



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 | STEVE CRAWFORD |
| Organisation (if relevant) | HALLIDAY FRASER MUNRO |
| On behalf of (if relevant) | DONALD FARMS 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

| | | |
|---|---|---|
| <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"/> |
|---|---|---|

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.

Binghill Farm - Please see separate response enclosed in respect of:

- Site B0920

That response makes comment on the bid site itself and the MIR Housing Strategy

Please also find enclosed the following in support of the response:

- 2018 LDP Bid Document (for reference only)

YOUR COMMENTS CONTINUED

**ABERDEEN CITY LOCAL DEVELOPMENT PLAN
RESPONSE TO MAIN ISSUES REPORT**

SITE B0920, BINGHILL FARM, MILLTIMBER

MAY 2019

On behalf of
Donald Farms Ltd

Contents

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1. Introduction

1.1. This report has been prepared by Halliday Fraser Munro, Chartered Architects and Planning Consultants, on behalf of Donald Farms Ltd in response to the Aberdeen City Local Development Plan Main Issues Report (MIR) to support the allocation of Bingham Farm. The site was submitted as a bid for development of approximately 100 residential units and is identified as B0920 in the MIR.

1.2. This site:

- Is an extension to the existing and future (allocated and under development) urban area;
- Is therefore close to the proposed new primary school, shops, leisure and employment uses at Oldfold and on the A93;
- Sits within the landscape well in relation to local landscape context; and
- Is deliverable and located in a popular and marketable residential area.



Extract – Oldfold Framework & Masterplan Summary (location)

1.3. This response addresses the MIR officers' feedback received on bid B0920 Bingham Farm which can be summarised as:

- The site is constrained as the land is currently zoned as Green Belt and Green Space Network;
- The site is above the 95m contour line;
- Development would only be partially related to the settlement of Milltimber; and
- There are limited facilities within 800m of the site and this will not encourage sustainable travel.

The MIR reports that the site is *undesirable for development* justified by the reasons listed above. We do not consider these adequate reasons for not allocating this immediately deliverable site with no constraints or impediments to delivery.

- 1.4. Additional housing is required in Aberdeen to ensure the housing land supply is met and to ensure a range and choice of housing sites are available within the city for a wide-range of the population. At present the only development in this area is Oldfold, OP48, this development is selling well proving there is demand in this area for housing. The Oldfold development does not, however, deliver substantial choice and diversity in housing styles and size. Additional development is needed in this area to satisfy local demands and sustain local services.
- 1.5. The bid originally suggested housing across the whole site. That is still the case, but we are now proposing that it includes flexibility to include retirement accommodation. This is likely to be in the form of bungalows linked to a new proposal to provide an active retirement village in the grounds of the neighbouring Binghill House (a separate MIR response is will be issued for that proposal). Initial discussions with the community suggest that the area would benefit from a better mix of smaller housing units and bungalows. Binghill House could therefore provide a more intimate development of smaller cottage style accommodation and supported living flats with associated facilities whereas this site could provide housing that supports active independent retirement and a choice of housing. **The site should now therefore be considered for a mix of housing that could include retirement living as well as more mainstream homes.**

2. Site Overview

- 2.1. The site is located to the north east of the existing settlement at Milltimber. It is situated just north of the OP48 housing land allocated at Oldfold. It extends to approximately 8.1 hectares and falls in a gentle gradient from north-east to south-west (south west facing to make the most of solar gain), rising more steeply to the north of the site, where there is a clear ridgeline which forms a distinct landscape feature as a backdrop to the proposed allocation.
- 2.2. The site fits well within the landscape and with the development site to the south at Oldfold. The OP48 Oldfold development boundaries were defined only by ownership with the boundary between it and this site shown as stark diagonal line rather than a natural boundary. The addition of this development bid at Binghill Farm would allow a more natural boundary to be formed and provide the opportunity for future residents of both developments to take advantage of the excellent links to the countryside and to the Den of Murtle.
- 2.3. This proposal would be closely linked to the new facilities to be provided at Oldfold and is well connected to the surrounding transport network and public transport service to the city centre. The bid restricted development to the lower parts of the site respecting the ridgeline that falls north-east across the site to the Den of Murtle.

