

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)	Malcolm Road, Peterculter (Part Inclusive of OP52)
5.2	Site Address	Malcolm Road, Peterculter, Aberdeen
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: L(0-)001 Orig.pdf was uploaded
5.7	Please provide the National Grid reference of the site.	NJ8301NW
5.8	What is the current use of the site?	The site is currently undeveloped grassland, with areas of poor quality self seeded regeneration. The site was previously a commercial woodland which was clear felled some years ago & areas of re-growth have also since been felled
5.9	Has there been any previous development on the site? If yes please provide details	No Details:

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	X
		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?	Yes Details: Partly as OP52 - Malcolm Road, Peterculter	
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: Previous Local Plans, Main Issues Reports & Reviews	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Proposal of Application Notice	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: OP52 - Malcolm Road, Peterculter	
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	Housing	X
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details:	
7.3	Site Area (hectares)	6.6 ha	
	Housing		
7.4	Approx. no of units.	59 residential properties	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	22 no. Semi Detached 37 no. Detached	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details:	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private Sale & Housing for the Elderly	
	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:-	
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: Previous Consultation with Local Community Council &amp; Local Councillors. Meetings to be organised both with the Community Council &amp; local community to gather views on revised current proposal.</p>
8.2	Will the proposed development be phased?	<p>Yes Details: Most probably in 4 phases. ( Market dependant)</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5, 6-10, 10+ 0-5
8.4	Expected development <b>completion</b>	Year, 0-5, 6-10, 10+ 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	No Details:
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 Details:

<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	X
		If yes approx. what area (hectares or %)	5%
		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	X
9.6	Has a flooding strategy been developed for the site?	No Details:	
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> )?	Yes Details:	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details:	

	<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	X
		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	X
		No loss or disturbance	
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 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	X		
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?	Yes Details: Previously under Local Plan proposals.			
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		X	X
		Between 400-800m	X		
		Within 400m			
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 / No Details:	
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: Through detailed design of the properties and materials.	
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:	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: Site is currently an inaccessible & unsightly vacant grassland site.	



<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>	Yes Details: Culter Primary School is currently under capacity and set to continue as such.

<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: Support for the local community, shops, restaurants, bars etc.. Provide stability to Culter School. Provide continued support to local health care facilities, sports centre etc... Allow existing residents to upsize and remain within Culter.

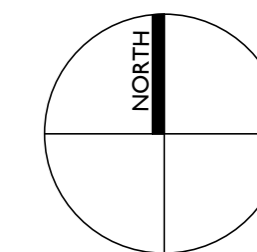
<b>12.</b>	<b>Masterplan Development Framework</b>	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: D(0-)001 Orig.pdf was uploaded

