

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>	Land East of Inchgarth Mews, Cults
5.2	Site Address	Land at Inchgarth, Cults
5.3	Postcode	AB15 9NX
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?	<p>No</p> <p>Site may be marketed if an allocation is forthcoming</p>
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.	NJ904029
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, bid reference 9/28 in 2009.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Wayleave for overhead electricity cables and servitude for sewer running north – south across site.	
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	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)	4.4ha	
	Housing		
7.4	Approx. no of units.	Circa 15 Houses	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)		
7.6	Affordable Housing Percentage	25% on site / commuted payment	
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	N/A	
7.14	Employment	N/A	
7.15	Retail	N/A	
	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	<p>The site is considered to be an ideal opportunity to accommodate a measured, deliverable housing development of around 15 houses on the southern side of Inchgarth Road and to the north of Inchgarth Reservoir.</p> <p>The site has defensible boundaries on all sides and established tree planting and neighbouring properties.</p> <p>The site is contiguous with areas zoned as residential in the current Local Development Plan.</p>
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>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 <b>start</b> post adoption of the plan in 2022	0-5
8.4	Expected development <b>completion</b>	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

<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	
		Some shelter from	
		Good shelter from northerly winds	The site is well screened and protected by established, mature trees and woodland. This protects the site from being exposed to northerly 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 <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	
		Little or No Risk	
		Low to Medium Risk	The site lies adjacent to the Inchgarth Reservoir, however this sits at a lower level than the bid site.
		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 <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	The site lies within Pitfodels conservation area. The adjacent property to the east is a listed building. Development will be contained within the existing woodland boundaries and not impact on any historic assets.
		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	River Dee Special Area of Conservation (SAC) lies 400m to the south of the site, but is not anticipated to be affected by the development proposals.
		No loss or disturbance	
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	The key landscape features of the site are mature tree belts, designated as ancient woodland, which will be retained and incorporated into the development, enhancing the setting and appeal of the development.
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	The high level of screening on all boundaries of the site ensure that development is not intrusive into surrounding landscape.  The proposal is in keeping with the character of the wider area to the east that is defined by individual plots with wooded boundaries.

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 Cults and to a lesser extent Pitfodels.
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? <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		
N	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 <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	The site has a good access to Core Paths 68 and 70 which lie to the west 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	Employment opportunities exist at Cults and Garthdee.
		Significant	
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 85.89Mb.	
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 formalise access to this.
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response:	

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<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>	Yes  Cults Primary School is forecast to be operating at its full capacity of 100% and Cults Academy to be operating at 96% in 2022, providing capacity for the small number of pupils generated by the development proposal.

