

[REDACTED]

From: Marianne Evans [REDACTED]
Sent: 08 May 2019 11:18
To: LDP
Subject: Representation to MIR in respect of Land at Malcolm Road, Peterculter (B09/28)
Attachments: MIR2019_ResponseForm rep B0928.pdf; Representations to Aberdeen City Council Local Development Plan 2019 Main Issues Report - Malcolm Road Peterculter B0928.docx

Dear Sirs

Please find attached our representation in respect of the above.

I trust this is in order and look forward to receiving acknowledgement of receipt.

Kind regards

Marianne



Marianne Evans BA(Hons)MSc MRTPI | Area Director – Strategic Land

[REDACTED]
Direct dial [REDACTED]
Email [REDACTED] web: www.stewartmilnehomes.com

I ran the London Marathon on 28 April. To sponsor me please click <https://uk.virginmoneygiving.com/MarianneEvans2>

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Aberdeen Local Development Plan Review

Main Issues Report Response Form 2019

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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	Marianne Evans
Organisation (if relevant)	Stewart Milne Homes
On behalf of (if relevant)	
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



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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.

See paper apart as response to Q1 New Housing sites

YOUR COMMENTS CONTINUED

Paper Apart

REPRESENTATIONS TO ABERDEEN CITY COUNCIL LOCAL DEVELOPMENT PLAN 2019 MAIN ISSUES REPORT IN RELATION TO SITE B09/28 – LAND WEST OF MALCOLM ROAD, PETERCULTER.

Objection is taken to the failure of Aberdeen City Council to identify site B09/28 West of Malcolm Road, Peterculter as a preferred site for residential development. The site should be preferred and allocated for development in the Local Development Plan 2022 in the first phase of the Plan. The site is owned by a housebuilder, has no constraints and is deliverable in the short term.

The Development Assessment Report provides a scoring matrix for each site and provides a summary justification for officers' conclusions. We take issue with a number of scores attributed to the site.

Exposure: The site is sheltered as a result of surrounding properties, landform and landscaping and new landscaping will provide additional shelter.

Drainage: Whilst there are very small pockets of poor drainage, these areas will be attenuated using SUDs, thus creating betterment.

Landscape Fit: The site is only visible from Malcolm Road over a very short part of its length and is seen in the context of the surrounding dwellings and the residential caravan park and will not be "sporadic and isolated" as suggested by officers. Occasional distant glimpses of the site can be seen from North Deeside Road but the site is seen in the context of existing development on Malcolm Road and would not be to the detriment of the landscape setting of the area.

Relationship to Existing Settlement: The site is immediately adjacent to existing dwellings in Peterculter and therefore cannot be considered to be isolated from the village.

Accessibility: The closest bus stop is within 800m (10 minutes walking distance of the site).

Proximity to Facilities: Whilst it is recognised there are no facilities within 800m of the site, local shops are available within 1 mile of the site with a regular bus service to the shops within a 10-minute walk.

Service Infrastructure Capacity: Whilst Cults Academy is forecast to be over capacity by 2021, the site assessment fails to consider the opening of Countesswells Academy which will relieve the pressure at Cults and free additional space for new development.

In summary, the site is a logical location for future development in Peterculter. For officers to conclude the site is likely to be almost entirely car dependent when it is immediately adjacent to sites already zoned by them for development is somewhat surprising. Peterculter has long suffered through a lack of new development and this site provides an opportunity to deliver development in the short term without compromising the wider Aberdeen Green Belt and should be zoned for 10 homes in the first phase of the Local Development Plan 2022.

[REDACTED]

From: Marianne Evans [REDACTED]
Sent: 08 May 2019 11:29
To: LDP
Subject: RE: Representation to MIR in respect of Land at Contlaw (OP112) - B0927
Attachments: MIR2019_ResponseForm rep B0927.pdf; Representations to Aberdeen City Local Development Plan 2019 - Contlaw Road B0927.docx

Dear Sirs

Please find attached our representation in respect of the above.

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Kind regards

Marianne



Marianne Evans BA(Hons)MSc MRTPI | Area Director – Strategic Land

[REDACTED]
web: www.stewartmilnehomes.com

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YOUR DETAILS

Name	Marianne Evans
Organisation (if relevant)	Stewart Milne Homes
On behalf of (if relevant)	
Address	
Postcode	
Telephone	
E-mail	

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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.

See paper apart as response to Q1 New Housing sites

YOUR COMMENTS CONTINUED

REPRESENTATIONS TO ABERDEEN CITY LOCAL DEVELOPMENT PLAN 2019 MAIN ISSUES REPORT ON BEHALF OF STEWART MILNE HOMES IN RELATION TO SITE B09/27 (OP112 CONTLAW ROAD)

We object to the failure of the Main Issues Report (MIR) to increase the capacity of Site OP112 as defined by the adopted Aberdeen Local Development Plan 2017. An application for the site is currently being promoted for 30 homes including affordable homes and this number of homes has the support of Aberdeen City Council planning officers. The proposed increase in density makes best use of the land without impacting on the surrounding woodland and is more consistent with the densities of the approved Strategic Development Plan.

Response to MIR Assessment

The Development Options Assessment Report, which accompanied the MIR, provides a scoring matrix for each site and a recommendation as to whether or not a site should be included in the Proposal Plan. We take issue with the conclusions of this in respect of Site B09/27.

The site has been marked down for having part of the site with a slope of 1 in 14 despite the overall site being at 1 in 10. Officers have failed to appreciate the layout lodged with Development Bid, shows the steeper part of the site will remain undeveloped.

