



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	Theresa Hunt
Organisation (if relevant)	Burness Paull LLP
On behalf of (if relevant)	Malcolm Allan Housebuilders Limited
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

<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"/>
<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>LORD HAYS GROVE (PHASE 2)</p> <p>Lord Hays Grove - Bid B0602 These representations are submitted on behalf of Malcolm Allan Housebuilders Limited. Our clients object to the failure of the Main Issues Report (MIR) to identify bid site B0602 Lord Hays Grove as a preferred new housing site (Section 2 of the MIR).</p> <p>This representation requires to be read in conjunction with the Development Bid submitted at the pre-MIR stage (copy attached for ease of reference). It is respectfully requested that the Lord Hays Grove site should be allocated for a residential development, with small retail unit or commercial facility, in the Proposed Aberdeen LDP. The original bid and this representation demonstrates the capability of the site to accommodate residential development in line with the Council's aspirations.</p> <p>The MIR identifies a shortfall of 640 units which needs to be met through new housing site allocations. Whilst brownfield sites are to be prioritised, it is recognised that greenfield housing allocations will be required. It is the stated preference that such greenfield housing allocations 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.</p> <p>Only 2 sites were put forward for development in the Ward 6 Tillydrone/Seaton/Old Aberdeen area.</p> <p>As our clients bid confirms, the site at Lord Hays Grove can accommodate between 55-95 housing units. This site is similar in scale to some of the new housing sites (which range from 14-100 houses) identified in the MIR and thus can be considered appropriately small scale and in line with the sites which officers have identified as being preferred.</p> <p>As the Letter from Envirocentre which accompanied the bid confirms, the existing woodland/landscaping would be retained with an additional 8 metre buffer to allow for expansion of woodland, wild grassland and habitats. The conceptual sketch masterplan submitted with the bid shows enhanced and new linkages. The proposal will therefore have limited impacts on the environment from an ecological point of view.</p> <p>Contrary to the officers' assessment, the whole site is not a significant gateway into Aberdeen at the Bridge of Don given the extent of the woodland screening which is already, and will remain, in place. As the officers note, the site is relatively low-lying which means it does not have a significant impact on the landscape. There are no direct views into the site from main arterial routes, such as King Street. The glimpses into the site from the Bridge of Don would be into the open space and in any event only visible at certain times of the year when there are no leaves on the mature trees. The proposed development has been deliberately set back behind the existing development line as seen on the conceptual masterplan submitted with the Bid. The scoring on landscape fit for the site should not be as low as 1. As already noted, the landscape features and ecological value of these features will be retained and enhanced as part of the development, given the proximity of both the River Don Valley and the River don LNCS. Whilst officers appear to have undertaken a site visit, it is not clear that they have read all of the supporting information from Envirocentre to fully understand, and therefore properly assess, the bid. The landscape features scoring requires to be revisited. Our clients are being penalised for having landscape features on the site, as compared with the bid reference B0601 – 152 Don Street which has no landscape features and therefore appears as a consequence to score well in this category. The lack of landscape features should not be used to artificially inflate the scoring of competing sites.</p> <p>Our clients' site is not an extension to an existing site and can be developed independently given it is developer owned. This site has the additional benefit of being able to deliver an additional community or retail facility as part of the development and yet scores the same low score as Don Street, where no such facility can be provided. It is not clear that the provision of an additional community or retail facility has been considered as part of the officer's assessment against the land use mix criterion.</p> <p>The officers' comments on the informal access over the site appear to relate to concerns about access being disrupted by any development and that it would lead to the loss of well-used open green space. The site is in fact not formal public open space which was provided as part of, or required to serve, an earlier phase of development in the area. In any event, the proposed development conceptual masterplan delivers more than adequate areas to serve both the proposed development and the existing Lord Hays housing areas without compromising the public open space provision. Indeed the new open space provided as part of the proposed development would introduce a more inclusive and structured, useable green space designed to encourage local wildlife.</p> <p>Our clients' development proposals, as shown on the conceptual masterplan submitted with the bid, demonstrates how Core Path 21 and the existing links to Core Path 19 will be maintained. Existing informal footpaths will be upgraded and new paths provided to adjacent facilities, including Lidl and Brig O'Don bar and restaurant and beyond to King Street on which, as the officers recognise, there are further facilities including Aberdeen Sport Village and Aquatics Centre and Old Machar Medical Practice.</p> <p>In terms of other infrastructure, the officers' assessment of the bid site recognises that there is no risk of flooding and that the site is well connected to Old Aberdeen with Core Path 21 running through the site, linking to Core Path 19. The officers recognise that there are no anticipated or identified physical infrastructure constraints to development of the site. The officers' comment that the site has poor access, but it is not clear on what this is based as the conceptual masterplan shows how vehicular access can be provided. The officers have unfairly scored the site low in this regard.</p> <p>The officers note that there are existing capacity issues now at Seaton Primary School and forecasts capacity issues at St Machar Academy from 2025. The officer assessment marks the bid site down for these factors, but they equally apply to the preferred site bid reference B0601 – 152 Don Street. It is not clear why our clients bid is marked down more severely than the Don Street bid. In any event there are existing constraints on education capacity which the Council require to deal with regardless of whether both or either of the bid sites come forward. Further housing allocations, such as our clients' site at Lord Hays Grove, would enable a more permanent solution to be identified and planned in addition to or in substitution for the preferred Don Street site.</p> <p>Conclusion</p> <p>Section 2 of the MIR identify the Council's preferred list of housing sites and confirms the sort of greenfield allocations which are being sought. Our clients' site has been scored negatively and without, it appears, cognisance of the benefits that the proposals would bring. When considered against the only other bid for a housing site in the Ward 6 area, our clients' site has a number of advantages and can be delivered quickly, given that the site is owned by a housebuilder. For the reasons stated it is respectfully requested that the Lord Hays Grove site should be allocated for a residential development, with small retail unit or commercial facility, in addition to or in substitution for the preferred Don Street site in the Proposed Aberdeen LDP.</p> <p>Enclosures – Copy Bid for Lord Hays Grove site submitted May 2018</p>		