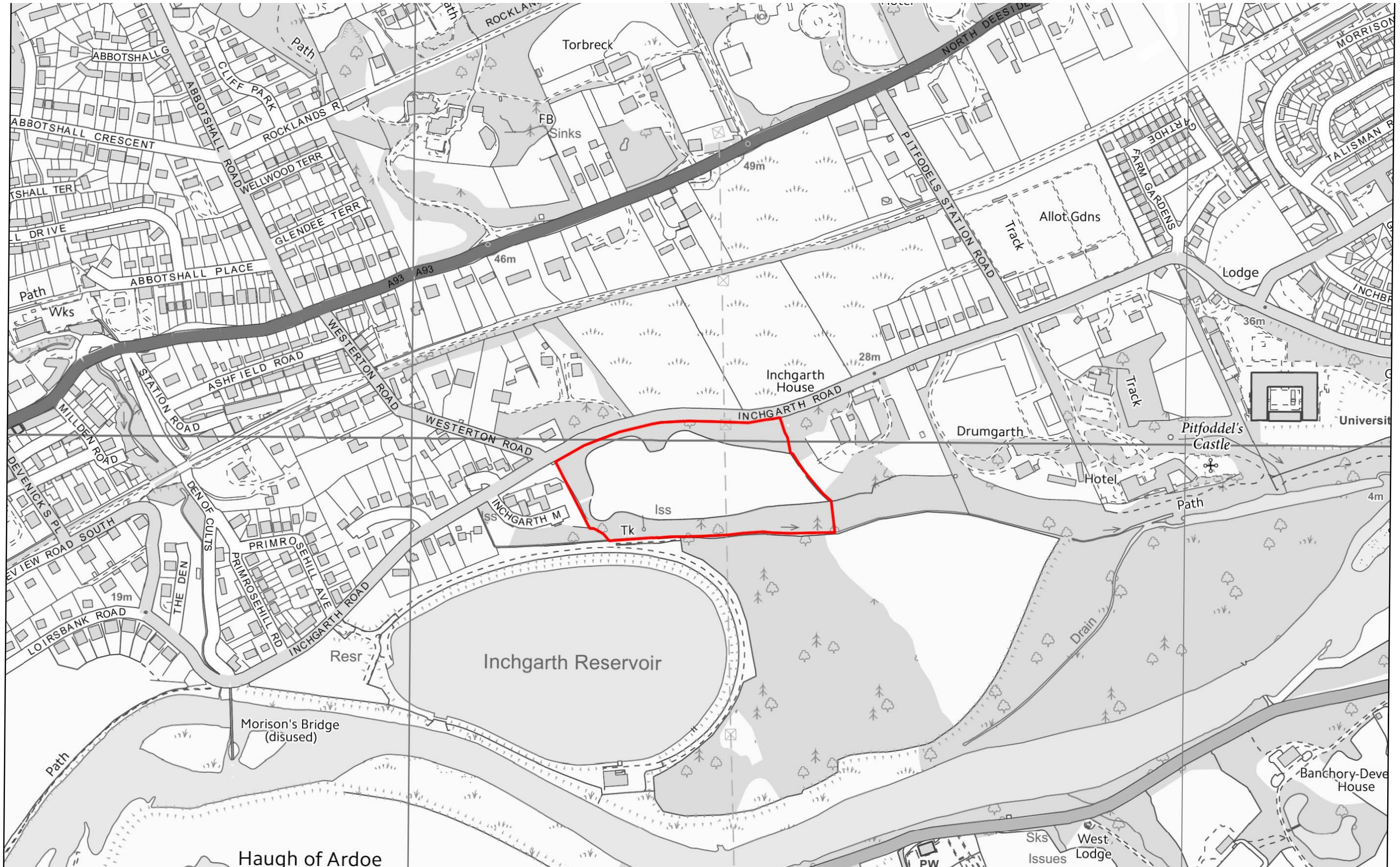
<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions 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, additional housing supply and support for existing local services.

<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 Indicative layout plan is enclosed.

<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		✓

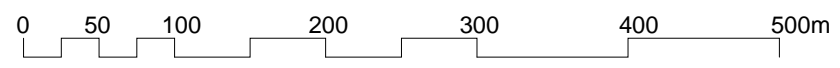
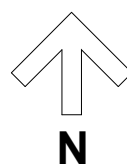
13.2	Flood Risk Assessment		
13.3	Drainage Impact Assessment		
13.4	Habitat/Biodiversity Assessment		✓
13.5	Landscape Assessment		✓
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		More detailed assessments will be provided as the LDP process progresses.

<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.	✓
		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 southern edge of Cults at Inchgarth Road.	



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



**Inchgath, Cults**  
 Aberdeen Local Development Plan Bid

**LOCATION PLAN**

Scale: 1:5000  
 Date: MAY 2018  
 Dwg No: 11199

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LAND EAST OF INCHGARTH MEWS, CULTS

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 the Land East of Inchgarth Mews, Cults that has been prepared on behalf of the Scott Family by Halliday Fraser Munro Chartered Architects and Planning Consultants.

The site at Inchgarth, Cults offers an excellent opportunity for a new limited residential development of around 15 houses. The 'paddock' site is an area surrounded by established woodland along its boundaries lying between Inchgarth Road and Inchgarth Reservoir. The site presents scope for a sensitive extension of housing in the Cults / Pitfodels area.

The site benefits from defensible boundaries of mature trees on all sides and existing housing to the west and east and Inchgarth Road to the north.

The proposals presented in this document have been 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 area, allowing new development whilst respecting the character of Green Belt, Green Space Network and the Pitfodels Conservation Area.

*“The vision for the Land East of Inchgarth Mews, Cults is to create a high quality residential development on the southern edge of Cults making use of existing established boundaries and an attractive paddock setting”*





## BACKGROUND

The Inchgarth site is situated in the Pitfodels area at the south eastern edge of Cults. The land is in the sole ownership of the Scott family.

The site lies to adjacent to the Inchgarth House category 'c' listed building and to the north of Inchgarth reservoir. It extends to an area of some 4.4ha. The land is non-productive scrubby grassland, effectively a paddock well screened by mature trees.