Similarly, the site has been marked down for Flood Risk and Drainage. Whilst it is recognised there are 2 small areas for flood risk, again these are located outwith the development footprint of the site and the proposals are therefore not impacted by potential flooding. In terms of drainage, the former glacial melt water channel was highlighted at the development bid stage and the layout plan demonstrated this area would remain undeveloped and would create a distinctive feature in the form of a green corridor through the site.

Landscape features and landscape fit have also been unnecessarily marked down by officers who have failed to recognise that the woodland on the site will be retained. Development will occur only on the open area of the site without impacting on the trees, their roots or their canopies. This has been demonstrated through the current planning application and accompanying tree survey.

Officers have suggested the site has a poor relationship to the existing settlement. This response is surprising given that the site is already zoned in the extant Local Development Plan for housing. The proposed development takes account of surrounding densities and each plot has a 1:5 ratio to compliment those in the adjacent area.

The assessment of the site fails to take account of the extant Local Development Plan when considering the sites proximity to shopping and recreation. The site at Milltimber South includes provision for retailing which has not been accounted for. In addition the assessment, fails to recognise the proximity of Kippie Lodge for recreation which will be accessed via the new core path on the OP112 site. Similarly, this core path has been ignored in the assessment of site which advises there “are no core paths in close proximity to the site. The closest is the Deeside line, approximately 600 meters (sic) to the south.” This is factually incorrect with a core path proposed through the site to connect to the new core path provided as part of the AWPR.

In terms of education capacity, the assessment has failed to recognise that Milltimber Primary is due to be replaced which will have capacity for additional pupils. Cults Academy is currently forecast to go over capacity in 2021, however this does not take account of the opening of Countesswells Academy which will free up capacity at Cults Academy. Notwithstanding this, developer contributions are being agreed for education for the current planning application demonstrating that there is no insurmountable issue with education capacity to accommodate the increased number of homes proposed for the site.

In summary, officers conclude that the impact of increasing the density on site OP112 would have a detrimental impact on the ancient woodland through encroachment, the school capacity and landscape fit. Our response has demonstrated this would not be the case. It is contended that the land at Contlaw Road, is capable of accommodating 30 homes whilst respecting the character of the area and should be included in the Proposed Local Development Plan for 30 homes.

[REDACTED]

From: Marianne Evans [REDACTED]
Sent: 08 May 2019 12:10
To: LDP
Subject: RE: Representation to MIR in respect of Land at Newhills South B01/02
Attachments: Representations to Aberdeen City Local Development Plan 2019 Newhills South (B0102).docx; MIR2019_ResponseForm rep B0102.pdf

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YOUR COMMENTS CONTINUED

REPRESENTATIONS TO ABERDEEN CITY LOCAL DEVELOPMENT PLAN 2019 MAIN ISSUES REPORT IN RELATION TO SITE B01/02 – NEWHILLS SOUTH.

We object to the failure of Aberdeen City Council to identify Site B01/02 Newhills South as desirable for development in their Main Issues Report (MIR). The site should be identified for development in the Proposed Local Development Plan for development in the first phase of the Plan.

The Development Options Assessment Report which accompanied the MIR provides a scoring for each site and offers conclusions in respect of each site. We disagree with a number of the conclusions reached as set out below.

Natural Conservation: The need for a bat survey is noted and this, and an ecological habitat survey, would be lodged as part of a planning application. We question the reference to the Three Hills Local Nature Conservation site some 578m from the site being raised as a constraint particularly when development in the extant Local Development Plan and parts of Kingswells are closer than the proposed development site without issue.

Landscape Features: Officers raise concerns that development will lead to significant loss or disruption of trees on site. There is a felling licence in place and the trees will be felled in Autumn therefore the trees are being removed in any event.

Landscape Fit: Officers suggest that the site sits within open farmland and “a residential development is likely to intrude into the surrounding landscape” however, in reaching this conclusion they have failed to recognise the site is immediately adjacent to the Newhills Masterplan area. The site must be considered in that context.

Relationship to Existing Settlement: Officers have concluded development will result in an “isolated island of development” again failing to recognise it will be surrounded on 3 sides by the development at Newhills with existing development at Christie Grange immediately to the south providing development on the fourth side. The development of this site therefore represents infill development.

Accessibility: Bus services will be located adjacent to the site boundary in the Newhills Development area.

Proximity to Facilities: The site is within 800m of the new proposed school and medical centre being provided in the Newhills development area.

Land Use Conflict: The land surrounding the site is zoned and consented for development and not farmland as suggested by officers. Noise disturbance from the AWPR is not considered an issue as the site is further from the AWPR than the Newhills development with the consented homes closer to road not considered to be compromised by noise from the road.

Service Infrastructure Capacity: Again, officers have failed to take account of the new Primary School being provided adjacent to the site boundary in Newhills. The capacity of Brimmond Primary School is therefore not relevant to this proposal. Whilst Bucksburn Academy will be over capacity in 2025, this fails to take account of the fact that existing pupils from the Kingswells area who currently attend Bucksburn Academy will be transferred to Countesswells Academy on opening, thus providing additional capacity.

In summary, officers' conclusions that the development of the site at Newhills South will result in the loss of trees and is unrelated to an existing settlement is unsustainable. The site is suitable for development, is under the control of a housebuilder and has no constraints and this should be identified in the first phase of the next Local Development Plan for up to 100 homes.