- 2.4. Access to the site will be taken from the south via an improved junction (note that the land to the west is also in the ownership of the bidder and is the subject of an additional MIR bid for an active retirement village) and will tie in with local path networks, including an aspirational Core Path (AP10) to the south.



Figure 1 Map showing Aspirational Core Path 10 to south of site.

- 2.5. Pedestrian and cycle connections south to the A93 and Deaside Line will enhance accessibility and provide a choice of transport modes to and from the development.

3. Response to MIR

- 3.1. Site B0920 has been identified as 'undesirable' by officers in the Options Assessment Report on the basis that Green Belt is a constraint to development. This has been justified on the basis that the site is above the 95m contour line, development being only partially related to Milltimber and the site having limited facilities within 800m.
- 3.2. The MIR has scored bids against a checklist of 21 criteria. Binghill Farm scored 45 out of a maximum of 63. This assessment, however, is overtly negative and we do not consider it an accurate reflection of the development potential or impact of the site. Our review of that scoring suggests an increased score of 58 out of 63. Binghill Farm has been unduly marked down for landscape fit, land use mix/balance/service thresholds, proximity to facilities – shopping/health/recreation, proximity of employment opportunities and service infrastructure capacity. These issues will be considered in turn in the following sections.

Green Belt and Green Space Network

- 3.3. The Green Belt zoning of the site is named as the only constraint. In the MIR it states that '*Any greenfield housing allocations should be small scale, have limited impacts on the environment and infrastructure*'. The development at Binghill Farm is of a small-scale (less than 100 units as suggested by the Proposed Strategic Development Plan), will have limited impacts on the environment and can make best use of existing infrastructure.
- 3.4. Green Belt release is necessary in order for the Council to meet their own requirements for new greenfield sites of 100 houses or less. All of the City's non-urban area is Green Belt and a re-allocation from that use to housing use is inevitable. That was the case at Oldfold to the south of this site. Prior to its allocation for housing the Oldfold site was zoned as Green Belt and Green Space Network (GSN). This demonstrates that a Green Belt designation need not be treated as an absolute constraint to development.
- 3.5. The site is within the existing green belt designation but the LDP review provides an opportunity to rezone land from the green belt where it is appropriate for development. Paragraph 50 of Scottish Planning Policy (SPP) states that in identifying the most sustainable locations for longer-term development, planning authorities should review the boundaries of the greenbelt where necessary. Using zonings in the previous plan to rule out new opportunities in the next plan runs contrary to the LDP review process. Each bid should be fully considered against planning related criteria, including an up-to-date Greenbelt review, and rezoned if considered acceptable.
- 3.6. We therefore suggest that Binghill Farm does not have to be constrained by the Green Belt zoning and that zoning alone does not justify recommending the site as undesirable for development.
- 3.7. Green Belt policy protects land for four main reasons:
 - To maintain the distinct identity of Aberdeen and the communities within and around the city

- To safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
- To maintain Aberdeen's landscape setting; and
- To provide access to open space.

Each of these roles is considered below:

Identity – This area of Milltimber has already seen change and development that has altered its identity mainly through development at Oldfold. Development at Binghill Farm would be in keeping with this new identity. It would not harm the community and its identity, rather, we consider that development here can enhance it. Over generations the Donald family have helped support the identity of Milltimber by gifting land to the village for a Community Centre and a Church and are committed to protecting and enhancing this Deeside community.

Coalescence and Sprawling Development - The site does not create coalescence or sprawling development. Milltimber has been expanding eastwards with development at Tor-Na-Dee and most recently at Oldfold, both of which have not been considered as coalescence and sprawling development by the Council. The Murtle Den Local Nature Conservation Site (LCNS) is a permanent natural area situated between Milltimber and Bielside that will act as a long-term natural barrier between the two villages and prevent coalescence. Binghill Farm as a development is of the same ilk, essentially contained within the same landscape corridor as Oldfold and extends no further east than Oldfold. It will also be contained northwards by the existing ridgeline to the north and tree belt to the north east.

