proposals for Guttrie Hill East this will form a part of the Aspirational Core path between Peterculter and Milltimber.

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 provide support to the services offered within the settlement and through the development any negative environmental effects can be mitigated and environmental enhancements created.

**APPENDIX 1 VALUATION ROLL IMAGES**

1895 BUCHAN, ROBERT (Valuation Rolls VR008700089-/290, ABERDEEN COUNTY)  
©Crown copyright, National Records of Scotland. Image was generated at 06 January 2017 12:42

**VALUATION ROLL—COUNTY OF ABERDEEN—For the Year 1895-96.**  
**PARISH OF PETEROULTER.**

No.	DESCRIPTION AND SITUATION OF SUBJECT	PROPRIETOR	TENANT.	OCCUPIER.	INHABITANT OCCUPIER not rated (45 Vict. c. 3, ss. 2 and 9). Annual Value of Dwelling-house (See Gen. Stat. Booklet Act. 1895).	Pou-Duty or Ground.			Yearly Rent or Value of Subject.	No.
						£ s. d.	£ s. d.	£ s. d.		
57	Estate of Culter, part of—Coalfield. House, Cornyhaugh	The Testamentary Trustees of the late Sir Robert William Duff, G.C.M.G.—contd.	William Ross, blacksmith	Tenant	...	...	...	3 3 0	57	
58	Croft and house, Craigton, West	Da.	William Ross	Do.	...	...	...	3 12 6	58	
59	House and yard, Craigton, East	Da.	Betsy Ronald	Do.	...	...	...	2 7 6	59	
60	House and yard, Wauknill	Da.	William Thain, millworker	Do.	...	...	...	3 0 0	60	
61	House and yard, Wauknill	Da.	David Walker, painter	Do.	...	...	...	3 0 0	61	
62	Pasture, Wauknill	Da.	James Knowles, Newmill	Do.	...	...	...	2 10 0	62	
63	Moss pasture, Leuchar	Da.	Robert Taylor, Leuchar	Do.	...	...	...	1 0 0	63	
64	Net Salmon Fishings, Culter	Da.	The Salmon Fishing Improvement Association, per William Milne, C.A., Aberdeen	Do.	...	...	...	21 5 0	64	
65	Quarry, Guttriehill	Da.	Robert Buchan, builder, Aberdeen	Do.	...	...	...	10 0 0	65	
66	House, Lodge, West	Da.	William Fraser, labourer	Do.	...	...	...	4 1 6	66	
67	Park, Dower's Park and Roughard	Da.	Arthur Stephen, overseer	Do.	...	...	...	4 10 0	67	
68	Farm and house, Mossbrodie Park and Woodend	Da.	William Tough	Do.	...	...	...	45 4 3	68	
69	House, Mossbrodie Cottage	Da.	Robert Buchan, builder, Aberdeen	Do.	...	...	...	25 0 0	69	
70	House, Mossbrodie Cottage	Da.	Do.	...	...	...	...	...	70	
71	House, Mossbrodie Cottage	Da.	Do.	Adam Brown, quarry worker	5 0 0	...	...	...	71	
72	House, Mossbrodie Cottage	Da.	Do.	Thomas Mitchell, quarry worker	5 0 0	...	...	...	72	
73	Croft and house, Mossbrodie	Da.	John Lawson, gardener	Do.	...	...	...	1 0 0	73	
74	Farm and house, Milltimber	Da.	John Muir	Do.	...	...	...	17 3 11	74	
75	Estate of Drum Schivas Woodlands	Mrs. Mary Agnes Forbes Irvine of Drain, asatrix for the minor, per Alexander Stronach, jun., advocate, Belmont Street, Aberdeen	...	Proprietor	...	...	...	20 0 0	75	
76	Quarry, Anguston	Da.	...	Unwrought	...	...	...	...	76	
77	Croft and house, Anguston, Nether	Da.	Charles McCarrach	Tenant	...	...	...	...	77	
78	Croft and house, Anguston, Over	Da.	James Balnave	Do.	...	...	...	15 0 0	78	