<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		

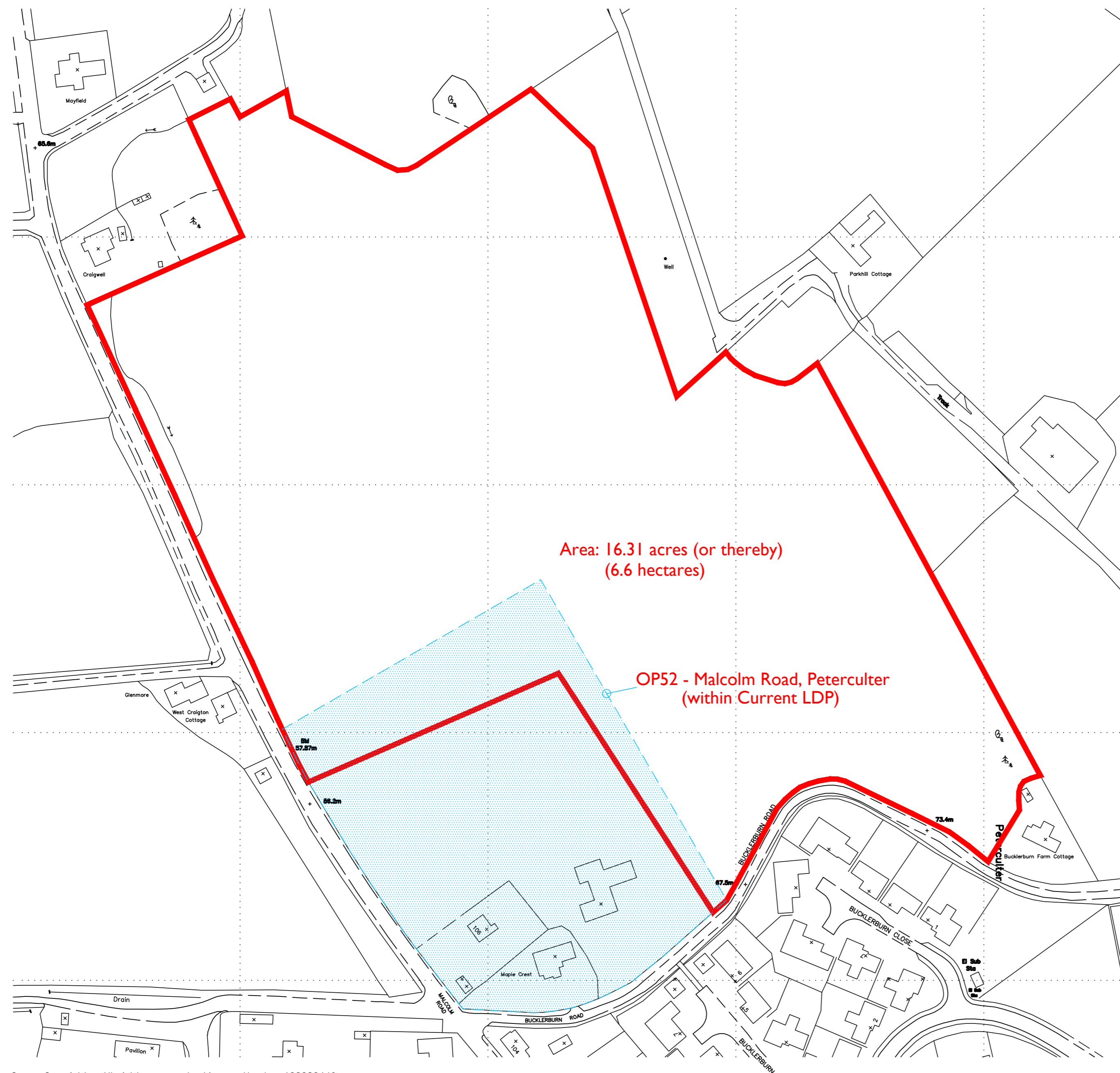
13.4	Habitat/Biodiversity Assessment		
13.5	Landscape Assessment		
13.6	Transport Assessment		
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)	LDP Main Issues Report Submission- MalcolmRoad- 28.05.18.pdf was uploaded	

<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.	Yes
		Please provide details of viability: The site is viable as a residential development of various sized family properties	

Urban Title Name: NJ8301NW  
Easting: 383,328m  
Northing: 801,692m  
Land Parcel: 3369 in km NJ8301



 DEVELOPMENT SITE BOUNDARY



Area: 16.31 acres (or thereby)  
(6.6 hectares)

