Proposal No.	Name	Community Council Area	No. Of Homes proposed	Promoter	More than 100 homes	ACC Checklist Score	ACC Planners recommendation	CBMCC Assessment	CBMCC Comment
B2901	Cullen House Road Ph 2	CBM	8		N	45	undesirable	undesirable	Fully agree with recommendation. Ancient Woodland (but felled). Close to AWPR. Goodnessmore to Cullen. Far from facilities or public transport so car-dependent. Extra traffic on Cullen House Road. Visual impact on landscape. Does not meet H5 minimum density.
B2902	OP52 Malcolm Road	Peterculter	8		N				
B2903	West Craigiburn Farm	Peterculter	150		Y				Not required to meet SDP housing land requirements. Green space, Ancient Woodland, accessibility to local services and facilities therefore car dependent. Accessibility to facilities including shopping, health, recreation and education facilities is poor both in terms of proximity and connectivity, particularly in respect of sustainable means of transport such as walking, cycling and public transport links. Increases risk of coalescence between Bieldside and Cruiksmanth. Does not meet H5 minimum density. Education capacity issue.
B2904	Land adjacent to Cruiksmanth Woods	CBM	50	O Sutter	N		undesirable	undesirable	Ancient Woodland (but felled). Close to AWPR. Goodnessmore to Cullen. Far from facilities or public transport so car-dependent. Extra traffic on Cullen House Road. High density detached housing out of character. Possibly 1 house in keeping with properties to N would be acceptable. Does not meet H5 minimum density. Education capacity issue.
B2905	Cullen House Road	CBM	5		N	45	undesirable	undesirable	Not required to meet SDP housing land requirements. Requires rewording of Deeside Conservation Area Appraisal to remove Cullen House Road from Conservation Area boundary area. Far from facilities or existing public transport so car-dependent. Suggested public transport connections a fantasy! Heavy additional load on education, healthcare and other services.
B2906	Crathes	CBM	600 - 1000	N	Y	47	undesirable	undesirable	Not required to meet SDP housing land requirements. Significant closing of gap between Culter and Milltimber. Far from most existing facilities except SRG convenience store. Can site not be redeveloped as Albyn School sports facility? Might be more acceptable if 100% affordable housing
B2907	Albyn Phoenix Fields	CBM	100		N	48	undesirable	undesirable	Fully support recommendations. Not required to meet SDP housing land requirements. The site is partly located within the Foggieton Local Nature Conservation Site, contains priority habitat. Due to the remote location the site is isolated from community facilities, public transport and active travel options are limited therefore likely to be car dependent. Severely increases risk of coalescence between Cults and Countesswells. Education capacity issue. Does not meet H5 minimum density.
B2908	Countesswells	CBM	500 - 5000	Scotia	Y	39	undesirable	undesirable	Substantial tree loss. Proposed density is lumping with housing F of Contlaw Rd but not Culter House Rd. Concern at potential integration with OP112. If OP112 proceeds, less concern compared with more distant developments as site is secured as residential. Additional traffic load (perhaps 18 additional cars) onto Contlaw Road. Acceptable access to public transport. Poor and mixed H5 minimum density.
B2909	Pressmens Cottage Road	CBM	12		N	47	undesirable – but see notes on review	undesirable	
B2910	Friarsfield North	CBM	280	CALA	Y	45	undesirable	undesirable	Agree with recommendation. Not required to meet SDP housing allocation target. Loss of Prime Agricultural Land (Class 2 Macaulay Classes). Landscaping of Deeside and Dee Valley. The proposed site is categorised into three distinct parts, Craigiburn and Cairke and Newton. Newton sits to the east of the other two areas. The site is in an area of green belt which acts as a green backdrop to the existing development at Friarsfield and to Aberdeen as a whole. It serves to maintain the separate identities of Cults, Countesswells and Craigiburn and to prevent coalescence between Cairnhill and Countesswells. Visual impact - would be highly visible from the South. Beyond 90m contour line. Poorly located in relation to public transport and community facilities. See also B2910.
B2911	Land at Culter House Road	CBM	100		N	46	undesirable	undesirable	Agree with recommendation. Not required to meet SDP housing allocation target. Places affordable housing at significant distance from public transport and facilities. Exposed site. Prominent on the approach to Culter. Poor access.
B2912	Craigiburn Road North (1)	Braeside/Mannofield	75	N	N	47	undesirable	undesirable	Not required to meet SDP housing allocation target. Does not meet H5 density requirement. Green belt, greenspace network, Pitfodels Conservation Area. Danger of coalescence.
B2913	Craigiburn Road South (2)	Braeside/Mannofield	30		N	47	undesirable	undesirable	Green belt. .greenspace network. Pitfodels Conservation Area. Danger of coalescence.
B2914	Craigiburn Road South (3)	Braeside/Mannofield	0		N	53	undesirable	undesirable	Green belt. .greenspace network. Pitfodels Conservation Area. Danger of coalescence.