YOUR COMMENTS CONTINUED

Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Strategic Development Plan (SDP) review is currently at its Main Issues Report (MIR) stage and therefore does not have a settled position in terms of proposed housing allocations. While these numbers are still to be determined, given the number of large allocations across Aberdeen City it is the intention of the council to focus on smaller sites. We would therefore particularly welcome proposals for greenfield or brownfield sites up to 100 units. We are also keen to identify new brownfield sites for housing or for other uses.

Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found on www.aberdeencity.gov.uk.

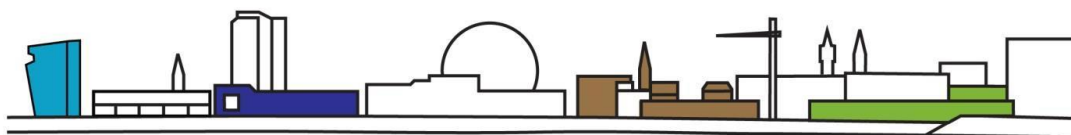
Please ensure your proposal is with us by **8 May 2018**. **Please note the deadline has been extended to Monday 28 May 2018**.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this questionnaire will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may use your contact details to contact you about the comments you have made.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Strategic Place Planning, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



aberdeen local development plan

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	LORD HAYS GROVE (PHASE 2)
5.2	Site Address	LAND AT LORD HAYS GROVE KING STREET ABERDEEN
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	NO
5.5	Is the site currently being marketed?	NO
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: SEE DRAWING LAS1872-03
5.7	Please provide the National Grid reference of the site.	NJ 94488 09307
5.8	What is the current use of the site?	GRASSLAND
5.9	Has there been any previous development on the site? If yes please provide details	NO

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	NO – OWNED BY DEVELOPER	

6.3	Is the proposed site included in the ALDP2017?	NO
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	NO
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	NO
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	NO
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	NO
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	NO
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site)	NO

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>✓</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	✓	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	✓											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	LAND IS OWNED BY A HOUSEBUILDER										
7.3	Site Area (hectares)	2.148 ha, BUT ONLY APPROXIMATELY 0.6ha TO BE DEVELOPED										
	Housing											
7.4	Approx. no of units.	55-95										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	TO BE DETERMINED										