The site is considered suitable for development due to its proximity to the district centre of Cults that is around 270m walking distance to the west. Vehicular access to the site would be taken from the existing adopted access road at Inchgarth Mews to the west, negating the requirement for a new direct access onto Inchgarth Road.

The site is highly accessible via public transport on North Deeside Road. In addition, the available core path network to the north and west maximises the site connectivity to the wider area. It is also possible to safely walk from the site along a footway to the shops and amenities at Garthdee to the east.

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.

Overhead electricity cables cross through the site, although this area would not be developed and can be retained as an area of open space in the site.

The site would take advantage of the established backdrop of the mature trees surrounding the site and ensure these are retained as a key landscape characteristic of the area.

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





Western boundary of the site showing access road to be extended



The existing residential development to the west- (Source:Google Map)



Listed Inchgarth House to the east of the site-(Source: Google Map)



Inchgarth Reservoir to the south of the site- (Source: Google Map)

# PLANNING CONTEXT

This bid site is a greenfield land to the south of Cults within Pitfodels Conservation areas. Although there are limitations to development at greenfield areas and conservation areas, development within the bid site would be self-contained and have little impact on the wider area. The site is enclosed to the west by the residential area of Inchgarth Mews that does not lie within the Green Space Network and Green Belt zoning. Inchgarth Mews also benefits from an adopted access road leading from Inchgarth Road into the bid site.

## Development of Cults

In early 20th century the settlement of Cults was based around linear development along North Deeside Road. However since the mid 20th century the village has extended to the north and south east, bringing it closer to Pitfodels and Garthdee.

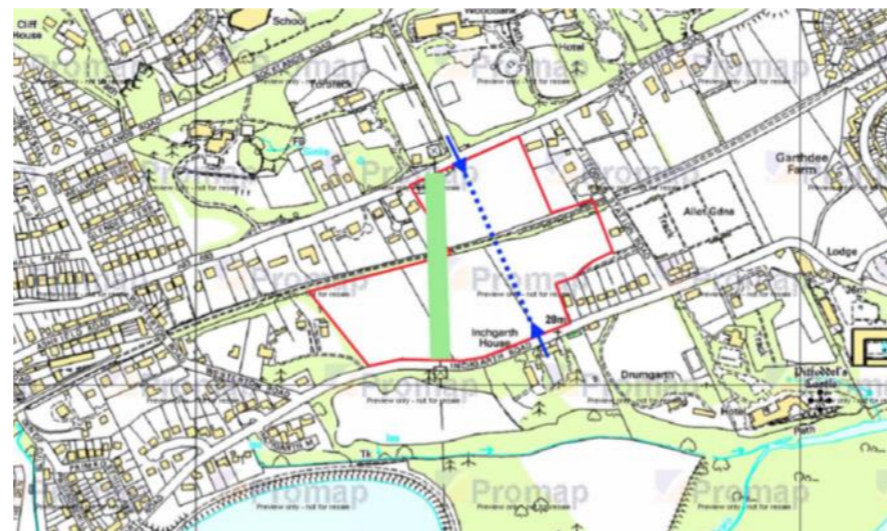
At the time of writing there is a pending planning application for a proposed retirement village with housing and a link road between Inchgarth and North Deeside Road. This link road has long been an aspiration of Aberdeen City Council. Further development allocations in the area would assist in funding its delivery.