Landscape Setting - The landscape setting of Aberdeen is affected by this proposal. The site is the lower section of fields immediately adjacent to a large allocated development which will screen and conceal the development at Binghill Farm. Views to the site are very limited and local with the larger Oldfold development, including a new primary school, being visually dominant.

Access to Open Space – The site is currently farmland used for arable crops so whilst it is open space it is not open space that can be readily used by members of the public and offers little amenity value. Other bids identified as constrained by Green Belt and Green Space Network have been deemed 'desirable' as *"it was evident that the site is not used for amenity purposes"*. The new development will provide useable open space, better paths between the existing community and Den of Murtle and links to existing and aspirational core path networks. Ultimately development at Binghill Farm will improve access to the wider countryside benefitting the existing and new communities.

3.8. **The land at Binghill Farm is therefore not required to protect the character, landscape setting and identity of Aberdeen. A Green Belt backdrop will remain to the north of the development. When viewed from the North Deeside Road the development would simply be viewed as a continuation of the existing settlement pattern.**

3.9. Paragraph 50 of Scottish Planning Policy (SPP) states that *"In developing the spatial strategy, planning authorities should identify the most sustainable locations for longer-term development and, where necessary, review the boundaries of any green belt"*. A Green Belt review has not been undertaken for either of the previous two Local Development Plan review processes. No Green Belt review has been carried out to inform this LDP review or consider

the suitability of retaining Green Belt in this location. The LDP review, however, offers an opportunity to consider the Green Belt issue against development needs of the City and release land for development in the least sensitive areas. We therefore suggest that this LDP review is an opportunity to reconsider the Green Belt boundary and make important strategic decisions about the future growth of the area.

- 3.10. The Green Belt should not and cannot be treated as an absolute constraint to development as almost all land outside the built-up area of the city is designated as Green Belt. It is restrictive and unrealistic to expect housing delivery targets to be met purely through brownfield sites and existing allocations. The aim of the Green Belt is to direct planned growth to the most appropriate locations. Precedent for growth to the east of Milltimber on the Green Belt has been set through the Oldfold development. **Binghill Farm is ideally suited to accommodate further limited growth in an appropriate location already considered for major housing expansion.**

Site Sits Above the 95m Contour Line

- 3.11. There are no defined policy constraints that sets out development restrictions beyond a certain contour line. Throughout the MIR both the 90m contour line and 95m contour line are referred to with a broad-brush justification that the 95m contour line on the Dee Valley generally marks the northern limit to development of the north Deeside settlements. Development should not be restricted on a generality and should be considered fully in relation to its specific context.
- 3.12. In this particular context the 95m contour as a defined development limit is not justified. The existing settlement at Milltimber is built on the slope rising from the A93 and a quick review shows that housing development exists to just below the 115m contour with 50+ homes between the 90m and 115m contours. A group of new and converted steading homes sit just to the north of the bid site (above 105m) and the 550 homes being constructed to the south just happen to be developed to the 95m contour. Clearly then housing already exists in this location above the 90m and 95m. Contours are fairly blunt and generic basis to establish development parameters and site-specific evidence points to development being achievable well above the 95m contour. The bid site does not extend beyond 105m.

