

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>	Peterculter East
5.2	Site Address	Land adjacent to Pittengullies Brae, Peterculter
5.3	Postcode	
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
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Please see attached
5.7	Please provide the National Grid reference of the site.	NJ850008
5.8	What is the current use of the site?	Agriculture/Equestrian
5.9	Has there been any previous development on the site? If yes please provide details	No

<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	
		Part owner	
		Option to purchase	x
		No legal interest	
6.2	Is the site under option to a developer?	Yes	
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 – B0935	
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>x</td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing		Employment		Mixed Use	x	Retail		Other (Please Specify)	
Housing												
Employment												
Mixed Use	x											
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details:										
7.3	Site Area (hectares)	7.3ha										
	Housing											
7.4	Approx. no of units.	Around 50 units										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Exact details of the mix can only be provided at the planning application stage having regard to prevailing market conditions and demand at that time. The proposals are sufficiently flexible to satisfy the housing requirements likely to emerge through the Strategic Development Plan.										
7.6	Affordable Housing Percentage	25%										
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.)	Not yet determined										
	Employment											
7.9	Business and Office	m <sup>2</sup>										
7.10	General Industrial	m <sup>2</sup>										
7.11	Storage and distribution	m <sup>2</sup>										
7.12	Other Please specify	m <sup>2</sup>										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	No of units and type:- 50 including 25% affordable housing										
7.14	Employment	15,000 - 20,000 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>Not specifically, but the site has been subject to public scrutiny through previous LPD processes.</p>
8.2	Will the proposed development be phased?	Yes
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 6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes, Company Banking Facility
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 northerly winds	
		Good shelter from northerly winds	x
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	x
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	x
	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	x
		Medium to High Risk	
		If yes approx. what area (hectares or %)	<10%
		No	
9.6	Has a flooding strategy been developed for the site?	The site is identified by SEPA as at risk from surface water flooding. This is due to poor localized drainage infrastructure, and a suitably designed SUDS solution would ensure that the risk can be mitigated effectively.	
9.7	Have discussions been had with the Council's flooding team?	N/A	
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	X
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	X
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	X
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	X
		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	X
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	X
		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	X

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			x
9.23	If there are significant conflicts, what mitigation measures are proposed?	N/A			
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		x	
		Between 400-800m			
		Within 400m	x		X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	X		
		Local shops	X		
		Sports facilities		X	
		Public transport networks	X		
		Primary schools			x
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	X
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	X
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	X
		Gas	X
9.31	Does the development have access to high speed broadband?	Yes	
9.32	Does the development include a Heat Network/District Heating Scheme?	No	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Methods and equipment to be used to be determined at the detailed planning stage, due to ever changing requirements and targets. Currently we utilize solar PV panels and flue gas heat recovery systems	
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)	A detailed layout will provide public open space in accordance with the LDP policy.	
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	X
		The site is currently identified as Green Space Network. With the introduction of the AWPR, the area does not contribute to a wider network of open space, and its loss is not considered strategically significant	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	No
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>	Culter Primary School has ample capacity to accommodate the development, and Cults Academy has capacity in the short term, only projected to reach capacity by 2023.

<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?	Improved housing provision, including much needed affordable housing

<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.	No

<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		x
13.2	Flood Risk Assessment		x
13.3	Drainage Impact Assessment		x

13.4	Habitat/Biodiversity Assessment		X
13.5	Landscape Assessment		X
13.6	Transport Assessment		X
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		X

<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.	X
		Our Milltimber West development has demonstrated an ongoing market through the economic downturn. Our recently released second phase has sold well, and there is no evidence to suggest this will not continue. It is therefore prudent to plan for an extension of the site beyond the current allocation.	

The proposed development will form a suitable infill between the Camphill Estate and the Deeside Way, with access available from Pittengullies Brae and Milltimber Brae, which will soon become a much less trafficked route following the completion of the AWPR.