7.6	Affordable Housing Percentage	25%
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: TO BE DETERMINED
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	PRIVATE SALE/AFFORDABLE
Employment		
7.9	Business and Office	m ²
7.10	General Industrial	m ²
7.11	Storage and distribution	m ²
7.12	Other Please specify	m ²
Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type: 55-95
7.14	Employment	m ²
7.15	Retail	60 m ²
Retail		
7.16	Approx. floor area	m ²
Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)		
7.17	Details of proposal	
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>NO – CONSULTATION WILL TAKE PLACE AS PART OF THE LDP PROCESS AND ANY SUBSEQUENT PLANNING APPLICATION.</p>

8.2	Will the proposed development be phased?	Yes Details: TO BE DETERMINED AT APPLICATION STAGE
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	MALCOLM ALLAN HOUSEBUILDERS LIMITED HAVE A PROVEN TRACK RECORD OF DELIVERING HOUSING ACROSS ABERDEEN AND ABERDEENSHIRE. THEY HAVE A ROLLING BANK FACILITY IN PLACE AND PARENT COMPANY FUNDING HAS BEEN APPROVED IN PRINCIPLE.
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No Details: SITE IS CONTROLLED BY A DEVELOPER AND CAN COME FORWARD QUICKLY TO HELP MEET THE NEED FOR ADDITIONAL HOUSING IN THE CITY.

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	X
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	x
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	N/A
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	

		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	N/A	
9.7	Have discussions been had with the Council's flooding team?	N/A	
9.8	Have discussion been had with Scottish Water?	NO	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details: CONSULTED WITH SCOTTISH WATER AND AWAITING THEIR RESPONSE	
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details: CONSULTED WITH SCOTTISH WATER AND AWAITING THEIR RESPONSE	
Land Use, Built and Cultural Heritage			
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X

9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance AS RECOMMENDED BY ENVIROCENTRE, THE CONCEPTUAL MASTERPLAN PROPOSES RETENTION OF EXISTING WOODLAND/LANDSCAPING PLUS AN 8 METRE BUFFER TO ALLOW FOR EXPANSION OF WOODLANDS AND WILD GRASSLANDS.	X
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	X
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	X
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution THE DEVELOPMENT CAN INCLUDE A SMALL RETAIL UNIT OR COMMUNITY FACILITY. ACCESS WILL BE PROVIDED FROM THE SITE TO THE ADJACENT FACILITIES.	X
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	X
9.18	Will the site impact on any water courses?	NO Details: THE RIVER DON IS SITUATED TO THE NORTH SITE, BUT SEPARATED BY DENSE WOODLAND.	
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	NO Details: THE HABITATS ON SITE DO NOT SUGGEST CARBON RICH SOILS AND NO PEATLAND IS NOTED ON SITE.	

9.20	Is the development site within the airport safety exclusion zone?	NO			
9.21	Is the development site within the airport 57dB LAeq noise contours?	NO			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict			X
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	NO			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	NO			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	
		Between 400-800m			
9.27	Proximity to services and facilities (How close are any of the following?)	Within 400m	X		X
			400m	400-800m	>800m
		Community facilities			
		Local shops	X		
		Sports facilities		X	
	Public transport networks	X			
	Primary schools				
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	No available connections			
		Limited range of connections			
		Good range of connections			X
		CORE PATH 21 RUNS THROUGH THE SITE AND LINKS TO CORE PATH 19. EXISTING INFORMAL FOOTPATHS WILL BE UPGRADED AND NEW PATH PROVIDED TO ADJACENT FACILITIES.			

9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	X
Infrastructure			
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	YES
		Gas	YES
9.31	Does the development have access to high speed broadband?	YES	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: IT WOULD BE POSSIBLE TO CONNECT THE DEVELOPMENT TO ABERDEEN HEAT & POWER'S SEATON DISTRICT HEATING FACILITY.	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: THE DEVELOPMENT WOULD INCLUDE LOW AND ZERO CARBON TECHNOLOGY IN ACCORDANCE WITH POLICY.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	NO	
Public open space			
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: SEE CONCEPTUAL SKETCH MASTERPLAN WHICH PROPOSES OVER 1.5 HECTARES OF PUBLIC OPEN SPACE, WOODLANDS AND WILD GRASSLAND.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	X
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: SEE LETTER FROM ENVIROCENTRE. THE CONCEPTUAL SKETCH MASTERPLAN SHOWS ENHANCED AND NEW LINKAGES, AS WELL AS PROPOSALS FOR ADDITIONAL WOODLAND, WILD GRASSLAND AND HABITATS.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	NO
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	YES/NO Details: DISCUSSIONS WOULD TAKE PLACE WITH THE EDUCATION DEPARTMENT AS PART OF THE APPLICATION PROCESS. ANY ISSUES WOULD BE RESOLVED BY CONTRIBUTIONS IN ACCORDANCE WITH THE RELEVANT POLICY AND/OR BY PHASING THE DEVELOPMENT.