79	Farm and house, Anguston, Over	Da.	John Henrie	Do.	...	...	...	12 0 0	79	
80	House, Hill of Anguston	Da.	Do.	...	...	...	...	250 0 0	80	
81	House, Upper Anguston	Da.	Do.	John Gibb, farm servant	3 0 0	...	...	...	81	
82	House, Upper Anguston	Da.	Do.	James Sharp, griev	3 0 0	...	...	...	82	
83	Farm and house, Anguston, Nether	Da.	Alexander W. Still	Tenant	...	...	...	314 8 2	83	
84	House, Nether Anguston	Da.	Do.	Robert Yule, cattleman	3 0 0	...	...	...	84	
85	House, Nether Anguston	Da.	Do.	James Ligertwood, farm servant	3 0 0	...	...	...	85	
86	Croft and house, Anguston	Da.	James Alexander, blacksmith	Tenant	...	...	...	9 15 3	86	
87	Croft and house, Anguston, Easter, part of	Da.	John Hogie	Do.	...	...	...	22 0 0	87	
88	House, Anguston, Easter	Da.	John Strachan, engineman	Do.	...	...	...	4 0 0	88	
89	House, Anguston, Nether	Da.	Robert Dey, millworker	Do.	...	...	...	6 0 0	89	
90	Farm and house, Beathoul	Da.	George Black	Do.	...	...	...	70 0 0	90	
91	House	Da.	Do.	...	...	...	...	...	91	
92	Croft and house, Beathoul	Da.	David Burnett	Tenant	...	...	...	5 10 0	92	
93	Croft and house, Beathoul	Da.	John Menzie	Do.	...	...	...	16 0 0	93	
94	Croft and house, Beathoul	Da.	John Thomson	Do.	...	...	...	10 12 0	94	
95	Farm and house, Beads	Da.	William Adams	Do.	...	...	...	140 18 0	95	
96	House, Beads	Da.	Do.	...	...	...	...	...	96	
97	Farm and house, Blackhall	Da.	John Kemp	Tenant	5 0 0	...	...	...	97	
98	House, Burnside	Da.	Miss Mary Copland	Do.	...	...	...	35 5 3	98	
99	House, Burnside	Da.	Alexander Milne, millworker	Do.	...	...	...	5 0 0	99	
100	House, Burnside	Da.	Alexander James Lorimer, millworker	Do.	...	...	...	4 0 0	100	
101	House, Burnside	Da.	Marshall Cooper, millworker	Do.	...	...	...	5 0 0	101	
102	House and croft, Burnside	Da.	Hugh Leith, corn miller	Do.	...	...	...	4 0 0	102	
103	House, shop, and land, Burnside	Da.	George Dalgarno, miller	Tenant	...	...	...	6 0 0	103	
104	Farm and house, Cairnton, East	Da.	James M'Conachie, blacksmith	Do.	...	...	...	17 0 0	104	
105	Farm and house, Cairnton, West	Da.	George Smith	Do.	...	...	...	65 18 0	105	
106	House, West Cairnton	Da.	James Smith	Do.	...	...	...	47 4 6	106	
107	Farm and house, Cobbestock	Da.	Do.	James Davidson, millworker	...	...	...	4 10 0	107	
108	House, Barhill	Da.	John Christie	Tenant	...	...	...	43 4 0	108	
109	House, Barhill	Da.	Do.	Robert M'Gregor, labourer	...	...	...	6 0 0	109	
110	House, Barhill	Da.	Do.	William Sandison, gardener	...	...	...	4 5 0	110	
111	House, Barhill	Da.	Do.	Alexander Thomson, millworker	...	...	...	5 0 0	111	
112	Farm and house, Eddilstown	Da.	Hugh Leith Lorimer, millworker	Do.	...	...	...	5 0 0	112	
113	House, Eddilstown	Da.	James and George Sangster	Tenant	...	...	...	176 1 0	113	
114	Farm and house, Eddilstown, Little	Da.	Do.	...	...	...	...	...	114	
115	Croft & house, Eddilstown, School Croft	Da.	Samuel Davidson Niven	Tenant	3 0 0	...	...	59 19 6	115	
116	Croft and house, Eddilstown Hill	Da.	Alexander England	Do.	...	...	...	7 0 0	116	
			George Murray	Do.	...	...	...	10 0 0	116	