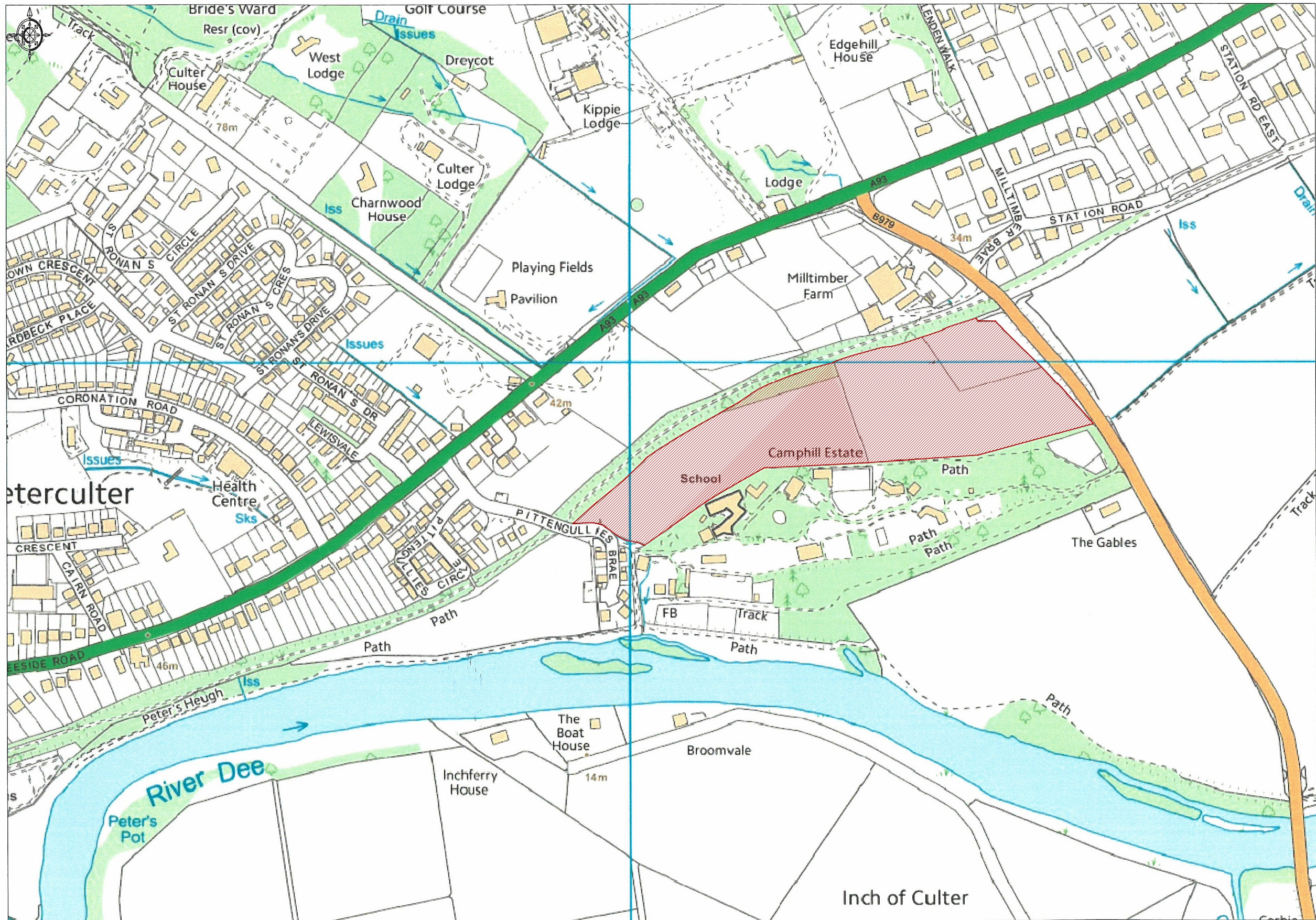
While the site is currently identified as Green Belt/Green Space Network, this bid seeks the development on land that forms a logical infill site, with development to the north, west and south, and the AWPR running to the east of the site.

A landscape and visual impact assessment has been prepared for the site, and is appended to this bid. The assessment concludes that the development proposals for three sites (sites 1, 2 and 4 – site 2 having been constructed following allocation in the 2012 LDP) will have a limited visual impact. Nevertheless, substantial planting and landscaping works are proposed to ensure the site is ultimately fully integrated with its surroundings.

This bid therefore seeks the allocation of around 50 houses with access from Pittengullies Brae in the west and the formation of a business park with access from Milltimber Brae in the east (with the two areas interconnected). The formation of a business park with access to Milltimber Brae, and therefore very convenient access to the AWPR would be highly desirable and also provide much needed local employment opportunities for the towns of Milltimber and Peterculter, which currently offer only limited opportunities and operate as commuter towns for Aberdeen and/or Westhill where business land is available. High quality, landscaped office uses would also be an appropriate use on the edge of the town and compatible with the surrounding land uses.

Bancon Submit that this is a sustainable and deliverable development opportunity, in keeping with the surrounding land uses, and can contribute towards the housing needs and demands of the area.

The Strategic Development Plan Main Issues Report identifies a requirement to identify a range of smaller sites, to compliment the large allocations in the 2017 Local Development Plan that have, to date, failed to deliver the housing needs and demands at a suitable rate. Inclusion of more, smaller sites can ensure that the housing land supply remains genuinely effective and deliverable.



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