11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Details: THESE WOULD BE AGREED AS PART OF THE APPLICATION PROCESS, BUT DEVELOPMENT COULD INCLUDE SMALL RETAIL UNIT OR COMMUNITY SPACE. THE CONCEPTUAL SKETCH MASTERPLAN SHOWS EXTENSIVE WOODLAND AND WILD GRASSLAND AND OPEN SPACE. AS WELL AS NEW PATHWAYS AND ENVIRONMENTAL INTERPRETATION BOARDS.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	YES – SEE ATTACHED CONCEPTUAL SKETCH MASTERPLAN WHICH TAKES ON BOARD ADVICE FROM ENVIROCENTRE.

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		
13.2	Flood Risk Assessment		
13.3	Drainage Impact Assessment		
13.4	Habitat/Biodiversity Assessment		
13.5	Landscape Assessment		
13.6	Transport Assessment		
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state) <ul style="list-style-type: none"> • ENVIRONMENTAL/ECOLOGICAL WALKOVER SURVEY LETTER • CONCEPTUAL MASTERPLAN 	✓	

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	✓
		Please provide details of viability:	

Colin Wood
Malcolm Allan Housebuilders Ltd
C/O Burness Paull LLP

Our ref 371118/DB/001

25 May 2018

Dear Colin

**Lord Hays Grove
Local Development Plan Review Ecology Statement**

Following a walkover and appraisal of features on site the following overview of the Lord Hays Grove proposed site for development has been made by EnviroCentre's ecology team:

The site comprises an area of grassland with poor species diversity, typical of land which has been regularly mown for purposes of amenity and maintenance over a long period of time. Surrounding the grassland are narrow belts of trees forming woodland habitat associated with the riparian zone of the River Don corridor, which is a Local Nature Conservation Site, noted for its rich marginal vegetation and steep sided wooded banks.

The woodland is a mostly native broadleaved composition including: willow, ash, alder, dog rose, hazel, cherry, beech and sycamore. Whilst likely to have emanated from planting, this woodland is forming semi-natural characteristics and contributes to typical ecological function of established green infrastructure. This woodland is considered to host fungi and invertebrate life, provide habitat and shelter for birds and mammals, contribute to forest cover within the city and as a result will aid in the mitigation and adaptation to climate change.

The woodland, therefore, presents a physical constraint to development which should be embraced within design. To achieve sustainable retention of this habitat your development shall be focused on the species-poor grassland only. The woodland presents a root protection buffer of approximately 2m from the canopy edge (to be considered sacrosanct during construction); and a zone of influence buffer of 8m from the canopy edge (to not include dwellings or gardens in this area). A small number of individual trees may present a change in these measurements at certain locations, however at this stage these measurements should be deemed an accurate guide.

This 8m buffer presents an opportunity to fully protect the features of the Local Nature Conservation Site during design and construction; and to formalise public access connecting to the existing

[Redacted contact information]



pathways of the River Don corridor, perhaps also including environmental interpretation. An 8m buffer provides the opportunity to expand woodland habitats or increase grassland diversity along the woodland edge which could have significant benefits to biodiversity at a local level. The grassland site currently does not host features which offer shelter for birds and bats, thus the development provides an opportunity to design for nature and provide in-built refuge for a range of species. You may also consider innovative design elements such as green roofs, sustainable drainage systems, particular external lighting and alternatives to standard hard landscaping, which can bring benefits to urban environments.

In conclusion, development of the grassland area is not constrained by ecological features and provides opportunity to deliver biodiversity benefits through integrating green infrastructure into design.