## Steading Converted buildings at Inchgarth Mews

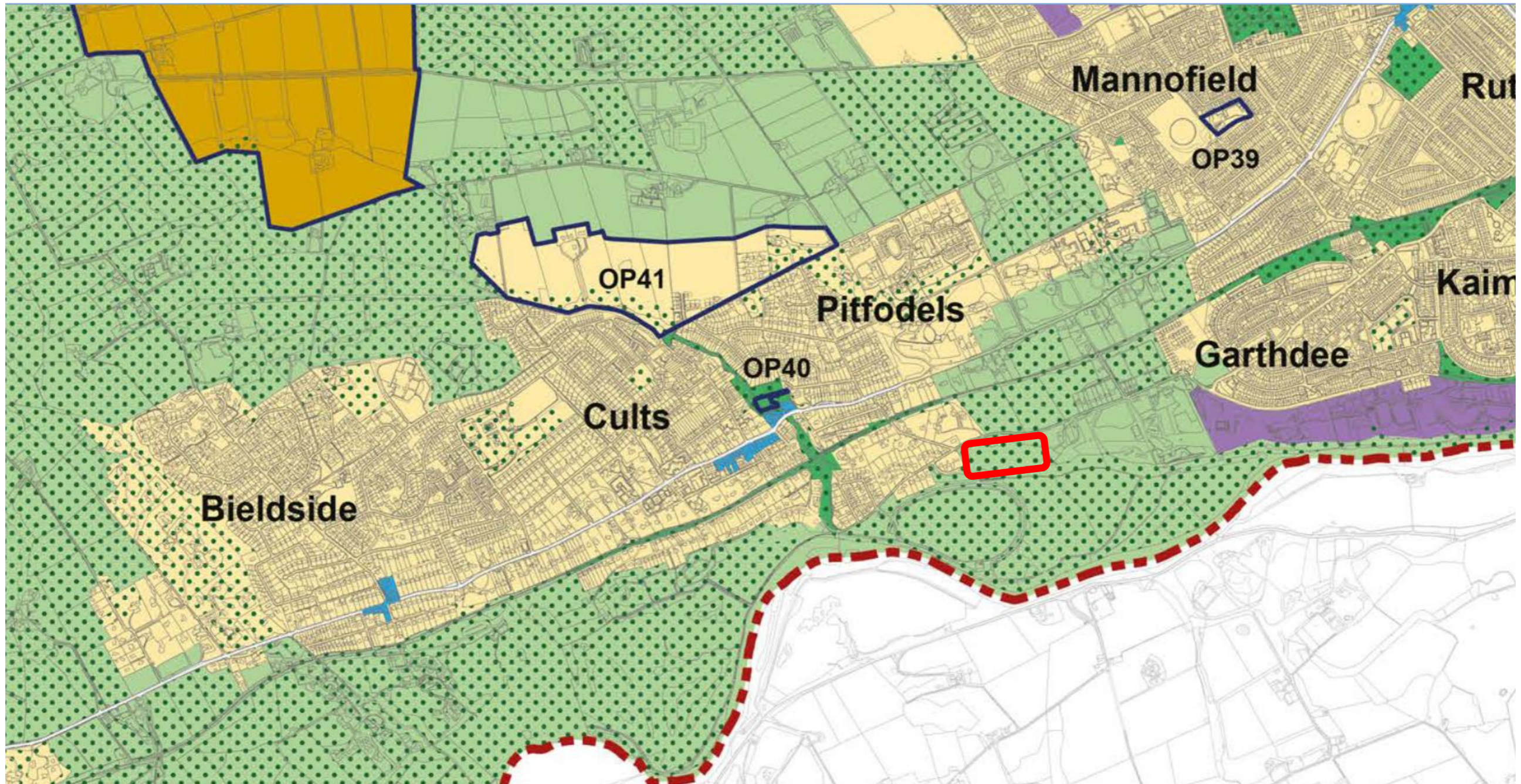
To the West of the site, there is an attractive development of converted steadings facing south across Inchgarth Reservoir and the River Dee. This area is zoned as a residential area within the 2017 Aberdeen Local Development Plan.

## Pitfodels Conservation Area

Conservation areas are defined as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The development proposal would enhance the character of the conservation area through a sensitive development within the paddock area.



