



Aberdeen Local Development Plan Review

Main Issues Report Response Form 2019

Aberdeen City Council has published a Main Issues Report (MIR) which is part of the process of preparing a new Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years such as the location of new housing and employment development, the future of retailing and the City Centre, housing needs and tackling climate change. It also includes a number of potential new policies which would be used in the determination of planning applications.

The MIR has been published alongside a Monitoring Statement and Environmental Report. Copies are available to view at Marischal College, Broad Street, Aberdeen. These, and other supporting documents, are available at: - www.aberdeencity.gov.uk/alp2022

Everyone now has the chance to comment on the report and associated documents. All comments received will be considered and used to inform the preparation of the Proposed Aberdeen City Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in early 2020.

The consultation runs from 4 March 2019 to 13 May 2019.

Responses to the published documents can be:

- made online at:- <http://consultation.aberdeencity.gov.uk/planning/mir2019>;
- emailed to:- ldp@aberdeencity.gov.uk; or
- by post to:- Local Development Plan Team, Strategic Place Planning, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen, AB10 1AB.

Completed response forms should be with us no later than 13 May 2019.



YOUR DETAILS

Name	Claire Coutts
Organisation (if relevant)	Ryden LLP
On behalf of (if relevant)	Mactaggart & Mickel Homes Ltd
Address	
Postcode	
Telephone	
E-mail	

Thank you for taking the time to complete this response form. If you wish to be added to the LDP e-mailing list to be kept informed of our progress in producing the next Local Development Plan, please tick here



If yes, please provide an e-mail address

PRIVACY STATEMENT

As part of the review of the Local Development Plan, Aberdeen City Council (ACC) will offer you several opportunities to submit your views and comments. These opportunities will range from the current consultation stage, the Main Issues Report, where we will ask you to comment on specific proposals and alternatives to the Proposed Plan stage where the set view of ACC has been established.

ACC are legally required to consult at this stage and at Proposed Plan stage. This is set out in the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations. The Environmental Assessment (Scotland) Act 2005 also requires us to consult on a Strategic Environmental Assessment Environmental Report.

By submitting a response to the consultation, you understand that ACC can use the information provided in this form, including personal data, as part of the review of the Aberdeen City Local Development Plan. ACC will not share or disclose any personal data about you to any organization or person unless it is authorized or required to do so by law.

The data controller for this information is ACC. We understand our legal basis for processing this information as Article 6(1)(c) of the General Data Protection Regulation as this is an activity we are legally required to carry out under the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations and The Environmental Assessment (Scotland) Act 2005. The data on the form will be used to inform the preparation of the Proposed Aberdeen City Local Development Plan 2022. At the end of the consultation, where contact details have been provided, the Local Development Plan team will provide you with a respondent number. You may also be contacted about the comments you have made and, as obliged by the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations, the Local Development Plan team will contact you to inform you of the publication of the proposed Aberdeen Local Development Plan in early 2020. If you chose not to provide your contact details, your comments will still be valid but we will not be able to contact you in the future.

Responses will be collated, redacted, summarised and stored electronically or in locked cabinets in Marischal College. All redacted responses will be published, alongside the respondents name (if provided), on the Aberdeen City Local Development Plan website. Contact details will not be made public, but your name and respondent number will be published.

Aberdeen City Council will only keep your personal data for as long as is needed. Data will be kept until the emerging Local Development Plan is itself replaced – this is likely to be around 5 years following its adoption in 2022 – so 2027. Following this, data will be disposed of in a secure manner.

YOUR DATA, YOUR RIGHTS

You've got legal rights about the way ACC handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data. Please contact the Council's Data Protection Officer by e-mailing DataProtectionOfficer@aberdeencity.gov.uk or writing to Data Protection Officer, Aberdeen City Council, Governance, Level 1 South, Marischal College, Broad Street, Aberdeen, AB10 1AB. More information is available at: - <https://www.aberdeencity.gov.uk/your-data>

YOUR COMMENTS

Which document(s) are you commenting on?	<ul style="list-style-type: none">• Main Issues Report• Strategic Environmental Assessment Environmental Report• Monitoring Statement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
<p>Please indicate the document and the specific Issue, Question, Site, Policy, Map or Table you are commenting on. Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document.</p> <p>Please refer to attached Paper Apart</p>		

PAPER APART

Representations to the Aberdeen City Local Development Plan 2019 Main Issues Report on behalf of Mactaggart and Mickel Site No. B1309 Rigifa Farm (Area 1)

On behalf of Mactaggart and Mickel Homes objection is made to the settlement strategy within the Aberdeen City Main Issues Report.

Paragraph 2.1 deals with housing allowances and states that the MIR puts forward new housing and employment allowances in line with the Proposed Strategic Development Plan 2018, which sets out a total allowance of 13,598 houses over three plan periods. This comprises 4168 in the period 2020-2032; 4500 in the period 2033-2035 and 4930 in the period 2036-2040. Any sites not identified as being 'effective' in the 2016 Housing Land Audit could be counted towards the 4168 allowances for 2020-2032. This includes 2449 constrained greenfield sites identified in the 2016 HLA; 120 greenfield sites in the current ALDP but not in the 2016 HLA; and 3048 brownfield sites. Aberdeen City Council have discounted the 2449 constrained greenfield sites as most are part of larger sites and may not be all be delivered in that period. That leaves 3528 units towards the 4168 allowances, leaving a shortfall of 640 units to be met through new allocations.

However, the general consensus of house builders in the region, as argued by Homes for Scotland in their response to the Proposed Strategic Development Plan is that the Council should take a more ambitious approach to growth and the housing supply target, housing land requirement and housing allowances.

The MIR provides a more positive approach to the delivery of new homes in later periods, through the identification of larger housing allowances in the periods 2033-2035 and 2036-2040. However, it is argued that the plan should be more aspirational in the first plan period, rather than increasing housing to later periods where delivery is less certain. This will support the recovery of the city following the recent downturn in the oil industry and boost economic growth.

