

**From:** Andrew Brownrigg  
**Sent:** 07 May 2019 10:00  
**To:** LDP  
**Subject:** FW: LDP Main Issues Report Consultation

Representation from Steve Horton

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**From:** Steve Horton [REDACTED]  
**Sent:** 04 May 2019 21:41  
**To:** Andrew Brownrigg <ABROWNRIGG@aberdeencity.gov.uk>  
**Cc:** Steve Horton [REDACTED]  
**Subject:** LDP Main Issues Report Consultation

Andy,

As discussed in our conversation yesterday, I was unable to locate an efficient way to communicate my concerns about one specific element of the Local Development Plan Main Issues Report. I have of course attempted to insert my comments into the consultation questionnaire, but the format is not conducive to targeted feedback, so I send this note to you now with the request that you include it in the feedback requested by the Council on the Main Issues Report in an appropriate place.

Following Aberdeen City Council approval of the previous Local Development Plan, the Scottish Reporter made changes to the 2017 LDP without consultation with the Council, the community council, or the wider community. The changes made by the Reporter included the re-classification of B09-42 Milltimber South from Green Belt land into a development site. The Reporter clearly did not consider the huge number of formal written objections which had been

made during the preparation of the 2017 LDP, and over decades whenever attempts had been made by developers to reclassify this Green Belt area into development land, nor the clear and unwavering position of Aberdeen City Council on the matter.

The proposed developer of B09-42 Milltimber South, Bancon, has engaged extensively with the Council and with local residents since the Reporter made changes to the approved 2017 LDP, however Bancon has failed to submit a planning application for the B09-42 Milltimber South fields, perhaps due to the unanimous and total lack of support from interested parties for any development whatsoever, as well as the clear and obvious consequences of any development on this green space for the City and its residents. I therefore request that Aberdeen City Council use the opportunity of renewing and updating the LDP to rezone the site known as B09-42 Milltimber South as Green Belt.

I have reviewed the bid assessments in the Main Issues Report and the development bid documents contained within the Aberdeen Development Plan Review. A very large number of new development bids have been made by developers and landowners, including a proposal to increase the number of units on B09-42 Milltimber South from 60 to 90. That B09-42 Milltimber South bid document prepared by the developer and/or landowner which seeks to change the outline arrangements forced upon Aberdeen City Council and local residents by the Scottish Reporters decision, contains a number of errors and inaccuracies. My summary comments on the bid document for B09-42 Milltimber South are:

- With respect to legal and planning history (6.5), the site has actually been the subject of extensive discussions with the Council.
- With respect to engagement and delivery (8.1), the local community has been given the opportunity to discuss the earlier proposals with the developer in detail and has consistently and loudly condemned those proposals to the developer, elected representative and Planning.
- Local residents have advised the developer face-to-face and in writing, and its own assessments should have confirmed, that significant parts of the west boundary of B09-42 Milltimber South have a gradient significantly in excess of 1 in 12, seriously compromising sustainable development and design considerations (9.4); any development on the western boundary of the site will overlook and block light from existing local properties and materially effect the quality of life of the residents.
- The development bid will have serious consequences with respect to sustainable development and design, in particular with respect to landscape fit (9.14) and landscape features (9.13); the open fields at Milltimber South are the only place that Aberdeen residents and visitors can easily see the Dee River and its valley from the main road for 15 miles out on the A93 out from Aberdeen to beyond Banchory.
- The proposal would also have extremely serious consequences with respect to the green space network (9.36) and the open spaces (9.35) which have made the western extremities of Aberdeen famous; would the local economy benefit from maintaining glimpses of the compelling tourist attraction of the historic Royal Deeside views from Aberdeen all the way to Balmoral, or does the City want an 15 mile plus suburb all the way to Banchory?
- Existing approved developments in the area will have already completely exhausted the primary and secondary education capacity (10.2) during the time frame of the proposed development for 10 years plus; proposed new developments contained in the new Local Development Plan Main Issues Report will easily compensate for the loss of the 60 units forced into the 2017 LDP by the Reporters decision.
- The suggestion that the public consultation has (simply) revealed opposition to commercial and retail elements of the proposed development is disingenuous in the extreme. The public consultation carried out by the developer has very clearly reinforced the historical position that the public do not want the 60 unit proposed development allocated by the Scottish Reporter, and the public will clearly not support increasing that number to 90; the public very clearly want to preserve the Green Belt with no development of B09-42 Milltimber South fields whatsoever, and I believe that is also the view of our elected representatives and Aberdeen City Council Planning.

I have personally spoken to 50 local residents with properties adjacent to or overlooking the area over the last couple of years, and without exception everyone agreed that this development is not in the interests of them as Council Tax payers or the community. Many of the local residents have objected to similar proposals for the development of the B09-42 Milltimber South site during previous planning process iterations going back decades and Aberdeen City Council have consistently rejected any proposed development, to maintain the Green Belt open space.

I am pleased to see that the Main Issues Report suggests that the Aberdeen City Council view is that the proposal to increase the number of units on B09-42 Milltimber South is undesirable. The Council clearly does not support increasing the allocation of residential units from 60 to 90. Though the report suggests that the current allocation of 60 houses might be configured in a way that maintains the historic views, everyone including elected representatives and Aberdeen City Planning representatives agree that is unlikely. Reconfiguring the 60 approved houses would also increase the density of the development on the non green space areas further impacting many of the residents.

I have no doubt that the all parties other than the developer and the landowner would prefer that the site be re-zoned as Green Belt. I therefore request that Aberdeen City Council begin the process to rezone the site known as B09-42 Milltimber South as Green Belt.

Thank you for your consideration.

Sincerely,

Steve Horton.