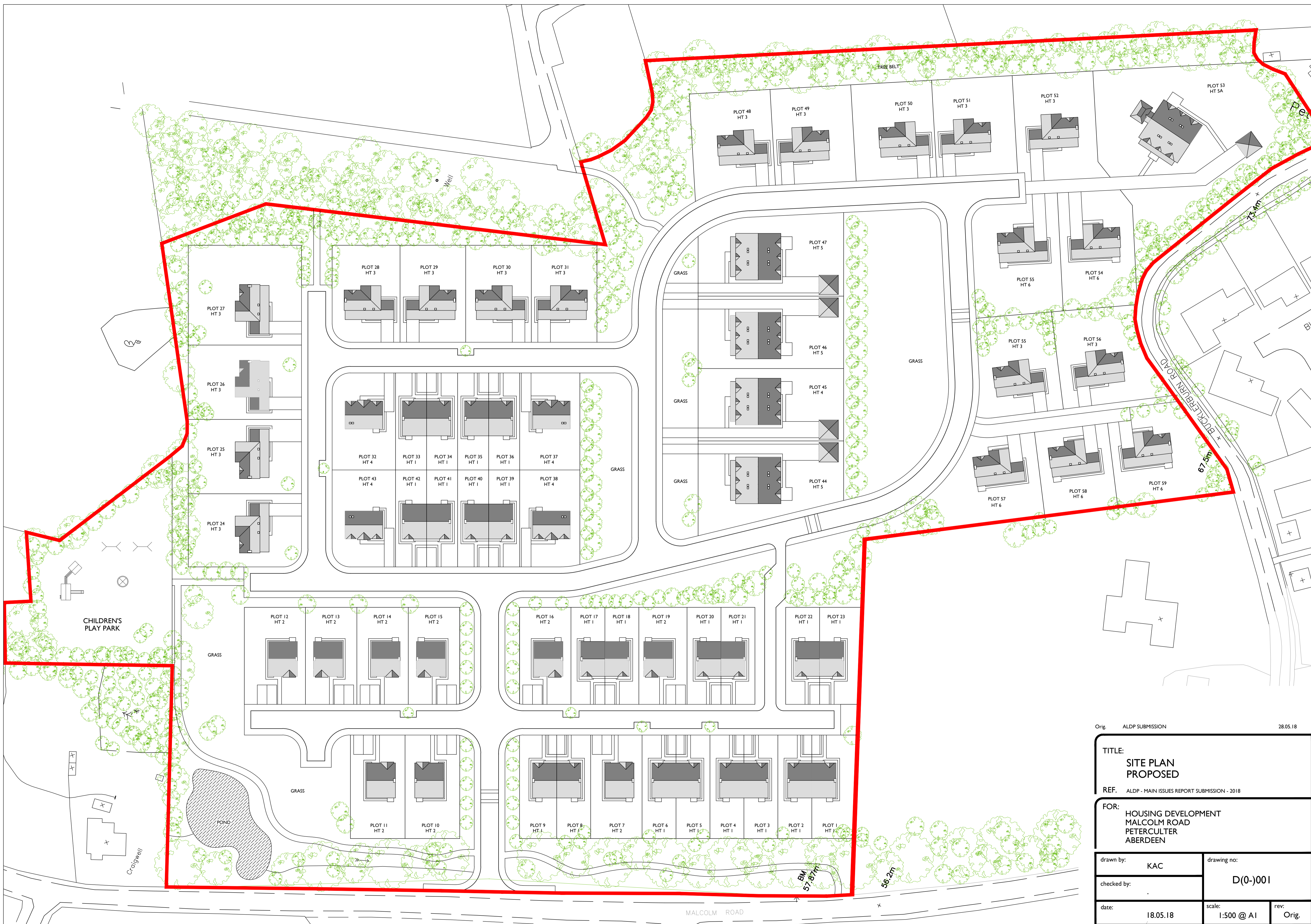
OP52 - Malcolm Road, Peterculter  
(within Current LDP)

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### LOCATION PLAN (1:1250)

Orig. ALDP SUBMISSION 28.05.18

TITLE: <b>LOCATION PLAN</b>		
REF. ALDP - MAIN ISSUES REPORT SUBMISSION - 2018		
FOR: HOUSING DEVELOPMENT MALCOLM ROAD PETERCULTER ABERDEEN		
drawn by: KAC	drawing no: L(0-)001	
checked by: .		
date: 18.05.18	scale: 1:1250 @ A2	rev: Orig.