The Council fail to acknowledge the significant value the delivery of new homes makes to the City Region and it is therefore argued that additional allocations should be identified in the Proposed Local Development Plan, particularly in the period 2020-2032. This will support the delivery of new homes, including affordable housing and should be in locations that people want to live, close to employment opportunities and infrastructure.

Q1. Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?

On behalf of Mactaggart and Mickel Homes, objection is made to the preferred housing sites identified by Aberdeen City Council in the MIR. These are mostly brownfield sites or small scale greenfield sites.

It is argued that this does not provide an adequate range of sites as required by SPP, to enable a variety of scale and choice of location to promote sustainable mixed communities.

Objection is also made to Aberdeen City Council's recommendation to identify bid site B13/09 at Rigifa Farm (Area 1) as undesirable. This site is considered suitable for a housing development of 100 houses. This representation should be read in conjunction with the original bids submitted on behalf of Mactaggart and Mickel at the pre-MIR stage and also with the representations made in relation to bid sites B13/10 (Rigifa Farm) and B13/11 (Rigifa Farm, Area 3). Between the three bids submitted, there are a range of proposals that could be progressed on the land at Cove and they also demonstrate, through the submission of supporting studies that this area is suitable for development.

The officer's assessment of the site has raised some issues to which we wish to respond.

Natural Conservation/Other Constraints

Aberdeen City Council, in their assessment state that the site sits within an area of land designated as Green Belt which acts as a buffer between Cove and the quarry. The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. It also helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining access to open space. The Cove area has expanded over the recent years and the bid site is seen as infill land between employment land and housing. It is surrounded on three sides by development and the Green Belt designation is no longer considered to be appropriate on the site. There is adequate land to the east and south of the site that can perform the green belt function.

The assessment also highlights that the site is within the Green Space Network (GSN) and that much of the site is identified as an area of potential bat habitat (woodlands). The purpose of the GSN is to protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the land. However, the Phase 1 habitat survey submitted with the development bid concluded that the site has no significant value in these terms. Other than the core path corridor, which would be retained and enhanced, the site is not used for walking or recreation purposes.

The habitat survey also concluded that the site offers negligible roosting opportunities for bats. Potential foraging habitat is present along tree lines and woodland edges but this is unlikely to be affected by the proposed development. No bat roost potential was identified and no impact on bat roosts is anticipated. No field signs for badger, otter, red squirrel, water vole, pine marten or wildcat were noted and no further ecological surveys were considered necessary. As such, the parts of the site which have value in terms of wildlife or ecosystem services would be retained and enhanced and as such, there is no value in applying the Green Space Network and Green Belt over this land.

It is understood that the main reason for the Green Belt and Green Space Network designation was due to the proximity of the quarry to the south. However, as stated in more detail under 'land use conflict' below, further investigations have demonstrated that the development of Area 1 is acceptable beyond 263m of the quarry. The indicative site layout demonstrates that this is possible and a significant

amenity area will protect housing further. The development potential of this site was previously identified by Aberdeen City Council and this should be reinstated through the removal of the GB and GSN designations and the identification of the site for a mix of uses in the Proposed Aberdeen Local Development Plan.

Landscape fit

The Council acknowledge that the proposed development would sit directly below an existing residential development at Cove and therefore any development is not obtrusive into the surrounding landscape. They also accept that development would be well related to the existing settlement. This is welcomed and demonstrates the logical location of the site for future development.

In their assessment, the Council further state that the land to the south and east is open farmland and acts as a buffer between Cove and the quarry. However a buffer is retained in the proposed layout for the site which ensures that there is no adverse impact from the quarry on any future residential development.

Land Use Mix

The Council highlight in their assessment that developing residential use in a primarily residential area is not contributing to a better mix of uses in the area. The development bid and representation for the entire site (Ref: B13/10) introduces a mix of housing and commercial uses across the entire site and if Aberdeen City Council are looking for a mix of uses, there are opportunities to provide this. Mactaggart and Mickel would also be willing to allocate an area of land for small scale commercial uses, within Area 1 if this was considered to benefit the area. However, the assessment states that Cove Neighbourhood Area is 1km from the site, with employment opportunities within 800m of the site. There are good connections to public transport, less than 150m from the site, providing good opportunities for accessing the wider area by sustainable means.

As an update to the original bid submitted, Mactaggart and Mickel are also willing to increase the affordable housing provision on the site, by anything up to 50% of the units on the site. This is well in excess of the current 25% requirement required by the LDP which is proposed to continue through the MIR. They have held discussions with an affordable housing provider who would be willing to develop the affordable housing on the site. This will add to the mix of house types and provide a significant amount of much needed affordable housing in the area, which is a key requirement of the Council's Housing Strategy.

Land Use Conflict

Aberdeen City Council state in their assessment that Blackhills Quarry lies within 400m of the site and that this may have land use conflict issues (quarry blasting) especially as the development proposed is residential. The Council go onto state that "there is a 250m exclusion zone in place, yet the quarry would feel more comfortable with a 400m exclusion zone as indicated by the HSE in 2003. Some of the site is within 400m".

The HSE do not set any specific danger zones for blasting operations and there are no regulations that specify any stand-off distances. Historic correspondence has referred to a 250m and 400m distance between the quarry and any housing and the 400m distance have been relied upon by the Council in determining applications and development bids. This was only a benchmark in 2003 and is now considered out of date. Instead of relying on this information, the proximity of development should be based on more recent investigations and information.

As part of the bid process, Mactaggart and Mickel appointed a blast consultant to investigate the impact of the Quarry operations on any future development on the bid site. They integrated the Leiths Quarry plans and the proposed bid plans, taking the blasting charge weight proposals and added these to each phasing plan. As a result, 6 plans were created and submitted with the original bids. The blasting charge weight contours were then reversed to create an equivalent distance outside the quarry to determine an appropriate distance that development can be located. In relation to bid site B13/09 (Area 1), the blast monitoring investigations concluded that the development of this site would impact marginally on the quarry's blasting operations. However, anything beyond 263m is acceptable. The indicative layout demonstrates the boundary of this and proposed a significant amenity area to protect the housing from the blast operations. Further to this, by the end of phase 5 of the quarry operations, the quarry has extracted all the mineral from the area that would be influenced and small changes to phase 4 of the quarry operation could result in this problem being completely alleviated in the future.