B2915	Land at Sunnyside	CBM	2	Private owner	N	39	undesirable	undesirable	Agree with recommendations. Woodland, green belt boundary. At western edge of OP61 Friarsfield (180 homes). The woodland is the west of Friarsfield forms a strong and defensible green belt boundary. Although small, this development would erode these features.
B2916	Cairnhill	Peterculter	90		N				
B2917	Land East of Jackaswalls Alltwater	CBM	15		N	43	undesirable	undesirable	Does not conform to H5 density policy. Green belt. River Dee Corridor LNCS. Development on this site would impact on the surrounding landscape, and any development would only be partially related to the main settlement of Cults and would prematurely add to traffic on Westerton Rd. The area helps to maintain the separate identities of Cults and Countesswells and to prevent coalescence between Cairnhill and Countesswells. The area is part of a clear green gap between Cults and settlements nearer the city. Education capacity issue.
B2918	Land at NW of Butterfield	CBM	15	ACC Estates	N	47	undesirable	undesirable	Not required to meet SDP housing allocation target. Does not conform to H5 density policy. Withington belt. Isolated - far from facilities and would be car-dependent. Surveyed that ACC Estates is amenable for housing!
B2919	Land at Craigiburn Road	CBM	16		N	49	undesirable	undesirable	Green belt. Not required to meet SDP housing allocation. Does not conform to H5 density policy. Part of an area which serves to maintain the separate identities of Cults, Countesswells and Craigiburn and to prevent coalescence between Cairnhill and Countesswells. Development will have impacts on landscape and would be visible from the south. Above 90m contour line. Car dependent and due to its size would not encourage additional community facilities. Is intended to be accessible from OP61 Friarsfield. Education capacity issue.
B2920	Blackhill Farm	CBM	100	N	N	45	undesirable	undesirable	Not required to meet SDP housing land requirements. Does not conform to H5 density policy. Significantly extends Milltimber housing Northwards and away from M20 and facilities. Relies on Oldfold delivering facilities! Car dependent - more traffic on Bingfield Rd. Education capacity issue.
B2921	Countesswells Extension	CBM	500 - 5000	SWG	Y	42 - 48	undesirable	undesirable	Agree with recommendations. Not required to meet SDP housing allocation and represents an expansion of an existing Masterplan area (OP58). Does not conform to H5 density policy. Green Belt. Wait until Countesswells fully developed and schools built. Unless and until services to Countesswells are fully developed, this area will remain remote from services and facilities and car dependent. Increases risk of coalescence between Countesswells and Cults/Bieldside.
B2922	Land at West Craiston	Peterculter	70		N				
B2923	Hillhead of Milltimber	CBM	300		Y	49	undesirable	undesirable	Not required to meet SDP housing land allocation. Green belt. open space that serves to separate communities of Cults and Bridge, helping them to maintain their separate identities. Education capacity issue. Public transport would require revision to serve this location. Visual impact. Car dependent.
B2924	Leuchars	CBM	0 - Review	N	N	49	undesirable	undesirable	Agree with recommendations. Flooding, medium-high risk, drainage, landscape fit. Development on this site would have a significant impact on the surrounding landscape due to the proposal's proximity to the River Dee and open aspect to the south, and the land raising/remedial works required to prevent the site being flooded. Completion of the previous phase of development 5 of Leuchars Rd does not justify this further development on a fundamentally flawed site.
B2925	Harlaw House	CBM	5	N	N	42	undesirable	undesirable	Green belt, slope, isolation so car dependent. It would be an isolated development in the countryside with no relationship to any existing settlement or easy access to facilities and likely to be highly visible from S. Adjacent to Ancient Woodland.
B2926	Hazlewiewe	CBM	0	N	N	48	undesirable	undesirable	Healthcare and Commercial. Pylons on east side. Greenbelt. Site on slope so seen from S. Distance from N. The 2010 presence very strong and easily identifiable green belt boundary. Would be highly visible from the south. Would be highly visible from the south/south-east to the South. It should therefore remain as a green belt. Increases risk of coalescence between Kingswells and settlements to S. Commercial development with possible private healthcare facility would likely attract traffic movements, at an already busy junction.
B2927	Crathes Road	CBM	100	N	N	47	undesirable	undesirable/Premature	Now subject to planning application 200600794. 50 houses. CBMCC Conditional support. Does not conform to H5 density policy.
B2928	Land at Kirkton of Maryculter Kirkton Road	Peterculter	10		N				
B2929	Quarter Hill West	CBM	5		N	41	undesirable	undesirable	Green Belt and Ancient Woodland. Pleases housing at distance from Milltimber or Culter facilities and public transport - car dependent.
B2930	Quarter Hill East	CBM	0		N	43	undesirable	undesirable	Not the best site for a fuel stop - exposed location, AWPR/A93/AWPR junction much better commercial prospect and local residents will not use. Risk of coalescence with Culter. Only car access available to such a remote development site.
B2931	Kirkwalls Milltimber	CBM	0 - Review	N	N	45	undesirable	undesirable	The proposal is unnecessary – access arrangements to the Friarsfield development are not in place. Friarsfield Development Masterplan and Phase 1 approved in Planning Brief. Not required to meet SDP housing land requirements. Does not conform to H5 density policy.
