

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 to west of Malcolm Road, Peterculter
5.2	Site Address	Malcolm Road, Peterculter
5.3	Postcode	AB14 0NX
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes / <input checked="" type="radio"/> No Details:
5.5	Is the site currently being marketed?	Yes / <input checked="" type="radio"/> No Details: N/A the site is owned by a housebuilder
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: refer to attached plan
5.7	Please provide the National Grid reference of the site.	NJ83025W
5.8	What is the current use of the site?	Vacant
5.9	Has there been any previous development on the site? If yes please provide details	Yes / <input checked="" type="radio"/> 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	X
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes / <input checked="" type="radio"/> No Details: It is owned by a housebuilder	
6.3	Is the proposed site included in the ALDP2017?	Yes / <input checked="" type="radio"/> No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / <input checked="" type="radio"/> No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / <input checked="" type="radio"/> No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / <input checked="" type="radio"/> No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	<input checked="" type="radio"/> Yes / No Details: Part of B0943	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / <input checked="" type="radio"/> 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.)	Yes / <input checked="" type="radio"/> No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>X</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	X	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	X											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details: N/A										
7.3	Site Area (hectares)	1.25 ha										
	Housing											
7.4	Approx. no of units.	10										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	To be agreed at detailed design stage										
7.6	Affordable Housing Percentage	Affordable housing will be delivered at rate set out in policy at the time of development										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / <input checked="" type="radio"/> No Details: A partner will be brought on board when the site is zoned in the LDP										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	The homes will be for private sale with the exception of affordable homes. The tenure of these will be determined prior to a planning application following discussions with ACC.										
	Employment											
7.9	Business and Office	m ²										
7.10	General Industrial	m ²										
7.11	Storage and distribution	m ²										
7.12	Other Please specify	m ²										
	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 ²										
7.15	Retail	m ²										
	Retail											
7.16	Approx. floor area	m ²										

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>Yes / <input checked="" type="radio"/> No Details: Engagement will be carried out at the appropriate time.</p>
8.2	Will the proposed development be phased?	<p>Yes / <input checked="" type="radio"/> No Details:</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p><input checked="" type="radio"/> Yes / No Details: Funding will be available for this 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>Yes / <input checked="" type="radio"/> No Details: The site is deliverable.</p>

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from 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	X
		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	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 http://map.sepa.org.uk/floodmap/map.htm)	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?	Yes / <input checked="" type="radio"/> No Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / <input checked="" type="radio"/> No Details: N/A	
9.8	Have discussion been had with Scottish Water?	<input checked="" type="radio"/> Yes / No Details: as part of SW monthly updates.	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	<input checked="" type="radio"/> Yes / No Details: Connections will be required but capacity is available	
9.10	Is there water capacity for the proposed development?	<input checked="" type="radio"/> Yes / No Details: Connections will be required but capacity is available	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	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	
		No intrusion	X
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?	Yes / <input checked="" type="radio"/> No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	Yes / <input checked="" type="radio"/> No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / <input checked="" type="radio"/> No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / <input checked="" type="radio"/> 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: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / <input checked="" type="radio"/> No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: N/A			
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			X
		Within 400m	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 https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	X close to Path 52
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	Variety of shops and offices in Culter
		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?	Unsure Details: This will be included as part of the development	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / <input checked="" type="radio"/> No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The development will firstly consider a “fabric first” approach to reduce the amount of energy generated from the development. Thereafter technologies appropriate at the time of the development.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / <input checked="" type="radio"/> 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)	<input checked="" type="radio"/> Yes / No 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: The removal of the site from the Green Space Network will have no impact on the Network as a result of its scale. Arguably the network will be enhanced by better footpath networks to it.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes / <input checked="" type="radio"/> No Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	<input checked="" type="radio"/> Yes / No Details: There is capacity in both Peterculter Primary School and Cults Academy for this proposed small scale development.

11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	<input checked="" type="radio"/> Yes / No Details: Appropriate developer contributions will be made.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / <input checked="" type="radio"/> No Details: This will be prepared at an appropriate time.

13.	Additional attachments		
	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

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	X
		Please provide details of viability: We can confirm we have run a development viability and the site is deliverable.	

ADDITIONAL INFORMATION IN SUPPORT OF BID

The settlement of Peterculter has suffered through little new land release which has been recognised by Aberdeen City Council through the zoning of sites in the previous Proposed Local Development Plan. The Reporter to the Examination however felt these were not the correct sites to release and removed them from the Plan. The limited release and lack of development of new housing within Peterculter has undermined the sustainability of the settlement for the existing and future residents. Key services including the primary school have seen decline in recent years with the school roll currently forecast to be only at 72% of its working capacity at 2023. The Council cannot simply take the view that there are sufficient allocations in the Culter Primary catchment. The scale and range of sites and the deliverability of such sites have to be looked at realistically to ensure the LDP can provide a 5 year housing land supply at all times and ensure that the sites can realistically be delivered within the LDP period. There is an identified shortage of affordable homes within the Deeside area with many young and lower income individuals unable to purchase their own home. The Stewart Milne site at Malcolm Road can be delivered in the short term and provide much needed homes for Peterculter helping to create a more sustainable settlement and ensuring the viability for key services such as the Culter Primary School. The bid site has a main road frontage onto Malcolm Road which will provide adequate access to the development site.

The development bid site was previously referenced as B0943 and scored 47 out of a possible 60 within the Council's assessment of previous bids and is identified as being constrained due to being identified green belt. This development site is adjacent to existing residential development on Malcolm Road and would be considered a small infill site which could provide much needed housing for the area.

Scottish Planning Policy (SPP) sets out that Green belt boundaries identified in local development plans should reflect the long term settlement strategy and ensure that settlements are able to accommodate planned growth. Inner boundaries should not be drawn too tightly around the urban edge, but where appropriate should create an area suitable for planned development between the existing settlement edge and green belt boundary. Boundaries should also take into account the need for development in smaller settlements within the green belt, and where appropriate leave room for expansion. It is therefore suggested that the greenbelt allocation on the edge of the settlement should not be considered a barrier to development without other significant justification as to the unsuitable nature of the site.



Linn Moor Residential School

Cairnlea House

Holemill

Fuaran

107m

Benview

Apache Cottage

Rowanlea

KENCAST CIRCLE

Craigton Heights

Easter Anguston

Crighton House

Woodend

West Craigton Farm

Drumview

Tillyoch

Overflow

Millbank

Craigwell

Parkhill Cottage

Dunbreck

Weir Sluice

Caldonia

Glenmore

West Craigton Cottage

Hillview

Easter Anguston Cottage

North Craigton

North Craigton Cottage

Track

Pav

Football Ground

BUCKLEBURN ROAD

BUCKLEBURN WYND

BUCKLEBURN DRIVE

BUCKLEBURN DRIVE

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