It is important to note that during the previous LDP process, the quarry stated that the proximity to development is not a health and safety issue, but ensuring that the quarry operations do not have to be curtailed due to new development. It should also be noted that Rigifa farmhouse lies immediately adjacent to the site and any blasting is required to respect the residential amenity of that property. Therefore anything beyond this will be protected and will also meet residential amenity requirements.

The Council do not appear to have taken this information into consideration in their assessment of the site and it is maintained that the 400m distance suggested by Aberdeen City Council is not relevant. The 263m cordon, as demonstrated by recent investigations, is the appropriate distance to be applied. As a result, the site can therefore accommodate development without impacting the quarry operations.

Service Infrastructure Capacity

Aberdeen City Council state that Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at least 159% in 2025. Aberdeen City Council consider this to be a constraint to the proposed residential development. It is understood that a new primary school is to be built as part of the current OP59 site at Loirston and that changes are proposed to the catchment area of schools in Cove. Without more up to date information on this, it is difficult to predict the impact from the development of bid site B13/10, however, it is understood that these changes will significantly improve the capacity of Charleston Primary School. Aberdeen City Council acknowledge that Lochside Academy is to be operating under capacity in 2025, however, developer contributions would be agreed, if required, at the appropriate stage to mitigate any impact on education provision.

Conclusion

To conclude, it is argued that the housing allowances identified for Aberdeen City should be increased, with additional sites identified for housing in the Proposed Local Development Plan. As such, bid site B13/09 should be identified for housing development within the Proposed Local Development Plan, given its location immediately adjacent to the settlement boundary and close to public transport routes. Mactaggart and Mickel are willing to identify up to 50% of the housing allocation as affordable housing. This is well in excess of the 25% requirement in SPP and the current LDP.

It is therefore respectfully requested that the Green Belt and Green Space Network zonings are removed from the site and that bid site B13/09 is identified as an Opportunity Site for housing within the Proposed Local Development Plan. This could be on its own or part of the wider bid considered under ref: B13/10.



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Name	Claire Coutts
Organisation (if relevant)	Ryden LLP
On behalf of (if relevant)	Mactaggart & Mickel Homes Ltd
Address	
Postcode	
Telephone	
E-mail	

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PAPER APART

Representations to the Aberdeen City Local Development Plan 2019 Main Issues Report on behalf of Mactaggart and Mickel

B13/10 – Rigifa Farm, Cove

On behalf of Mactaggart and Mickel Homes objection is made to the settlement strategy within the Aberdeen City Main Issues Report.

Paragraph 2.1 deals with housing allowances and states that the MIR puts forward new housing and employment allowances in line with the Proposed Strategic Development Plan 2018, which sets out a total allowance of 13,598 houses over three plan periods. This comprises 4168 in the period 2020-2032; 4500 in the period 2033-2035 and 4930 in the period 2036-2040. Any sites not identified as being 'effective' in the 2016 Housing Land Audit could be counted towards the 4168 allowances for 2020-2032. This includes 2449 constrained greenfield sites identified in the 2016 HLA; 120 greenfield sites in the current ALDP but not in the 2016 HLA; and 3048 brownfield sites. Aberdeen City Council have discounted the 2449 constrained greenfield sites as most are part of larger sites and may not be all be delivered in that period. That leaves 3528 units towards the 4168 allowances, leaving a shortfall of 640 units to be met through new allocations.

However, the general consensus of house builders in the region, as argued by Homes for Scotland in their response to the Proposed Strategic Development Plan is that the Council should take a more ambitious approach to growth and the housing supply target, housing land requirement and housing allowances.

The MIR provides a more positive approach to the delivery of new homes in later periods, through the identification of larger housing allowances in the periods 2033-2035 and 2036-2040. However, it is argued that the plan should be more aspirational in the first plan period, rather than increasing housing to later periods where delivery is less certain. This will support the recovery of the city following the recent downturn in the oil industry and boost economic growth.

The Council fail to acknowledge the significant value the delivery of new homes makes to the City Region and it is therefore argued that additional allocations should be identified in the Proposed Local Development Plan, particularly in the period 2020-2032. This will support the delivery of new homes, including affordable housing and should be in locations that people want to live, close to employment opportunities and infrastructure.

Q1. Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?

On behalf of Mactaggart and Mickel Homes, objection is made to the preferred housing sites identified by Aberdeen City Council in the MIR. These are mostly brownfield sites or small scale greenfield sites.

It is argued that this does not provide an adequate range of sites as required by SPP, to enable a variety of scale and choice of location to promote sustainable mixed communities.

Objection is also made to Aberdeen City Council's recommendation to identify bid site B13/10 at Rigifa Farm, Cove as undesirable. This site is suitable for a mix of uses, including 164 houses and commercial development. This representation should be read in conjunction with the original bids submitted on behalf of Mactaggart and Mickel at the pre-MIR stage and also with the representations made in relation to bid sites B13/09 (Rigifa Farm, Area 1) and B13/11 (Rigifa Farm, Area 3). Between the three bids submitted, there are a range of proposals that could be progressed on the land at Cove and they also demonstrate, through the submission of supporting studies that this area is suitable for development.

The officer's assessment of the site has raised some issues to which we wish to respond.

Flood Risk

Aberdeen City Council in their assessment of the site state that it has a slight risk of flooding. However, this is related to surface water flood risk over a small part of the site within Area 3. There are no other areas of the site which are at risk of flooding and there have been no flooding incidents recorded anywhere on the site as accepted by Officers in their assessment of the site. Surface water flood risk would be more fully assessed at the appropriate time and the implementation of SUDs would address this risk. This is not an impediment to the development of the site.

