

# Response ID ANON-B3JU-DSZC-8

Submitted to **Local Development Plan Main Issues Report 2019 Consultation**  
Submitted on **2019-04-10 17:15:05**

## About You

### What is your name?

**Name:**

Paul Houghton

### What is your organisation?

**Organisation:**

DMHall

**On behalf of:**

Ms. Antonella Patrelli Campagnano

### How can we contact you?

**Email:**

[REDACTED]

**Telephone:**

[REDACTED]

**Address:**

[REDACTED]

## 1 Introduction

### Section 1 provides a context for the Main Issues Report Do you have any comments in relation to this section?

Do you have any comments in relation to this section?:

## 2 Settlement Strategy

### Question 1 New Housing Sites

#### Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?:

This submission has been prepared on behalf of Ms. Antonella Patrelli Campagnano (the landowner) in relation to land at Corsehill Farm. It is requested that the land (see attached Ordnance Survey plan) is included in the Aberdeen Local Development Plan 2022 as a housing allocation.

The site is situated east of Scotstown Road (B997) at Bridge of Don, approximately 3 miles north of Aberdeen City Centre.

The land being promoted for development extends to approximately 6.88 hectares (17 acres). The land is surrounded on two sides by the 'Perwinnes Moss Local Nature Reserve', the main part of which lies to the south and half of which is a Site of Special Scientific Interest (SSSI). The landowner owns a small strip of land on the northern edge of the Local Nature Reserve, east of the land being promoted here, and is willing to gift this to the Council as part of being able to develop the remainder of his land.

The land being proposed for development consists of mixed grazing land. The land is undulating, with some steeply sloping sections and lies at approximately 85m AOD.

It has no recent planning history.

The Aberdeen Local Development Plan 2017 Constraints Map designates the whole of the land as the 'Scotstown Moor/Perwinnes Moss Local Nature Conservation Site', which encompasses a much larger area than the 'Perwinnes Moss Local Nature Reserve'. The Proposals Map identifies the site as being within the Aberdeen 'Green Belt' and part of the 'Green Area Network'.

The land has not so far been promoted as a potential development site, although land to the north east and north west has been promoted (BO219 Perwinnes, BO209 West Dubford and B0218 Causewayend).

The Main Issues Report suggests that "any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure and should not be extensions to existing sites identified in the Aberdeen LDP 2017". It is our view, for the reasons we set out below, that this site fulfils those requirements. The site will be small scale, once you leave land as a biodiversity and landscaped buffer to the 'Perwinnes Moss Local Nature Reserve' and other areas as open space. It is likely that the remaining developable area will be c. 4 hectares (9.88 acres). This could potentially allow for the development of 120 new houses at a density of 30 per hectare, although the landowner is content for that number to be reduced to say 80 to ensure that this is a low density, biodiversity respecting development. Infrastructure is likely to be available. This is not a site that has been identified previously, or is identified in the Aberdeen LDP 2017. For those reasons, the site can be released for residential development.

The remainder of this statement considers the site using 'The Sustainability Checklist Criteria' used by the Council to assess sites in the 'Development Options Assessment Report on the Pre-Main Issues Submissions 2018'. We have not scored each criterion, but have hopefully provided sufficient information to allow that to happen.

The Sustainability Checklist Criteria'

Exposure - The site is north facing and there is a shelter belt to the east, as well as to the west.

Aspect - North facing

Slope - Gentle slope, mainly north facing slope with a small section of the site south facing.

Flood Risk - The site is currently not identified as at risk of flooding, according to SEPA's Flood Risk Map.

Drainage - The land appears to be freely draining. There is no evidence of water logging on the site.

The land is shown on the 1:50,000 Macaulay/Hutton Institute Land Capability for Agriculture Plans as ranging between Classes 3, 4 and 5 in quality. As such, it is deemed to be mixed in quality and includes some sections of ploughable pasture and also some rough grazing.

Built/Cultural Elements - No constraining built or cultural elements on the site or close by.