Orig. ALDP SUBMISSION 28.05.18

TITLE:  
**SITE PLAN  
 PROPOSED**

REF: ALDP - MAIN ISSUES REPORT SUBMISSION - 2018

FOR:  
 HOUSING DEVELOPMENT  
 MALCOLM ROAD  
 PETERCULTER  
 ABERDEEN

drawn by: KAC	drawing no: D(0)-001
checked by:	
date: 18.05.18	scale: 1:500 @ A1
	rev: Orig.

**Woodaven Estates**

**Aberdeen Local Development Plan  
Main Issues Report Consultation 2018**

**Development Option  
(Part OP52 – ALDP)**

**Residential  
Development Site  
Malcolm Road  
Peterculter**

**27 May 2018**

**Site : Malcolm Road, Peterculter**  
**Proposal for approx. 59 No. Detached, Semi Detached**  
**and Affordable Family Dwellings**  
**Aberdeen Local Development – Main Issues Report Consultation**

**1. Background**

A development proposal showing 59 no. detached, semi-detached, and affordable family homes has been prepared for inclusion within the main issues report for the proposed development plan review.

Currently, the site is undeveloped grassland and is not part of an agricultural holding. The site was previously used as a commercial woodland and has been clear felled on more than one occasion. Most recently this was clear felled as a commercial woodland approx. 19 years ago and since has been left to naturally re-grow. The majority of the site has been cleared of scrub & trees again recently, however there is a considerable frontage of established mature Scots Pine trees, which are to remain.

The site sits adjacent to the core paths network, which allows pedestrian traffic safe access through the village of Peterculter.

The site slopes up from Malcolm Road, providing stunning South Westerly views.

**2. Proposed Local Development Plan**

i) The site has been promoted by Aberdeen City Council in recent Local Development Plan proposals, and was originally included during the preparation of the Current Adopted Local Development Plan as OP54 and within the Main Issues Report it was suggested that:

- a) “There are good public transport facilities...”
- b) “The development could have positive effects on material assets and the population by providing a minimum of 25% affordable housing.”
- c) “There would also be a positive effect on the economy as this development could support local economy and promote growth of local businesses.”
- d) Provide support to the local Primary School, in respect to stabilising the deterioration of the school role.

ii) The site promoted is partially included within the current Local Development Plan as Residential Development Site OP52.

iii) The site can be delivered immediately.

**3. Positive Local Impact**

i) Having attended various public consultations during the preparation of previous Main Issues Reports, feedback from the many residents and general public has been positive. The main comment related to the fact that a mixed development of property sizes, as presented, would be welcomed in Peterculter as:

- a) there is currently no alternative accommodation available for existing residents to up-size or down-size to. This results in numerous families moving away from the

area, which more often or not adds to the deterioration of the primary school role, year on year.

b) There is little or no availability of new or previously owned family homes in the village for new residents to move into.

ii) As was evident in the response from the community, during the preparation of the previous main issues reports, there is very little objection to the proposal. In fact, this site was supported by Culter Community Council.

iii) As suggested, there would be limited impact to the landscape should the development proceed. The site is shielded from the road by a mature tree bank, and also well protected from the North.

iv) Small areas of the site have relatively sharp gradients, however the areas which are proposed to be developed are predominantly gradual slopes, as the main level change occurs along the frontage of the site, where the strategic band of mature trees are retained. We have viewed the sloping site as a benefit to the development, and with proper design, this can give the resultant properties stunning views south westerly along the Dee Valley. The area of site where access would be taken from Malcolm Road does not involve a steep gradient.

v) As with current planning policy, there would be a commitment to deliver the 25% affordable houses on site, as opposed to any commuted payment to provide this off site. This again will have a positive impact within the local community.

#### **4. Sustainability**

i) From a site sustainable point of view :

- The site is serviced with electricity, BT, mains water, public sewerage and mains gas.
- All roads to the site are currently adopted and therefore snow clearing (for example) is already provided.
- Street lighting already exists along the frontage of the site.
- Refuse collections are made to the existing neighbouring dwellings.
- The site is bounded by the Core Path Network.
- The site has good access to public transport and the cycle network.
- There are natural defensible boundaries on all sides of the development.
- It has been identified that the development will contribute to the local economy and local businesses significantly.
- The development would enhance the falling primary school role and help the school numbers to stabilise.

ii) With regards to sustainability in relation to the actual properties, we would propose using design methods and materials in relation to key areas of the construction of the dwellings.