Natural Conservation

Aberdeen City Council, in their assessment state that the site sits within an area of land designated as Green Belt which acts as a buffer between Cove and the quarry. The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. It also helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining access to open space. The Cove area has expanded over the recent years and the bid site is seen as infill land between employment land and housing. It is surrounded on three sides by development and the Green Belt designation is no longer considered to be appropriate on the site. There is adequate land to the east and south of the site that can perform the green belt function.

The assessment also highlights that the site is within the Green Space Network (GSN) and that much of the site is identified as an area of potential bat habitat (woodlands). The purpose of the GSN is to protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the land. However, the Phase 1 habitat survey submitted with the development bid concluded that the site has no significant value in these terms. Other than the core path corridor, which would be retained and enhanced, the site is not used for walking or recreation purposes.

The habitat survey also concluded that the site offers negligible roosting opportunities for bats. Potential foraging habitat is present along tree lines and woodland edges but this is unlikely to be affected by the proposed development. No bat roost potential was identified and no impact on bat roosts is anticipated. No field signs for badger, otter, red squirrel, water vole, pine marten or wildcat were noted and no further

ecological surveys were considered necessary. As such, the parts of the site which have value in terms of wildlife or ecosystem services would be retained and enhanced and as such, there is no value in applying the Green Space Network and Green Belt over this land.

It is understood that the main reason for the Green Belt and Green Space Network designation was due to the proximity of the quarry to the south. However, as covered in more detail under 'land use conflict' below, further investigations have demonstrated that the development of Area 2 and 3 have no impact on the quarry's operations. Development of Area 1 is acceptable beyond 263m of the quarry and the indicative site layout demonstrates that this is possible and a significant amenity area will protect any housing further. The development potential of this site was previously identified by Aberdeen City Council and this should be reinstated through the removal of the GB and GSN designations and the identification of the site for a mix of uses in the Proposed Aberdeen Local Development Plan.

Landscape fit

The Council acknowledge that the site is relatively well sheltered, is likely to fit relatively well into the surrounding landscape and would be well related to existing residential development at Cove. This is welcomed and demonstrates the logical location of the site for future development.

Land Use Mix

The Council highlight in their assessment that the development of housing will not be adding to the mix of land uses in the area, however, the bid included a commercial element within area 2, which would provide a good mix of land uses. This is acknowledged by the Council who state that "this will be contributing to more of a balance of uses". Bid site B13/10 should be considered as a whole, with the mix of uses proposed across the entire site providing a balance of uses in the area, to the benefit of current and future residents.

As an update to the original bid submitted, Mactaggart and Mickel are willing to increase affordable housing provision on the site, by providing up to 50% affordable units on the site. This is well in excess of the current 25% requirement required by the LDP which is proposed to continue through the MIR. They have held discussions with an affordable housing provider who would be willing to develop the affordable housing on the site. This will add to the mix of house types and provide a significant amount of much needed affordable housing in the area, which is a key requirement of the Council's Housing Strategy.

Land Use Conflict

The Blackhills Quarry lies within 400m of the site and the Council state that this may have land use conflict issues (quarry blasting) especially as the development proposed is residential. This is not the case. The land use proposed is not solely residential, with commercial uses proposed in Area 2. The Council, in their assessment state that "there is a 250m exclusion zone in place, yet the quarry would feel more comfortable with a 400m exclusion zone as indicated by the HSE in 2003. Some of the site is within 400m".

The HSE do not set any specific danger zones for blasting operations and there are no regulations that specify any stand-off distances. Historic correspondence has referred to a 250m and 400m distance between the quarry and any housing and the 400m distance have been relied upon by the Council in determining applications and development bids. This was only a benchmark in 2003 and is now considered out of date. Instead of relying on this information, the proximity of development should be based on more recent investigations and information.

As part of the bid process, Mactaggart and Mickel appointed a blast consultant to investigate the impact of the Quarry operations on any future development on the bid site. They integrated the Leiths Quarry plans and the proposed bid plans, taking the blasting charge weight proposals and added these to each phasing plan. As a result, 6 plans were created and submitted with the original bids. The blasting charge weight contours were then reversed to create an equivalent distance outside the quarry to determine an appropriate distance that development can be located. The indicative layout considered this line and identified that if the quarry operator operates within the terms of their consent, residential development within Area 2 and 3 has no impact on the quarry's blasting operations.

In relation to Area 1, the blast monitoring investigations concluded that the development of this site would impact marginally on the quarry's blasting operations. However, anything beyond 263m is acceptable. The indicative layout demonstrates the boundary of this and proposed a significant amenity area to protect the housing from the blast operations. Further to this, by the end of phase 5 of the quarry operations, the quarry has extracted all the mineral from the area that would be influenced and small changes to phase 4 of the quarry operation could result in this problem being completely alleviated in the future.

It is important to note that during the previous LDP process, the quarry stated that the proximity to development is not a health and safety issue, but ensuring that the quarry operations do not have to be curtailed due to new development. It should also be noted that Rigifa farmhouse lies immediately adjacent to the site and any blasting is required to respect the residential amenity of that property. Therefore anything beyond this will be protected and will also meet residential amenity requirements.

The Council do not appear to have taken this information into consideration in their assessment of the site and it is maintained that the 400m distance suggested by Aberdeen City Council is not relevant. The 263m cordon, as demonstrated by recent investigations, is the appropriate distance to be applied. As a result, the site can therefore accommodate development without impacting the quarry operations.

Service Infrastructure Capacity

Aberdeen City Council state that Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at least 159% in 2025. Aberdeen City Council consider this to be a constraint to the proposed residential development. It is understood that a new primary school is to be built as part of the current OP59 site at Loirston and that changes are proposed to the catchment area of schools in Cove. Without more up to date information on this, it is difficult to predict the impact from the development of bid site B1310, however, it is understood that these changes will significantly improve the capacity of Charleston Primary School. Aberdeen City Council acknowledge that Lochside

Academy is to be operating under capacity in 2025, however, developer contributions would be agreed, if required, at the appropriate stage to mitigate any impact on education provision.