1905 DUFF, ROBERT WILLIAM (Valuation Rolls VR008700099-/341, ABERDEEN COUNTY)  
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**VALUATION ROLL—COUNTY OF ABERDEEN—For the Year 1905-1906.**  
**PARISH OF PETERCULTER.**

No.	DESCRIPTION AND SITUATION OF SUBJECT.	PROPRIETOR.	TENANT.	OCCUPIER.	INHABITANT OCCUPIER not rated (45 Vict. c. 3, ss. 3 and 9).	Annual Value of Subject, 1905 (See Note on page 100)		Penalty or Ground Annual.	Yearly Rent or Value of Subject.	No.
						£ s. d.	£ s. d.			
	<b>Estate of Culter, part of</b>									
1	Police, Culter House	Robert William Duff, of Peterross, per Alexander Forbes, Peterross Estates Office, Stonehaven	...	Proprietor for occupier	...	...	...	10 0 0	1	
2	East lodge, Culter	Do.	...	Proprietor	James Smith, forster	7 0 0	...	7 0 0	2	
3	Gardener's house, Culter	Do.	...	Do.	Peter Clark, gardener	4 0 0	...	4 0 0	3	
4	Woodlands, Culter House	Do.	...	Do.	...	...	...	10 0 0	4	
5	Home Farm and Stephen's Park, in Grass Park, Culter	Do.	...	Do.	...	...	...	62 0 0	5	
A 6	North lodge, Culter	Do.	James Gruer, collector	Tenant	...	...	...	7 0 0	6	
7	House and garden, Bucklerburn	Do.	Alexander Milne, game-keeper	Do.	...	...	...	6 10 0	7	
A 8	Farm and house, Bucklerburn	Do.	William Watt	Do.	...	...	...	38 3 4	8	
9	Water privilege, Bucklerburn	Do.	Trustees of Aberdeen Sick Children's Hospital, per Davidson & Garden, 12, Dee Street, Aberdeen	Do.	...	...	...	0 5 0	9	
10	House and garden, Bucklerburn	Do.	Donald R. Moir, millworker	Do.	...	...	...	8 0 0	10	
11	House, Cornyhaugh	Do.	Robert Leggat, sawmiller	Do.	...	...	...	5 0 0	11	
12	House and land, Cornyhaugh	Do.	William Thain, millworker	Do.	...	...	...	7 5 10	12	
A 13	Croft and house, Craigton, West	Do.	Joseph Mann	Do.	...	...	...	2 5 0	13	
14	House and yard, Craigton, East	Do.	Betsy Ronald, spinster	Do.	...	...	...	3 0 0	14	
15	House and yard, Craigton	Do.	Reps of Alexander Lorimer, labourer	Do.	...	...	...	34 9 2	15	
A 16	Farm and house, Craigton, West, and Wauknill	Do.	James D. Middleton	Do.	...	...	...	20 7 8	16	
A 17	Croft and house, Craigton, North, and Cornyhaugh	Do.	James Cooper	Do.	...	...	...	5 4 6	17	
18	House, Cornyhaugh	Do.	Adam Meldrum, millworker	Do.	...	...	...	131 6 6	18	
A 19	Farm and house, Denmill	Do.	Robert Thomson	Do.	...	...	...	4 5 0	19	
20	House, Denmill	Do.	Joseph Christie, millworker	Do.	...	...	...	36 9 3	20	
21	Farm and house, Holmill	Do.	Henry Buchan	Do.	...	...	...	7 12 0	21	
A 22	Land, Newmill, part of	Do.	James Knowles	Do.	...	...	...	7 5 0	22	
23	House and garden, Parkhill	Do.	William Manson, farm servant	Do.	...	...	...	65 0 0	23	
A 24	Farm, Tillyoch	Do.	...	Proprietor	...	...	...	10 0 0	24	
25	House, Tillyoch	Do.	George Jamieson, labourer	Tenant	...	...	...	13 3 0	25	
A 26	Farm, Pitengulles, part of	Do.	David Walker	Do.	...	...	...	4 0 0	26	
27	House, Broon	Do.	Do.	Do.	...	...	...	4 10 0	27	
28	House, Broon	Do.	Do.	Robert Str-wright, millworker	...	...	...	38 0 0	28	
A 29	Land, Robertstown, part of	Do.	John Moir, Desview	Tenant	...	...	...	5 2 9	29	
A 30	Land, Stankfield	Do.	James Robertson, Woodend, Milltimber	Do.	...	...	...	10 0 0	30	
31	House, Stankfield	Do.	Do.	William Donald-son, millworker	...	...	...	4 2 6	31	
32	House and shop, Tillyoch	Do.	William Robertson, millworker	Tenant	...	...	...	26 9 3	32	
A 33	Farm and house, Wauknill, part of	Do.	Alexander Pape	Do.	...	...	...	2 12 6	33	
34	House, Parkside	Do.	George M'Leod, millworker	Do.	...	...	...	3 2 5	34	
35	House and yard, Tillyoch	Do.	James Thomson, millworker	Do.	...	...	...	4 3 9	35	
A 36	House and yard, West Craigton	Do.	James M'Adam, roadman	Do.	...	...	...	2 18 6	36	
A 37	Grass pasture, near Wauknill	Do.	William Meaton, Rosemount Cottage	Do.	...	...	...	8 17 6	37	
38	Houses, waterpower, yards, &c., Wauknill and Bridghead	Do.	James Milne, miller	Do.	...	...	...	2 10 0	38	
A 39	Pasture, Wauknill	Do.	Do.	John A. Ross, millworker	...	...	...	5 0 0	39	
40	House, Wauknill	Do.	Do.	William Forbes, millworker	...	...	...	4 0 0	40	
41	House, Wauknill	Do.	Do.	Do.	...	...	...	1 0 0	41	
A 42	Moss pasture, Leuchar	Do.	Robert Taylor, Leuchar	Tenant	...	...	...	9 15 0	42	
A 43	Pasture, River bank, Camphill	Do.	Mrs. Lumsden, of Camphill	Do.	...	...	...	5 0 0	43	
44	Quarry, Guntidill	Do.	...	Proprietor	...	...	...	2 10 0	44	
A 45	Dower's Park	Do.	James Smith, forster	Tenant	...	...	...	45 8 9	45	
A 46	Farm and house, Mossbrodie Park and Woodend, Milltimber	Do.	James Robertson	Do.	...	...	...	17 4 8	46	
A 47	Croft and house, Mossbrodie	Do.	John Price	Do.	...	...	...	268 15 3	47	
A 48	Farm land, Milltimber, part of	Do.	William Moncur	Do.	...	...	...	0 3 0	48	
49	Site of telephone poles	Do.	National Telephone Company, Ltd.	Do.	...	...	...	0 1 0	49	
50	Water privilege, Robertstown Wood	Do.	James Taylor, Eastwood	Do.	...	...	...	0 19 7	50	
51	Water supply, Robertstown Wood	Do.	Charles Lyon, An-Darroch	Do.	...	...	...	55 0 0	51	
52	Fishings	Do.	...	Proprietor for occupier	...	...	...	8 0 0	52	
53	Shootings	Do.	...	Do.	...	...	...	8 0 0	53	