Yours sincerely
for EnviroCentre Ltd

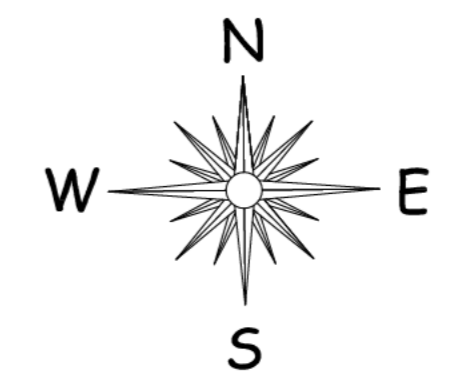
(issued electronically)

Douglas Blease
Principal Ecologist

Mhairi Mackintosh
Consultant Ecologist

Enc:

CC:



Boundary Line amended		28/05/2018	A
FEASIBILITY			
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<small>Written sizes take preference over scaled sizes. Large scale details take preference over small scale. All dimensions to be checked on site. Discrepancies to be referred to this office for decision.</small>			
PROJECT TITLE:	LAS1872 Lord Hay's Residential Development		
ADDRESS:	LORD HAY'S GROVE, OLD ABERDEEN, ABERDEEN, AB24 1WS.		
CLIENT:	Malcolm Allan Housebuilders Ltd		
DRAWING TITLE:	Site Plan		
DWG NUMBER:	SCALE:	DATE:	DRAWN: REVISIONS:
LAS1872-03	1:1000 @ A2	22.05.2018	MY A



- Existing Core Paths
- Existing Core Path upgrade
- New country style informal path
- Existing path
- Existing bus stop

DEVELOPMENT GOALS

- Provides better local linkages,
- Human re-settlement of formerly part occupied land,
- Maintain Aberdeen City Corepaths during construction,
- Environmental interpretation - local information (signage boards),
- Low-level lux development lighting (to minimise interference with nocturnal species, whilst reducing light pollution),
- 8m wide zone of influence around existing woodland (to allow for expansion of woodland and wild grasslands),
- 2m root protection off landscaping boundary edge,
- Diversity in grassland,
- SUDS - bio diverse,
- Integrated bird boxes within buildings,
- Adaptation of development to suit environment,
- Introduction of sedum roofs to low-rise development,
- Integration into existing community heat network,
- Reduced car parking to encourage use of public transport and active living,
- Existing footpaths retained, improved and extended to enhance cycle network.



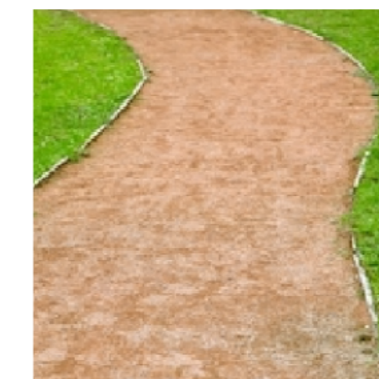
Wild Grasslands (Meadows):

- Situated within 8m zone of influence
- Mown 2 or 3 times a year to encourage development of urban meadow.
- Promotes natural regeneration leading to increased biodiversity and improved water quality.
- Reduction in stormwater runoff and soil erosion.
- Less frequent mowing reduces strain on resources.
- Ideal habitat conditions for birds, butterflies and bees.



Integrated Bird Boxes:

- To encourage house sparrows
- Manufactured from a mix of concrete and wood fibres.
- Helps protect species from predators such as cats, woodpeckers and squirrels.
- Can be integrated into masonry of new buildings or fixed to an external wall.
- Ideally positioned near to vegetation at a minimum 2m above ground level.



Bound Gravel (country style) footpath:

- To encourage the use of corepaths.
- Provides a suitable all-weather path.
- To encourage healthy and active lifestyles.
- Routed as such to promote active means of commute.
- Maintained during and after construction.
- To be suitable for cyclists and pedestrians alike.
- Existing undefined footpaths upgraded to country style footpaths.

CONCEPTUAL SKETCH MASTERPLAN
Scale 1:1000

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CONCEPTUAL				
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PROJECT TITLE:	LAS1872 Lord Hay's Residential Development			
ADDRESS:	LORD HAY'S GROVE, OLD ABERDEEN, ABERDEEN, AB24 1WS.			
CLIENT:	Malcolm Allan Housebuilders Ltd			
DRAWING TITLE:	Conceptual Sketch Masterplan			
DWG NUMBER:	SCALE:	DATE:	DRAWN:	REVISIONS:
LAS1872-05	1:1000 @ A2	28.05.2018	ML/MY	-