# PLANNING CONTEXT











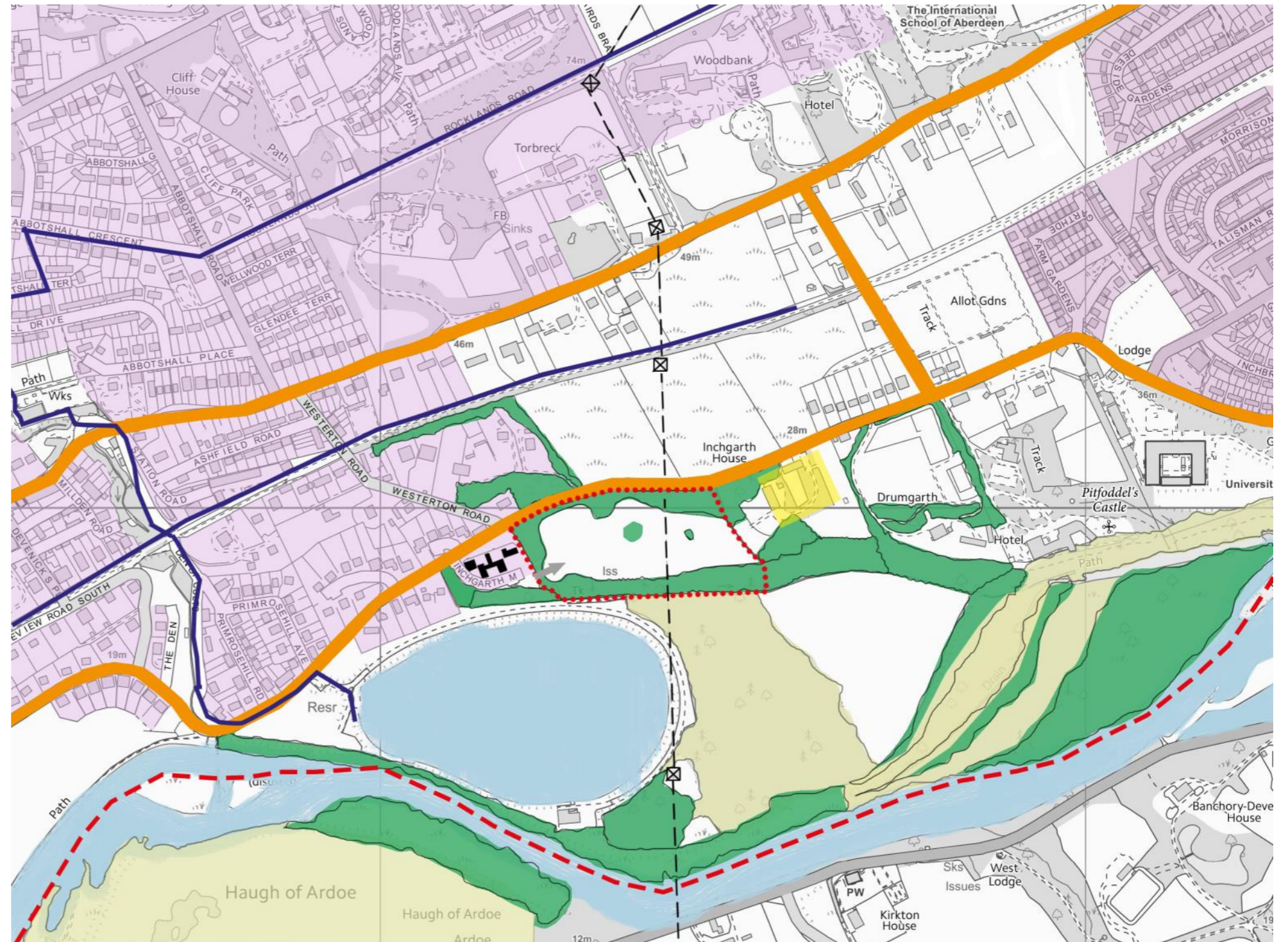
Extract from 2017 Local Development Plan— note adjacent residential zoning to bid site (outlined in red)

# SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

## Opportunities and Constraints Key

- Existing Road and Path Network** The site is adjacent to Inchgarth Road
- Site connectivity** The site has excellent connectivity to the Core Path network running to the west of the site and footways
- Existing neighbouring dwellinghouses** The site is between the listed Inchgarth House and the converted steading comprising five dwellinghouses
- Green Belt** The site is identified within green belt and green space network, however this conflicts with the existing development around the site
- Screening trees** The site benefits from a perfect boundary of woodland on all its sides
- South facing**
- Overhead power lines**

-  Site
-  Listed Inchgarth House
-  Existing dwelling houses
-  Core Path
-  Trees and Woodland
-  Aberdeen Residential Area
-  Road and path network
-  Potential access



# INDICATIVE LAYOUT PLAN



# SUMMARY

The Land East of Inchgarth Mews, Cults represents a self contained deliverable, residential development allocation.

The site is an obvious extension to the existing residential land to the west and north west and through careful design can create a new limited extension to the south of Cults.

The site is accessible by a range of transport modes.

Development south of Inchgarth Road would continue the surrounding development pattern and would be well related to the adjacent dwellinghouses to the east and west.

The proposed design concept includes a landscape buffer to north and south to protect and enhance the boundary woodland setting.

The bid site is under private ownership and is available for development with no constraints. The landowner wishes to progress residential development on the bid site.

Access can be taken into the site from the existing adopted access road bordering the site to the west.

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

**'Land East of Inchgarth Mews, Cults – suitable for residential development of around 15 dwellinghouses.'**

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