Conclusion

To conclude, it is argued that the housing allowances identified for Aberdeen City should be increased, with additional sites identified for housing in the Proposed Local Development Plan. As such, bid site B13/10 should be identified as a mixed use development within the Proposed Local Development Plan. This would provide a mix of commercial and housing development and Mactaggart and Mickel are willing to identify up to 50% of the housing allocation as affordable housing. This is well in excess of the 25% requirement in SPP and the current LDP. It is not accepted that there would be any conflict with the quarry, given the detailed investigations carried out at the pre-MIR stage.

It is therefore respectfully requested that the Green Belt and Green Space Network zonings are removed from the site and that bid site B13/10 is identified as an Opportunity Site for development in the Proposed Local Development Plan.



Aberdeen Local Development Plan Review

Main Issues Report Response Form 2019

Aberdeen City Council has published a Main Issues Report (MIR) which is part of the process of preparing a new Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years such as the location of new housing and employment development, the future of retailing and the City Centre, housing needs and tackling climate change. It also includes a number of potential new policies which would be used in the determination of planning applications.

The MIR has been published alongside a Monitoring Statement and Environmental Report. Copies are available to view at Marischal College, Broad Street, Aberdeen. These, and other supporting documents, are available at: - www.aberdeencity.gov.uk/aldp2022

Everyone now has the chance to comment on the report and associated documents. All comments received will be considered and used to inform the preparation of the Proposed Aberdeen City Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in early 2020.

The consultation runs from 4 March 2019 to 13 May 2019.

Responses to the published documents can be:

- made online at:- <http://consultation.aberdeencity.gov.uk/planning/mir2019>;
- emailed to:- ldp@aberdeencity.gov.uk; or
- by post to:- Local Development Plan Team, Strategic Place Planning, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen, AB10 1AB.

Completed response forms should be with us no later than 13 May 2019.



YOUR DETAILS

Name	Claire Coutts
Organisation (if relevant)	Ryden LLP
On behalf of (if relevant)	Mactaggart & Mickel Homes Ltd
Address	
Postcode	
Telephone	
E-mail	

Thank you for taking the time to complete this response form. If you wish to be added to the LDP e-mailing list to be kept informed of our progress in producing the next Local Development Plan, please tick here



If yes, please provide an e-mail address

PRIVACY STATEMENT

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ACC are legally required to consult at this stage and at Proposed Plan stage. This is set out in the Town and Country Planning (Scotland) Act 1997 (as amended) and supporting regulations. The Environmental Assessment (Scotland) Act 2005 also requires us to consult on a Strategic Environmental Assessment Environmental Report.

By submitting a response to the consultation, you understand that ACC can use the information provided in this form, including personal data, as part of the review of the Aberdeen City Local Development Plan. ACC will not share or disclose any personal data about you to any organization or person unless it is authorized or required to do so by law.

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YOUR DATA, YOUR RIGHTS

You've got legal rights about the way ACC handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data. Please contact the Council's Data Protection Officer by e-mailing DataProtectionOfficer@aberdeencity.gov.uk or writing to Data Protection Officer, Aberdeen City Council, Governance, Level 1 South, Marischal College, Broad Street, Aberdeen, AB10 1AB. More information is available at: - <https://www.aberdeencity.gov.uk/your-data>

YOUR COMMENTS

<p>Which document(s) are you commenting on?</p>	<ul style="list-style-type: none">• Main Issues Report• Strategic Environmental Assessment Environmental Report• Monitoring Statement	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
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Please indicate the document and the specific Issue, Question, Site, Policy, Map or Table you are commenting on. Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document.

Please refer to attached Paper Apart

PAPER APART

Representations to the Aberdeen City Local Development Plan 2019 Main Issues Report on behalf of Mactaggart and Mickel B13/11 – Rigifa Farm (Area 3)

On behalf of Mactaggart and Mickel Homes objection is made to the settlement strategy within the Aberdeen City Main Issues Report.

Paragraph 2.1 deals with housing allowances and states that the MIR puts forward new housing and employment allowances in line with the Proposed Strategic Development Plan 2018, which sets out a total allowance of 13,598 houses over three plan periods. This comprises 4168 in the period 2020-2032; 4500 in the period 2033-2035 and 4930 in the period 2036-2040. Any sites not identified as being 'effective' in the 2016 Housing Land Audit could be counted towards the 4168 allowances for 2020-2032. This includes 2449 constrained greenfield sites identified in the 2016 HLA; 120 greenfield sites in the current ALDP but not in the 2016 HLA; and 3048 brownfield sites. Aberdeen City Council have discounted the 2449 constrained greenfield sites as most are part of larger sites and may not be all be delivered in that period. That leaves 3528 units towards the 4168 allowances, leaving a shortfall of 640 units to be met through new allocations.

However, the general consensus of house builders in the region, as argued by Homes for Scotland in their response to the Proposed Strategic Development Plan is that the Council should take a more ambitious approach to growth and the housing supply target, housing land requirement and housing allowances.

The MIR provides a more positive approach to the delivery of new homes in later periods, through the identification of larger housing allowances in the periods 2033-2035 and 2036-2040. However, it is argued that the plan should be more aspirational in the first plan period, rather than increasing housing to later periods where delivery is less certain. This will support the recovery of the city following the recent downturn in the oil industry and boost economic growth.

The Council fail to acknowledge the significant value the delivery of new homes makes to the City Region and it is therefore argued that additional allocations should be identified in the Proposed Local Development Plan, particularly in the period 2020-2032. This will support the delivery of new homes, including affordable housing and should be in locations that people want to live, close to employment opportunities and infrastructure.

Q1. Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?