Natural Conservation - Within the Aberdeen Local Development Plan, the site is classed as a 'Local Nature Conservation Site', designated Scotstown Moor/Perwinnes Moss and also as a 'Green Area Network'.

The landowner is willing to pass ownership of that part of his land on the northern edge of the 'Local Nature Reserve' to the Council and would also seek to ensure that development on the remaining land is low density and understands the prevailing biodiversity issues. There is likely to be some loss or disturbance of wildlife habitat or species as a result of developing the site, but this can be mitigated by appropriate habitat improvement within the 'Local Nature Reserve' land and around the fringes of the proposed development.

Landscape Features - The land is currently mainly rough grazing with some gorse and used for the grazing of livestock.

Landscape Fit - The site can only be seen from the roads to the west and north of the site. Even then, and due to prevailing tree cover, it is not that prominent.

Future structural landscaping can ensure that any development on the site is also well screened.

Relationship To Existing Settlement - The site is well related to the Jesmond residential development to the west, with Scotstown Road separating the two.

Land Use Mix / Balance /Service Thresholds - Due to the completion of the Aberdeen Western Periphery route, this area is and will see new developments coming forward in future years. A small residential development here will complement that future development.

Access bility - The closest bus stop is approximately 300m away, with access via a core path, or a path which is not listed as such, but appears very well used and is also paved. Alternatively, there are further bus stops within 700m of the site.

Proximity To Facilities - The site is approximately 1.2km from the Bridge of Don Retail Park, whilst the Oldmachar Medical Practice, Oldmachar Academy and Jesmond Centre are approximately 800m from the site.

Direct Footpath/Cycle Connection to Community and Recreation Facilities and Resources - There are a number of core paths located less than 100m from the south of the site, though we are not aware of any designated cycle connections.

Proximity of Employment - Machar and Denmore Industrial Estate and Denmore Commercial Centre are both located around 1km from the site, whilst Bridge of Don Industrial Estate is approximately 1.5km from the site.

Contamination - It is unlikely there are any issues on the site given current or former uses.

Land Use Conflict - There is no conflict anticipated. It is appreciated that the adjoining land is a 'Local Nature Reserve', but there is no reason why a small residential development cannot be located next to a 'Local Nature Reserve' with no long-term impact on it.

Physical Infrastructural - There are no significant constraints in terms of water, gas or electricity anticipated.

Physical Infrastructure Future - There are no significant constraints in terms of Broadband connections.

Service Infrastructure Capacity - There is capacity at nearby Oldmachar Academy as well as Greenbrae and Forehill Primary Schools.

Other Constraints - There are no other constraints anticipated.

Conclusion

Whilst the site has been designated as the 'Scotstown Moor/Perwinnes Moss Local Nature Conservation Site' in the 2017 Local Development Plan, the land is predominately used for the grazing of stock, is of limited agricultural or landscape value, and is considered suitable for development.

The landowner is willing to pass ownership of that part of his land on the northern edge of the 'Local Nature Reserve' to the Council, and would also seek to ensure that development on the remaining land is low density and understands the prevailing biodiversity issues.

The land is otherwise well located and close to existing public transport routes, services and facilities.

For all of the above reasons, the landowner requests that the land is included in the Aberdeen Local Development Plan 2022 as a housing allocation.