1915 CROMBIE, THEODORE (Valuation Rolls VR008700109-/355, ABERDEEN COUNTY)  
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**VALUATION ROLL—COUNTY OF ABERDEEN—For the Year 1915-1916.**  
**PARISH OF PETERCULTER.**

Yearly Rent or Value of Subject.	No.	DESCRIPTION AND SITUATION OF SUBJECT.	PROPRIETOR.	TENANT.	OCCUPIER.	IN HABITANT OCCUPIER not rated (48 Vict. c. 3, ss. 2 and 3).		Yearly Rent or Value of Subject.	No.
						Annual Value of Tenanted House (See Note, Stat. Book Act, 1906).	Penalty or Ground Annual.		
£ s. d.						£ s. d.	£ s. d.	£ s. d.	
		<b>Estate of Oulter, part of</b>						10 0 0	1
		1 Police (part of), Culter House	Theodore Crombie, manufacturer, per R. W. Walker, 3, Golden Square, Aberdeen	...	Proprietor	...	...	...	1
£5,318 4 3		2 East Lodge, Culter House	Do.	...	James Smith, forester	7 0 0	...	7 0 0	2
		3 Woodlands, Culter House	Do.	...	Do.	...	...	10 0 0	3
		4 House Farm and Stephen's Park, in Grass Park, Culter	Do.	...	Do.	...	...	54 0 0	4
		5 Farm, Tillyoch	Do.	...	Do.	...	...	66 0 0	5
		6 North Lodge, Culter House	Do.	...	Do.	...	...	8 0 0	6
		7 House and garden, Broomfield	Do.	...	Do.	...	...	12 0 0	7
		8 Farm and house, Buckleburn	Do.	James Adrain Crombie, Braehead Cottage, Bridge of Don	Tenant	...	...	42 13 0	8
		9 House and garden, Buckleburn	Do.	Frank Morrison, mason, Culter	Do.	...	...	8 2 0	9
566 0 0	255	10 House and garden, Buckleburn	Do.	William G. Smart	Do.	...	...	4 0 0	10
		11 House and garden, Buckleburn	Do.	William Taylor, under gardener	Do.	...	...	4 3 6	11
		12 House and garden, Buckleburn	Do.	William Jamieson, labourer	Do.	...	...	4 3 6	12
		13 House, Corneyhaugh	Do.	Alexander Milne, labourer	Do.	...	...	6 3 0	13
		14 House and yard, Corneyhaugh	Do.	Robert Leggat, sawmiller	Do.	...	...	5 3 0	14
		15 Croft and house, Craigton, West	Do.	Andrew Wisely, millworker	Do.	...	...	2 10 10	15
		16 House and yard, Craigton	Do.	Joseph Mann	Do.	...	...	2 5 0	16
		17 House and yard, Craigton	Do.	James Ronald, spinster	Do.	...	...	3 2 0	17
		18 Farm and house, Craigton, West	Do.	Helin Lorimer, spinster	Do.	...	...	34 18 8	18
		19 Croft and house, Craigton, North	Do.	Robert and David Scott	Do.	...	...	25 10 6	19
		20 House, Corneyhaugh	Do.	James Cooper	Do.	...	...	5 14 6	20
		21 Farm and house, Dennyhill	Do.	Miss Mary Keth	Do.	...	...	136 6 6	21
		22 House, Dennyhill	Do.	David Shand, Hollambush, Glasgow	Do.	...	...	4 10 0	22
		23 Farm and house, Holmhill	Do.	James McDonald	Do.	...	...	41 9 9	23
		24 Farm and house, Mosbrodie Park and Woodend, Milltimber	Do.	Henry Buchan	Do.	...	...	55 15 6	24
		25 Croft and house, Mosbrodie	Do.	James Robertson	Do.	...	...	18 5 7	25