On behalf of Mactaggart and Mickel Homes, objection is made to the preferred housing sites identified by Aberdeen City Council in the MIR. These are mostly brownfield sites or small scale greenfield sites.

It is argued that this does not provide an adequate range of sites as required by SPP, to enable a variety of scale and choice of location to promote sustainable mixed communities.

Objection is also made to Aberdeen City Council's recommendation to identify bid site B13/11 at Rigifa Farm (Area 3) as undesirable. This site is suitable for a development of 40 houses. This representation should be read in conjunction with the original bids submitted on behalf of Mactaggart and Mickel at the pre-MIR stage and also with the representations made in relation to bid sites B13/09 (Rigifa Farm, Area 1) and B13/10 (Rigifa Farm, entire site). Between the three bids submitted, there are a range of proposals that could be progressed on the land at Cove and they also demonstrate, through the submission of supporting studies that this area is suitable for development.

The officer's assessment of the site has raised some issues to which we wish to respond.

Flood Risk

Aberdeen City Council in their assessment of the site state that it has a slight risk of flooding to the north. However, this is related to surface water flood risk over a small part of the site and the Council accept that there have been no flooding incidents on the site. Surface water flood risk would be more fully assessed at the appropriate time and the implementation of SUDs would address this risk. This is not an impediment to the development of the site.

Natural Conservation

Aberdeen City Council, in their assessment state that the site sits within an area of land designated as Green Belt which acts as a buffer between Cove and the quarry. The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. It also helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining access to open space. The Cove area has expanded over the recent years and the bid site is seen as infill land between employment land and housing. It is surrounded on three sides by development and the Green Belt designation is no longer considered to be appropriate on the site. There is adequate land to the east and south of the site that can perform the green belt function.

The assessment also highlights that the site is within the Green Space Network (GSN) and that much of the site is identified as an area of potential bat habitat (woodlands). The purpose of the GSN is to protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the land. However, the Phase 1 habitat survey submitted with the development bid concluded that the site has no significant value in these terms. Other than the core path corridor, which would be retained and enhanced, the site is not used for walking or recreation purposes.

The habitat survey also concluded that the site offers negligible roosting opportunities for bats. Potential foraging habitat is present along tree lines and woodland edges but this is unlikely to be affected by the proposed development. No bat roost potential was identified and no impact on bat roosts is anticipated. No field signs for badger, otter, red squirrel, water vole, pine marten or wildcat were noted and no further ecological surveys were considered necessary. As such, the parts of the site which have value in terms

of wildlife or ecosystem services would be retained and enhanced and as such, there is no value in applying the Green Space Network and Green Belt over this land.

It is understood that the main reason for the Green Belt and Green Space Network designation was due to the proximity of the quarry to the south. However, as stated under 'land use conflict' below, further investigations have demonstrated that the development of Area 2 has no impact on the quarry's operations.

Landscape fit

The Council acknowledge that the site is relatively well sheltered and the site is well related to existing residential development to the north. They also acknowledge that, to the south, across the road is the Gateway Business Park. It is argued that the site fits well in the landscape and will be seen in the context of existing development, forming a logical location for development. The indicative layout submitted with the bid demonstrates that tree belts would be retained and enhanced to screen the site from adjacent developments. This will soften its visual impact and give protection to the quarry operations.

Land Use Mix

The Council highlight in their assessment that to the south of the site is the Gateway Business Park, with 225m of the site and to the east is Blackhills Quarry. Therefore residential development would contribute a little towards a better balance of land uses. This is welcomed and demonstrates the suitability of the site for housing. However, the Council also state that "just to the north of the site is the residential development of Cove so more residential development is unlikely to create a significantly better balance of land uses in the wider area". This is a little contrived assessment of the site, as if there is already a good mix of uses in the area, adding an additional type of use that is already in the area should not be considered negatively for the area. There is a need to deliver additional houses in Aberdeen and this is a suitable location for them to be developed, adjacent to the built up area and close to services and public transport routes.

This bid should also be considered in relation to the bid submitted for the entire site (Ref: B13/10) which included a mix of uses, including housing as well as some commercial use. If the Council need a site to have a mix of uses, there is an opportunity to provide this through the identification of the entire site at Rigifa Farm.

As an update to the original bid submitted, Mactaggart and Mickel are willing to increase the affordable housing provision on the site by up to 50%. This is well in excess of the current 25% requirement required by the LDP which is proposed to continue through the MIR. They have held discussions with an affordable housing provider who would be willing to develop the affordable housing on the site. This will add to the mix of house types and provide a significant amount of much needed affordable housing in the area, which is a key requirement of the Council's Housing Strategy.

Land Use Conflict

The Blackhills Quarry lies within 400m of the site and the Council state that this may have land use conflict issues (quarry blasting) especially as the development proposed is residential. The Council, in their assessment state that “there is a 250m exclusion zone in place, yet the quarry would feel more comfortable with a 400m exclusion zone as indicated by the HSE in 2003. Some of the site is within 400m”.

The HSE do not set any specific danger zones for blasting operations and there are no regulations that specify any stand-off distances. Historic correspondence has referred to a 250m and 400m distance between the quarry and any housing and the 400m distance have been relied upon by the Council in determining applications and development bids. This was only a benchmark in 2003 and is now considered out of date. Instead of relying on this information, the proximity of development should be based on more recent investigations and information.

As part of the bid process, Mactaggart and Mickel appointed a blast consultant to investigate the impact of the Quarry operations on any future development on the bid site. They integrated the Leiths Quarry plans and the proposed bid plans, taking the blasting charge weight proposals and added these to each phasing plan. As a result, 6 plans were created and submitted with the original bids. The blasting charge weight contours were then reversed to create an equivalent distance outside the quarry to determine an appropriate distance that development can be located. The indicative layout considered this line and identified that if the quarry operator operates within the terms of their consent, residential development within Area 2 has no impact on the quarry's blasting operations. Further to this, by the end of phase 5 of the quarry operations, the quarry has extracted all the mineral from the area that would be influenced and small changes to phase 4 of the quarry operation could result in this problem being completely alleviated in the future.