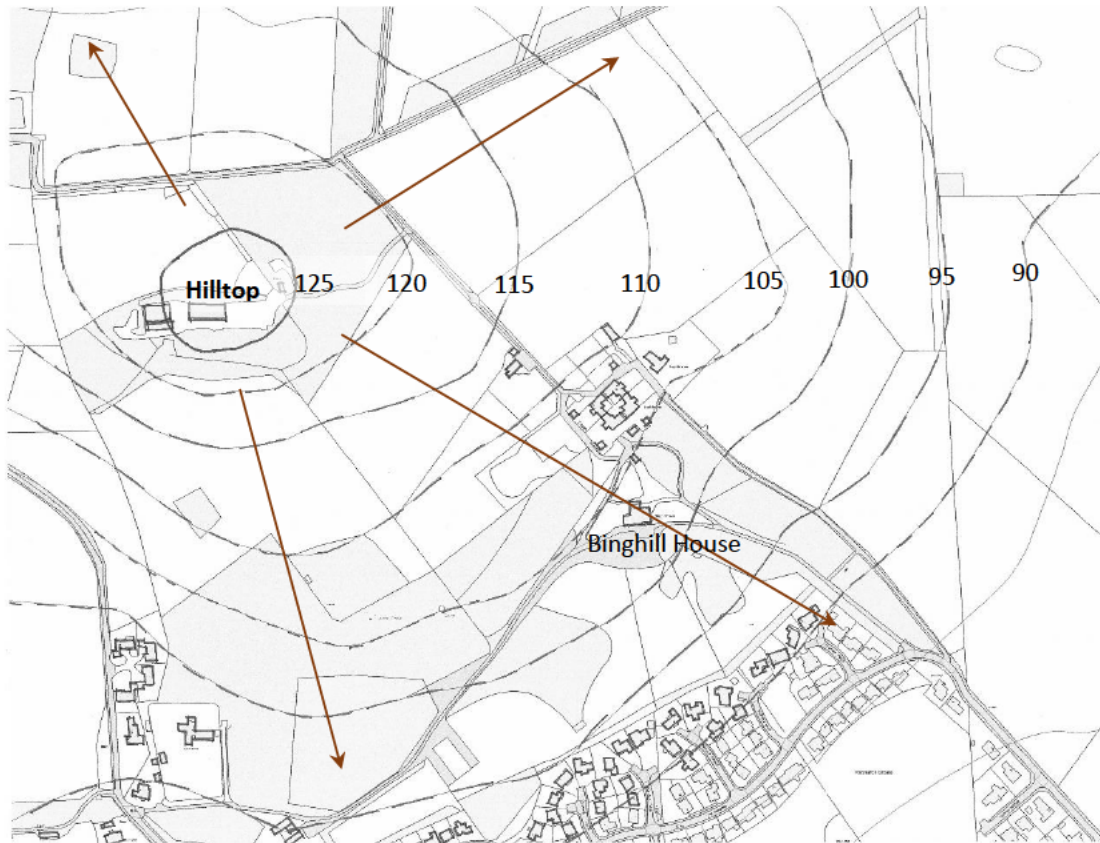


Figure 2 – Contours and Housing Development (based on Ordnance Survey, Crown Copyright, Licence no.100022432)

3.13. Secondly, this particular landscape along North Deeside Road is quite different from that closer to the City. The Den of Murtle separates a linear landscape to the east i.e. land that generally slopes north to south to meet the A93 with contours running east-west and no distinct hilltops, from land to the west which is characterised by a series of hilltops and land falling away from those in multiple directions. At Binghill Farm the hilltop rises to over 125m and includes farm buildings and woodland at that level. The backdrop to Binghill Farm is therefore significantly different than other areas to the east allowing additional development beyond the 95m contour in this location without significant landscape impact. The Den of Murtle, a woodland belt to the north east and the wooded grounds of Binghill House contain this site reducing any potential landscape impact further.



Figure 3 – Landscape Features and Hilltops along the Dee Valley

3.14. The Mir also uses 90m contour to rule some sites out suggesting a degree of inconsistency with the application of this *general marker* of the northern limit of development. Any such application of this random extent to development is inappropriate as each development should be considered on its own merit. The Oldfold development and Cults Primary School both breach the 90m contour.

Development Only Partially Related to Milltimber

3.15. Viewed within the wider landscape in its current form the site at Binghill Farm could be thought of as only partially related to Milltimber. However, the nature of this area is changing considerably as the development at Oldfold progresses northwards. In a few years the site will be immediately adjacent to a substantial housing development, a new primary school and employment/retail uses. The LDP review should recognise the changing nature of the area.

3.16. Oldfold is an existing development area, setting the precedent for development east of Milltimber. Binghill Farm offers opportunity to round off the settlement to the north with the ridge line to the north, the tree belt to the north east and the wooded grounds of Binghill House creating long-term defensible boundaries.

Limited Facilities and Sustainable Travel

- 3.17. The Oldfold development (OP48) immediately south of the site has consent for 5ha of business use, leisure and retail, providing new facilities for the Binghill site closer than the 800 metres the LDP review assumes. It also includes a new Primary School. These new facilities will be within walking distance of the site and the development at Binghill will have the added benefit of being able to help create the critical mass to attract and sustain new employment and service uses.