## **Question 2 Housing Allowances Beyond 2032**

**Is there a need for us to identify further Housing Allowances or sites for the period beyond 2032?:**

## **Question 3 Brownfield and other Opportunity Sites**

**Are there any further brownfield or other opportunity sites which would be suitable for redevelopment?:**

## **Question 4 New Healthcare Facilities**

**Do you have any comments on these sites? Are there any other sites in these areas that we should be considering?:**

## **Additional Documents**

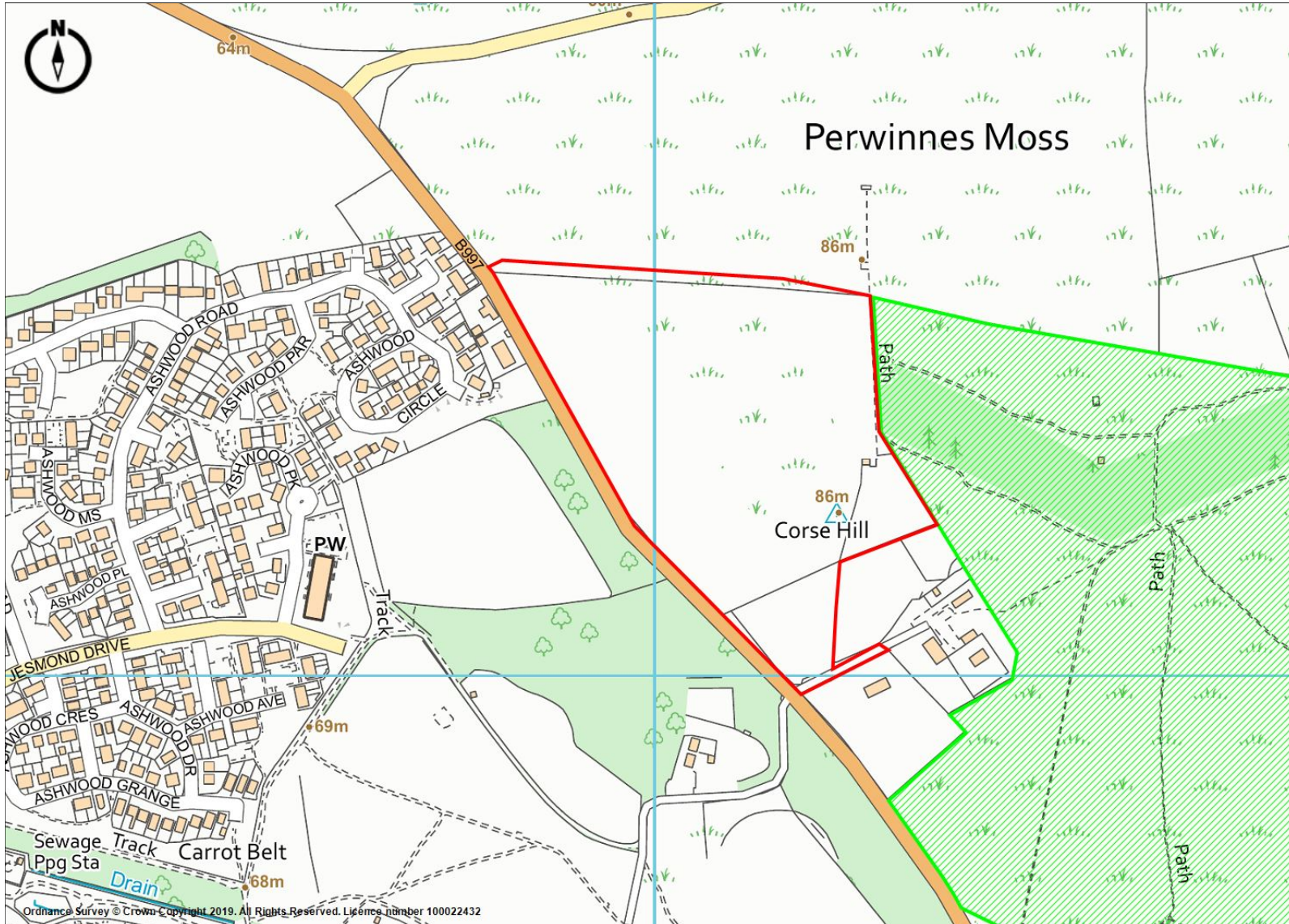
**Please include comments on other documents below:**

**Please include comments on other documents below::**

## **Additional Files**

**If you have further information you would like to provide you may upload it here.:**

Location Plan.pdf was uploaded



Red outline - application site  
 Green hatched - Local Nature Reserve