It is important to note that during the previous LDP process, the quarry stated that the proximity to development is not a health and safety issue, but ensuring that the quarry operations do not have to be curtailed due to new development. It should also be noted that Rigifa farmhouse lies immediately adjacent to the site and any blasting is required to respect the residential amenity of that property. Therefore anything beyond this will be protected and will also meet residential amenity requirements.

The Council do not appear to have taken this information into consideration in their assessment of the site and it is maintained that the 400m distance suggested by Aberdeen City Council is not relevant.

Service Infrastructure Capacity

Aberdeen City Council state that Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at least 159% in 2025. Aberdeen City Council consider this to be a constraint to the proposed residential development. It is understood that a new primary school is to be built as part of the current OP59 site at Loirston and that changes are proposed to the catchment area of schools in Cove. Without more up to date information on this, it is difficult to predict the impact from the development of bid site B1310, however, it is understood that these changes will significantly improve the capacity of Charleston Primary School. Aberdeen City Council acknowledge that Lochside

Academy is to be operating under capacity in 2025, however, developer contributions would be agreed, if required, at the appropriate stage to mitigate any impact on education provision.

Conclusion

To conclude, it is argued that the housing allowances identified for Aberdeen City should be increased, with additional sites identified for housing in the Proposed Local Development Plan. As such, bid site B13/11 should be identified for housing development within the Proposed Local Development Plan, given its location adjacent to the settlement boundary of Cove, as well as employment opportunities and public transport routes. Mactaggart and Mickel are willing to identify up to 50% of the housing allocation as affordable housing. This is well in excess of the 25% requirement in SPP and the current LDP.

It is therefore respectfully requested that the Green Belt and Green Space Network zonings are removed from the site and that bid site B13/11 is identified as an Opportunity Site for housing in the Proposed Local Development Plan, either on its own, or part of the larger B13/10 bid site.



Aberdeen Local Development Plan Review

Main Issues Report Response Form 2019

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YOUR DETAILS

Name	Claire Coutts
Organisation (if relevant)	Ryden LLP
On behalf of (if relevant)	Mactaggart & Mickel Homes Ltd
Address	
Postcode	
Telephone	
E-mail	

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YOUR COMMENTS

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<p>Please indicate the document and the specific Issue, Question, Site, Policy, Map or Table you are commenting on. Please provide your comments below and explain your reason for supporting, opposing or commenting on this specific part of the document.</p> <p>Please refer to attached Paper Apart</p>		

PAPER APART

Representations to the Aberdeen City Local Development Plan 2019 Main Issues Report on behalf of Mactaggart and Mickel

B13/13 – Heathvale, Cove

On behalf of Mactaggart and Mickel Homes objection is made to the settlement strategy within the Aberdeen City Main Issues Report.

Paragraph 2.1 deals with housing allowances and states that the MIR puts forward new housing and employment allowances in line with the Proposed Strategic Development Plan 2018, which sets out a total allowance of 13,598 houses over three plan periods. This comprises 4168 in the period 2020-2032; 4500 in the period 2033-2035 and 4930 in the period 2036-2040. Any sites not identified as being 'effective' in the 2016 Housing Land Audit could be counted towards the 4168 allowances for 2020-2032. This includes 2449 constrained greenfield sites identified in the 2016 HLA; 120 greenfield sites in the current ALDP but not in the 2016 HLA; and 3048 brownfield sites. Aberdeen City Council have discounted the 2449 constrained greenfield sites as most are part of larger sites and may not be all be delivered in that period. That leaves 3528 units towards the 4168 allowances, leaving a shortfall of 640 units to be met through new allocations.

However, the general consensus of house builders in the region, as argued by Homes for Scotland in their response to the Proposed Strategic Development Plan is that the Council should take a more ambitious approach to growth and the housing supply target, housing land requirement and housing allowances.

The MIR provides a more positive approach to the delivery of new homes in later periods, through the identification of larger housing allowances in the periods 2033-2035 and 2036-2040. However, it is argued that the plan should be more aspirational in the first plan period, rather than increasing housing to later periods where delivery is less certain. This will support the recovery of the city following the recent downturn in the oil industry and boost economic growth.

The Council fail to acknowledge the significant value the delivery of new homes makes to the City Region and it is therefore argued that additional allocations should be identified in the Proposed Local Development Plan, particularly in the period 2020-2032. This will support the delivery of new homes, including affordable housing and should be in locations that people want to live, close to employment opportunities and infrastructure.

Q1. Do you agree with our preferred housing sites? Are there any other sites that would be suitable for housing?

On behalf of Mactaggart and Mickel Homes, objection is made to the preferred housing sites identified by Aberdeen City Council in the MIR. These are mostly brownfield sites or small scale greenfield sites.

It is argued that this does not provide an adequate range of sites as required by SPP, to enable a variety of scale and choice of location to promote sustainable mixed communities.

Objection is also made to Aberdeen City Council's recommendation to identify bid site B13/13 at Heathvale, Cove as undesirable. The site is considered suitable for residential development and has the capacity to deliver up to 120 units, providing a mix of flats and houses, as well as infrastructure, open space, strategic landscaping and the retention of areas of gorse forming part of Charleston Wood. This representation should be read in conjunction with the original bids submitted on behalf of Mactaggart and Mickel at the pre-MIR stage which demonstrates, through the submission of supporting studies that this area is suitable for development.

The officer's assessment of the site has raised some issues to which we wish to respond.

Flood Risk

Aberdeen City Council in their assessment of the site state that there are areas of flood risk to the south and patches of flooding to the north. This flood risk is associated with surface water flooding, however, the proposed SUDs would alleviate any surface water flood issues. A Flood Risk Assessment would be submitted, if required, at the planning application stage. This is not an impediment to the development of the site.