- High levels of Insulation
- Un-precedented levels of air tightness, through new design methods
- Solar gain
- Newly developed window & glazing units providing exceptional U-Values.
- Wood burning stoves
- Rainwater harvesting
- Renewable & locally sourced materials – Scottish Larch etc.

The above listed design methods are proven to make the actual differences which are required to meet and surpass design targets and U-Values. We aim to meet these targets in all properties.

## **5. Transportation and Access**

Access provision is good..

- With regards to traffic movements, access can be achieved where demonstrated on drawing D(0-)001 providing the 90metre visibility splays either side of the development, whilst keeping the required distances away from the existing junctions. Further detailed discussions with the local authority Roads Department will be required to finalise precise details. But it is accepted & agreed no technical issues prevent access being taken from Malcolm Road in this location.
- Pedestrian access to the village centre is being promoted in two directions. The preferred route for pedestrians is along the path and cycle network which currently exists through Bucklerburn Road, Bucklerburn Wynd and Bucklerburn Drive. These lead onto various routes through School Road, Johnstone Gardens and The Bush. All of these routes are safe passages to the main shopping area, the primary school, doctors surgery, and churches etc. In fact, walking distance to the primary school from the centre of the site is 0.4miles and the local shops are within 0.6miles.

The alternative to this would be along the pavement on Malcolm Road towards the village centre. We would propose to construct a new pavement along the frontage of the site, within the drystone dyke and through the mature trees.

- We have had discussions at director level within First Group, and have a commitment that as part of a review of the Number 19 bus route, the site will be considered for an extension to the route. Both ourselves and First Group will work together with the local authority, in providing this at the appropriate stage.
- In relation to proximity of employment opportunities, there are most certainly numerous opportunities of employment within 30mins public transport journey of the site. In general, 30mins journey eastwards from the site would place you in Holburn Street, in the city centre. You would pass through Peterculter, Cults, Pitfodells & Mannofield before arriving in the city centre. In the opposite direction, 30mins would place you in Banchory, using public transport. It is agreed that there are numerous employment areas within these catchments.

## **Conclusion**

There is a great opportunity with this development site, to provide a complete mix of properties from affordable homes, smaller first time homes, semi-detached, detached and larger family properties.

Although a site layout has been promoted, we must stress that this is purely indicative at this stage in order to demonstrate the type of mix, density and numbers that can be achieved on the site. Further, more detailed design will be carried out involving discussions with the local community council and residents, before a final settled plan can be proposed.

As for sustainable design, we are committed to using materials and methods as stated earlier, which are proven to work efficiently in this part of the country.



With regards to benefits to the local community, a development such as this will allow the village to “loosen its belt” in a controlled manner, whilst providing much needed family accommodation in the locality. This can only make a positive impact in sustaining the village centre, shops, community facilities, primary school, doctors surgery etc. However, this size of development will not overload the infrastructure which currently exists in Peterculter.

**The site has no constraints and is immediately deliverable. It is also not reliant on any major infrastructure improvements or provision.**

We appreciate that there will be a requirement to have various design, layout and access issues developed fully. This work will be progressed on the basis that the site is promoted as a Preferred Development Option within the ALDP. Additionally, the number of properties can be reviewed without question, should there be a desire to do this.

Finally, we hope the benefits of this site can be realised and that the views of the local community council and the majority of existing residents are considered in respect to providing much needed high quality family homes in the village.

**Woodaven Estates**

27 May 2018

Encl./ Appendices

**Appendices**

Drawings :

L(0-)001 Orig – Location Plan

D(0-)001 Orig – Indicative Site Plan Proposed