		26 Farm land, Milltimber, part of	Do.	Annie Price, widow, and Alexander Aitken	Do.	...	...	228 7 6	26
		27 Land, Newmill, part of	Do.	John T. Bain	Do.	...	...	7 12 0	27
		28 House and garden, Parkhill	Do.	James Knowles	Do.	...	...	6 5 0	28
		29 Farm, Pittengullic, part of	Do.	Thomas Johnston, estate labourer	Do.	...	...	14 15 6	29
		30 House, Broom	Do.	David Mearns	Do.	...	...	4 0 0	30
		31 House, Broom	Do.	Do.	Margaret Harper, Robert Sivewright, millworker	...	...	4 10 0	31
		32 Farm and house, Hill of Milltimber	Do.	Thomas Glasgow	Tenant	...	...	105 17 5	32
		33 Land, Robertson, part of farm	Do.	David Walker	Do.	...	...	13 19 0	33
		34 House, Stockfield	Do.	William Donaldson, millworker	Do.	...	...	12 3 0	34
		35 House, Parkside	Do.	George Syme	Do.	...	...	4 3 0	35
		36 House, Tillyoch	Do.	George Harper, estate labourer	Do.	...	...	8 0 0	36
		37 Garden, Tillyoch	Do.	George Harper, estate labourer	Do.	...	...	0 2 6	37
		38 House, Parkside	Do.	James Davidson, Drumview	Do.	...	...	3 3 0	38
		39 House and yard, Parkside	Do.	George Phillips, millworker	Do.	...	...	4 3 0	39
		40 Grass pasture, near Waukmill	Do.	Joseph Dunn, labourer	Do.	...	...	1 0 0	40
		41 Land, Bridgend	Do.	William Meiton, Rosemount Cottage	Do.	...	...	14 4 9	41
		42 Grass pasture and site for buildings, Waukmill	Do.	Do.	Do.	...	...	2 0 0	42
		43 House, waterpower, yard, &c., Waukmill and Bridgend	Do.	Trustees of the Children's Fresh Air Fortnight and Alling Home, per J. D. Mackie, 105, Union street	Do.	...	...	11 16 0	43
		44 Pasture, Waukmill	Do.	James Milne, miller	Do.	...	...	1 5 0	44
		45 House, Waukmill	Do.	Do.	Do.	...	...	5 0 0	45
		46 House, Waukmill	Do.	Do.	Archd. Duncan, labourer	...	...	4 0 0	46
		47 House, Waukmill	Do.	Do.	Do.	...	...	20 9 6	47
		48 Mose pasture, Lenchar	Do.	J. M. Chryste, dentist	Tenant	...	...	1 0 0	48
		49 Pasture, River bank, Campmill	Do.	Robert Taylor, Lenchar	Do.	...	...	0 15 0	49
		50 Quarry, Guttriehill	Do.	Mrs. and Miss Lumsden, of Campmill	Do.	...	...	...	50
		51 Dower's Park	Do.	Do.	Unwrought	...	...	2 10 0	51
		52 Sites of telephone poles	Do.	James Smith, forester	Tenant	...	...	0 4 0	52
		53 Water right to Drumview	Do.	H. M. Postmaster-General	Do.	...	...	0 7 6	53
		54 Water right, Tillyoch	Do.	Catherine Robertson, widow, 34, Summerfield terrace, Aberdeen	Do.	...	...	0 15 0	54
		55 Water privilege, Buckleburn	Do.	Henry Buchan, Holmhill Farm	Do.	...	...	0 5 0	55
		56 Water privilege, Ringhill	Do.	Trustees of Aberdeen Sick Children's Hospital, per Davidson & Garden, 12, Dee Street, Aberdeen	Do.	...	...	2 0 0	56
			Do.	John W. Humphreys, Beechbrae	Do.	...	...	...	x