Figure 4 - Retail and Leisure Units currently being Marketed at Oldfold.

- 3.18. The opening of the AWPR and one of the few junctions along its route close to this site creates substantially better access to major employment areas in Westhill and Prime Four, Kingswells. Taking these together with the proposed 5Ha of employment use on its doorstep we suggest that the site does have good access to employment areas.
- 3.19. The current LDP (see extract below) also allocates OP114 for housing and retail use with the expectation that the site would attract a small supermarket or office use. This would be around 900m from the site offering additional services and employment opportunities in the vicinity of the site.

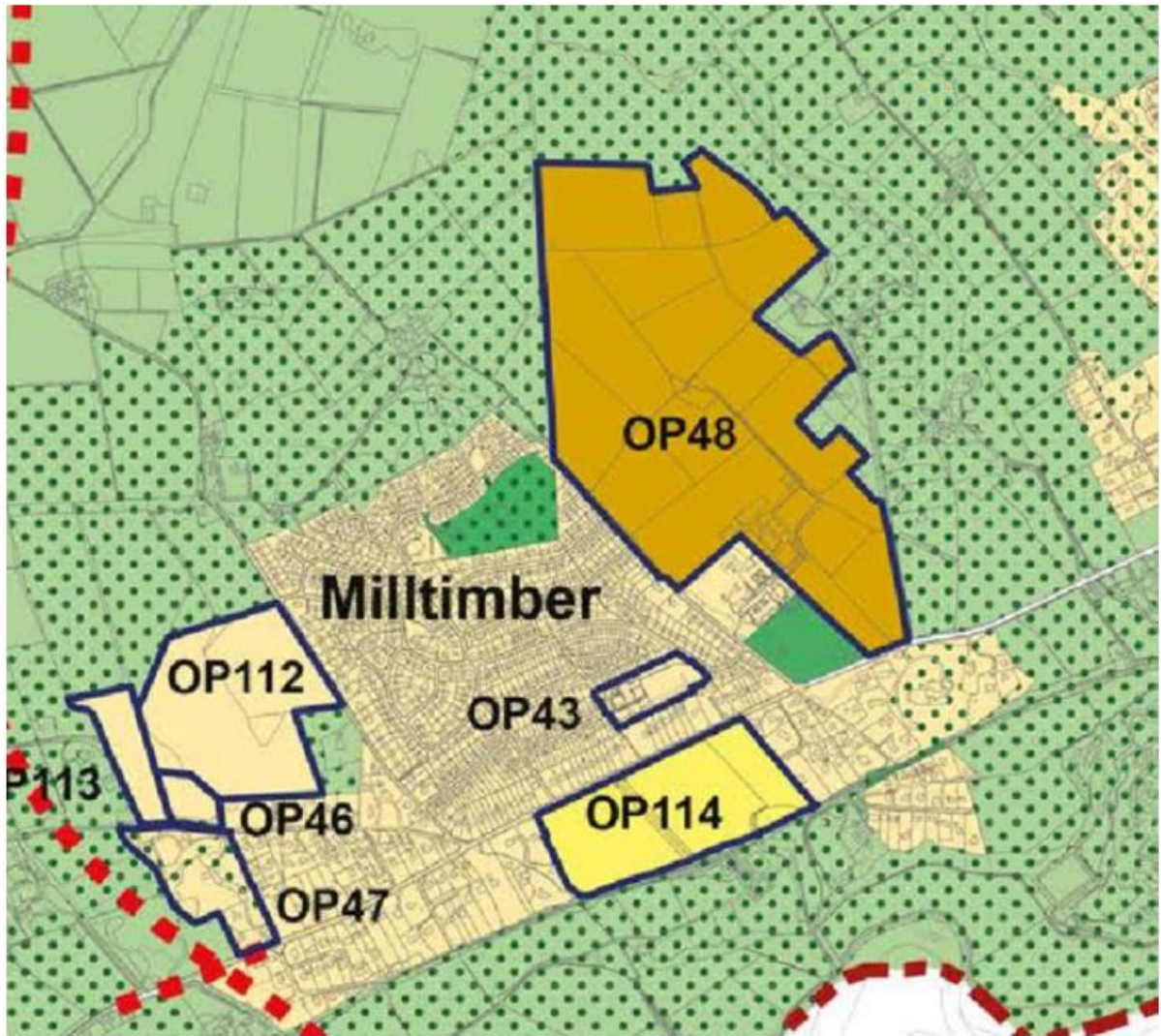


Figure 5 – Extract Aberdeen City Local Development Plan

4. Housing Land Strategy

4.1. In response to Question 1 of the MIR, the bidder does not agree with the preferred housing sites identified, believes that Binghill Farm is suitable for housing and should be allocated to meet the current housing shortfalls. The housing strategy contained within the Aberdeen City Council Main Issues Report (MIR) relies heavily on existing allocated sites, additional brownfield sites coming forward over the lifetime of the plan and a very limited set of additional allocations. Our Client does not believe that this approach will assist in halting the continued shortfall in housing delivery across the City and will not meet national or regional housing delivery requirements. The Housing Strategy approach adopted in the MIR is not supported by our Client. The MIR housing strategy also relies far too heavily on a supply of brownfield housing sites to supplement existing allocations.

5. Conclusion

- 5.1. Milltimber is a popular place to live and Binghill Farm bid site B0920 offers an opportunity to deliver a choice of house types that will diversify the local housing market. The site fits with the local context and wider character of the Dee Valley and follows the current pattern of growth eastwards from Milltimber at Oldfold. The 95m contour used in the MIR as a reason for not preferring this site is not justified in this location and evidence points to the 105m contour being more appropriate although the specific context is more important. The new population associated with the development will also support existing and proposed local services and can attract new local shops, cafes and services where these are proposed on neighbouring sites.
- 5.2. Rezoning of this site from the Green Belt would not undermine the Green Belt's overall purpose. An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site, with its proximity to a new school and allocated employment land as well as existing local facilities and public transport routes will deliver on all of these.