B2932	Hillhead of Countesswells	CBM	0	N	N	43	undesirable	undesirable	Agree with recommendation. The site is poorly related to both the Cults settlement and the western edge of the City in terms of public transport provision, community facilities and other amenities, and would therefore be car dependent. It may result in the loss of locally significant trees and woodland, wetlands and contribute to a poor setting.
B2933	Deanstoun Cadenhead	CBM	750	SWG	Y	43 - 55	undesirable	undesirable	Not required to meet SDP housing land allocation target. Significant Southward extension of Westhill creating risk of coalescence with Lower Deeside and with Kingswells and loss of green landscape. SEPA flood map shows Bieldside Burn at high risk of flooding. Concern re capacity of education and other services - although the bulk of the residents in within Aberdeen City it appears to be suggested that resident children could go to schools in Aberdeenshire. Any suggestion of rerouting or upgrading the Forbes Pipeline is unlikely to be supported by the pipeline operator!
B2934	Monymusk Farm	Peterculter	70		N				
B2935	Monymusk Farm	Peterculter	100		N				
B2936	Transmark 3	Braeside/Mannofield	12		N	47	undesirable	undesirable	Same as B2937
B2937	Transmark 2	Braeside/Mannofield	40		N	47	undesirable	undesirable	Not required to meet SDP housing allocation target and does not meet H5 density requirement. Green Belt. Landgraveline separation between Cults and settlements to E. - risk of coalescence.
B2938	Lovers Walk	Peterculter	12		N	47	undesirable	undesirable	Would be adjacent to a much-loved riverside walk. Sloping site very visible from S. Could impact on sensitive Cornhill School residents during construction.
B2939	Retirement Flats 1	CBM	100 - Review	N	N	47	undesirable	undesirable	Not required to meet SDP housing allocation target or conform to H5 density policy. Green Belt/Green Space. Would impact seriously on the sensitive residents of Cornphill School during and after construction. Appears on SEPA flood maps as medium risk.
B2940	Retirement Flats 2	CBM	50 - Review	N	N	47	undesirable	undesirable	Not required to meet SDP housing allocation target. Not consistent with Masterplan Vision as the AWPR. Once approved would increase likelihood of further application to build on remaining additional land to N/NNW.
B2941	Retirement Flats 3	CBM	50 - Review	N	N	48	undesirable	undesirable	As for B2940. Landlocked.
B2942	Milltimber South	CBM	90	Barratt	N	49	undesirable	undesirable	Not required to meet SDP housing land allocation or met H5 density policy. Now no retail/commercial facility. 90 homes may impede landscape-view further and density is out of keeping with area. Does move to 90 available Properter's recommendation in 2021 Local Development Plan Consultation Document (Cults-Bieldside-Milltimber) to 2031 is inconsistent with completion schedule (completion from 2022 if Milltimber traffic load (100+ cars?) onto North Deeside Road. CBMCC would strongly support this site reverting to Green Belt!
B2943	Milltimber Farm	CBM	70	N	N	46	undesirable	undesirable	Not required to meet SDP housing allocation target or meet H5 density policy. Green Belt. Increases risk of coalescence between Milltimber and Culter. Land should be kept available in case existing junction design at AWPR/B979 junction later proves unstable and a roundabout is required.
B2944	Jackaswalls Road	CBM	90 - Policies	N	N	45	undesirable	Premature	CBMCC conditionally supports a suitable proposal for this site provided that it delivers a roundabout at the junction of Jackaswalls Road and the B979 Westerton Road and residential in 2024 for this road and for additional retirement housing in Lower Deeside. See Jackaswalls TRBA, Item 7(ii)(a) on 14/01/22
B2945	Strachens Retreat	Peterculter	0		N				
B2946	Malcolm Road	Peterculter	99		N				
B1001	Phase 1 SE Countesswells	CBM	335	SWG	Y	41	undesirable	undesirable	Not required to meet SDP housing allocation target. Extension to an existing Masterplan area (OP58) that does not conform to H5 density policy. Significant impact on the landscape and creates coalescence between Countesswells and Kingswells, risking their landscape setting and separate identities. Site sits on elevated ground, therefore, visible from surrounding areas. Adjacent to Ancient Woodland and Local Nature Conservation Site and the Gordon Castle Estate Designed Landscape. Loss of valuable Grade 2 agricultural land.
B1005	Redhill Farm	CBM	1000 - 5000	SWG	Y	41	undesirable	undesirable	Not required to meet SDP housing allocation target. Extension to an existing Masterplan area, does not conform to H5 density policy. Significant impact on the landscape and creates coalescence between Countesswells and Kingswells, risking their landscape setting and separate identities. Sits on elevated ground, therefore, visible from surrounding areas. Adjacent to Ancient Woodland and Local Nature Conservation Site and the Gordon Castle Estate Designed Landscape. Loss of valuable Grade 2 agricultural land.
		Total CBM	5432						
		Total Peterculter	400						
		Total Braeside/Mannofield	155						
		Total	6000						

Milltimber area