**APPENDIX 2 ORDNANCE SURVEY NAME BOOK EXTRACT**

*Co. Aberdeen. Pt. of Petriculter*  
No. 21. 53

List of Names as written on the Plan	Various modes of Spelling the same Names	Authority for those modes of Spelling	Situation	Descriptive Remarks, or other General Observations which may be considered of Interest
	<del>Clay hills</del>	<del>M<sup>r</sup> M<sup>r</sup> Allan M<sup>r</sup> Stephens M<sup>r</sup> Sinclair M<sup>r</sup> Cobban</del>	<del>85-7</del>	<del>The description remarks relation to the same on another name sheet; directly under those of Mosbro dipark.</del>
Guttrie Hill	Guttrie Hill	M <sup>r</sup> Marshall, Stantfield M <sup>r</sup> Davidson, Woodend M <sup>r</sup> Smith, Junior, Mosbro dipark. M <sup>r</sup> Stephens. Book in the possession of M <sup>r</sup> Stephens, containing the names of various farms on the Guttrie estate, &c, &c.	85-7	This hillcock is situated on the east side of the farm Moss bridge park. It is covered with rough pasture, and is part of grounds cleared of wood.
Tillyock	Tillyock	M <sup>r</sup> M <sup>r</sup> Allan. M <sup>r</sup> Stephen M <sup>r</sup> Sinclair Valuation Roll. 1859-60	85-7	A farm steading, consisting of a dwelling house and office, horses together with three cattle houses, thatched and in middling condition.

<https://scotlandspplaces.gov.uk/digital-volumes/ordnance-survey-name-books/aberdeenshire-os-name-books-1865-1871/aberdeenshire-volume-71/53>