Built/Cultural Elements

The site assessment states that there is evidence of a gravel pit on site and off site to the south there is evidence of consumption dykes. There is also one existing residential unit on site which may be lost through development.

The consumption dykes are offsite, many of which are dilapidated and the development of this site will have no impact upon them. In terms of the gravel pit, there is no evidence on site and ground investigations can be undertaken during the planning application process. However, it is argued that this does not affect the development potential of the site.

It is accepted that there is a residential unit on the site which would be lost under the indicative layout proposed. However, this could be retained and incorporated into the layout of the site, if this was considered appropriate. This could be discussed at the planning application stage and is not an impediment to development.

Landscape fit

The Council state that this site contributes to the landscape setting of this approach to Aberdeen and plays a positive role by improving the visual amenity. It is considered by the Council that development will have a negative effect on this function.

It is argued that this site is surrounded on three sides by development and on the fourth by established trees. Large areas of gorse would be retained on the site to ensure a high quality visual amenity and landscape setting, with paths integrated through the gorse, providing a link with the wider area as well

as improving accessibility and use of the site. This would be managed to protect bird and mammal life on the site. The site will retain in excess of 40% open space, with biodiversity enhanced by introducing a mix of trees and shrubs on areas of the site which are currently rough grass, with minimal tree cover. New blocks of woodland, undergrowth and open areas would also be created to maximise the wildlife potential.

Any development would therefore either be seen in the context of this existing development, or be well contained by existing and proposed planting, to create a mature landscape setting and attractive approach to Aberdeen.

Natural Conservation

The Council's assessment of the site scores low on natural conservation issues, as the Loirston Loch nature conservation site sites to the west and north of the site. However, this is outwith the site boundaries and should not be a reason to consider the site as undesirable. The location of Loirston Loch is seen as a positive attribute to this site, providing access to this feature for future residents of the site.

The site is zoned as Green Space Network and Urban Green Space, however, the development bid submitted for the site considered that there was no requirement for these designations over the site. Urban Green Space is more suitable for formal playing fields, unlike this site, which is gorse/scrubland with little opportunities for public access. It is therefore requested that this designation is removed from the site going forward. The indicative layout will retain the large areas of Charleston Wood, as well as maintaining land for public use and improving access to this. The aims of the Urban Green Space designation is therefore not compromised and the residential development proposed can co-exist with the areas of open space, without the need for a formal Urban Green Space designation over the site. If this is not accepted, the Urban Green Space could be retained over the most important parts of the site, allowing development to proceed on the remainder of the site.

In terms of the Green Space Network, its purpose is for wildlife, access, recreation, ecosystem services and landscape value. An extended Phase 1 Ecological Survey Report was submitted with the development bid which states that there are no protected mammal species present on the site. Although there are 9 designated sites within a 10km radius, there is no impact on them from the development of this site.

The Council stated that there are a number of animal and bird species recorded within 100m of the site. However, the Phase 1 Ecological Survey demonstrates that only Snipe was recorded within the site, in areas of gorse at Charleston Wood. This would be retained and managed to protect bird and mammal life on the site, with minimal impact on wildlife recorded there. As such, the Council's contention that development will result in the loss or disturbance of wildlife habitat within Charleston Wood is not proven.

A walkover survey was completed which noted that the site was subject to disturbance from nearby traffic and construction sites. [REDACTED]

be retained is a community and recreation facility in itself, with access to this improved for users in the area.

The site is immediately adjacent to Loirston Loch, which could also be considered a community recreation facility and resource. The Council acknowledge that Wellington Road, which is directly to the west of the site has pavement/cycle space at this point, which ensures connections to the wider area. The development of the site will further enhance footpath/cycle connections to the south east and north-west of the site, ensuring the site is well connected.

Contamination

The Council's assessment states that part of the site (Charleston Wood) is identified as potentially contaminated (Charleston landfill). The indicative layout confirms that Charleston Wood would be retained, therefore, development would not be taking place on any area of land that is potentially contaminated. Further studies can be carried out at the appropriate time, should the Council consider this to be an issue.

The areas immediately to the south are also potentially contaminated, but these are outwith the land ownership of the bid and would be unaffected by any development at Heathvale. Contamination is therefore not considered to be an impediment to development.

Land Use Conflict

Aberdeen City Council argue that there is potential conflict in terms of noise from Wellington Road. They also acknowledge the noise assessment submitted with the development bid which states that noise issues "can be controlled to the required internal noise limits by using a strategy of closed windows and alternative means of ventilation".

The Council go onto state that tree cover at Charleston Wood provides noise attenuation to existing residential areas and were they to be removed, there could be conflict. However, the indicative layout demonstrates that tree cover at Charleston Wood would be retained, with additional planting providing further attenuation.

As such, noise has been considered and is not considered to be an impediment to development.

Service Infrastructure Capacity

Aberdeen City Council state that Charleston Primary School is forecast to go over capacity in 2021 and will be over capacity at least 159% in 2025. Aberdeen City Council consider this to be a constraint to the proposed residential development. It is understood that a new primary school is to be built as part of the current OP59 site at Loirston and that changes are proposed to the catchment area of schools in Cove. Without more up to date information on this, it is difficult to predict the impact from the development of bid site B1313, however, it is understood that these changes will significantly improve the capacity of Charleston Primary School. Aberdeen City Council acknowledge that Lochside Academy is to be operating under capacity in 2025, however, developer contributions would be agreed, if required, at the appropriate stage to mitigate any impact on education provision.

Conclusion

To conclude, it is argued that the housing allowances identified for Aberdeen City should be increased, with additional sites identified for housing in the Proposed Local Development Plan. As such, bid site B13/13 should be identified as a residential development within the Proposed Local Development Plan. This would provide a mix of flats, houses and up to 50% affordable housing, well in excess of the 25% requirement in SPP and the current LDP.

It is therefore respectfully requested that the current Green Space Network and Urban Green Space zonings are removed from the site and bid site B13/13 is identified as an Opportunity Site for housing within the Proposed Local Development Plan.