- 5.3. The Donald family has a long history and strong connection with the community of Milltimber and through this development they wish to support the existing and future community further by delivering high quality housing and offering a mix of house styles and sizes in keeping with the surroundings. **The site should be allocated for a mix of housing that could include retirement living as well as more mainstream homes.**

APPENDIX 1: Development Options Assessment Report

Development Options Assessment Report on the Pre-Main Issues Submissions 2018 (Appendix 3 to the Main Issues Report)

The site assessment process undertaken by Officers comprised an assessment of sites against a sustainability checklist and used the outcomes of the strategic environmental assessment to inform the decision on whether a site was suitable. Site B0920 has been assessed and identified as 'undesirable', with key constraints being accessibility and landscape. The table below provides a review of the Officer's assessment, and reconsiders the site scoring of Bingham Farm. The table includes the score given by Officers, and a 'Proposed Score' reflecting the additional justification provided in the table.

Table 1 – Bingham Farm Sustainability Checklist Review Assessment

| Criteria | Officers Score | Proposed Score | Justification |
|-------------------------------------|----------------|----------------|--|
| Exposure | 2 | 3 | The site is sheltered. |
| Aspect | 3 | 3 | The site is south facing. |
| Slope | 3 | 3 | The site slopes gently to the south east, there is a slope of 1 in 16. |
| Flood Risk | 3 | 3 | SEPA maps indicate no flooding on the site. There are no recorded incidents of flooding on the site. |
| Drainage | 3 | 3 | The site is well drained. |
| Built/Cultural Elements | 3 | 3 | No loss or disturbance to archaeological sites or vernacular buildings. |
| Natural Conservation | 2 | 3 | Although the site is within the River Dee SAC catchment area there are no watercourses present on site. No loss or disturbance of wildlife habitat or species. Officers scoring is not justified. |
| Landscape Features | 2 | 3 | <i>Suggestion that the stone wall, field boundaries and tree field boundaries could be lost or disturbed due to development.</i> The proposed development would retain the stone wall and field boundaries and repair these, except for openings for access. We are not proposing to interfere with the tree field boundary. Therefore, the scoring is not justified. |
| Landscape Fit | 1 | 2 | <i>Suggestion that the development is undesirable as it is above the 95m contour line which Oldfold adheres to and Deeside settlements are contained within. It is suggested that breaching this will have a negative impact on the Dee Valley character.</i> See 3.12 to 3.15 of this report. |
| Relationship to existing settlement | 2 | 3 | <i>Suggested that the site is relatively isolated from the existing settlement, but it is acknowledged that the site is located near Oldfold.</i> |

| | | | |
|---|---|---|--|
| | | | The site will be well related to the existing settlement when Oldfold is complete. Development will be contiguous along the eastern boundary. |
| Land Use Mix / Balance / Service Thresholds | 1 | 3 | <p><i>Suggestion that the site will not bring greater uses to the area and will not contribute to a better mix of land as it is predominantly residential in character.</i></p> <p>The site is promoting residential development which could result in the additional critical mass to attract services to this area. Site context is also important, and the site is located in a residential area.</p> <p>Therefore, the scoring is not justified.</p> |
| Accessibility | 1 | 2 | <p><i>The site is over 1000m from the nearest bus service and bus stops.</i></p> <p>It is agreed that the site is more than 800m from a bus stop but there are numerous residential properties in Milltimber over 1,000m to a bus service. This is not unusual in this area.</p> |
| Proximity to facilities / shopping / health / recreation | 1 | 3 | <p><i>Suggestion that the site is distant from the primary school, shops and medical facilities.</i></p> <p>A new primary school is to be located close to the western boundary of the Oldfold development which will mean there is a primary school on the neighbouring land. Similarly, shops are to be delivered at Oldfold. Therefore, the scoring is not justified.</p> |
| Direct footpath / cycle connection to community and recreation facilities and resources | 2 | 3 | <p><i>The site is approx. 485m from an Aspirational Core Path 10. An informal path links north to Core Path 89. There are a limited number of paths.</i></p> <p>New footpath connections will be included linking to the wider footpath network. Connections will be as good as those at the allocated site at Oldfold.</p> |
| Proximity of employment opportunities | 1 | 2 | <p><i>Suggestion that there are no significant employment opportunities within 1.6km of the site.</i></p> <p>There will be 5ha of employment land at Oldfold and there are 10ha of business land proposed at Countesswells which is only 3.5 miles from the site. Therefore, the scoring is not justified.</p> |
| Contamination | 3 | 3 | No known contamination. |
| Land Use Conflict | 3 | 3 | No known land use conflict. |
| Physical Infrastructural Capacity | 3 | 3 | There is infrastructure capacity. |

| | | | |
|---------------------------------|-----------|-----------|--|
| Physical Infrastructure Future | 2 | 3 | There is fibre enabled broadband on site. The scale of development is unlikely to be suitable for district heating. Where appropriate buildings will be designed in accordance with low and zero generating technologies. |
| Service Infrastructure Capacity | 1 | 3 | <p><i>The site is zoned to Milltimber Primary School which will be over capacity by 2020. The site is zoned to Cults Academy which will be over capacity by 2021.</i></p> <p>A new primary school is to be delivered as part of the development at Oldfold. If allocated the site will be within very easy walking distance to that school.</p> <p>Cults Academy school roll is forecast to decline over time in response to the Countesswells catchment area (zone) review. The proposed housing could be phased to match that decline.</p> <p>Therefore, the scoring is not justified.</p> |
| Other Constraints | 3 | 3 | No known other constraints. |
| | 45 | 58 | |



BINGHILL FARM

LOCAL DEVELOPMENT PLAN BID / MAY 2018
PREPARED ON BEHALF OF MRS S BUYERS

BY HALLIDAY FRASER MUNRO



1. INTRODUCTION AND VISION

This site sits immediately adjacent to the OP48 Oldfold housing allocation in Milltimber. Oldfold is a 48.9Ha site that includes 550 new homes and 5 hectares of employment land. A Development Framework and Masterplan have been approved on that site and development has started.

This bid aims to provide a small extension to an existing allocation that embraces the quality design ethos promoted by the Council and the Framework and Masterplan for Oldfold. This site will help supplement the housing land supply.

The vision is therefore in line with that of Oldfold, to ...
“... create an attractive and well integrated expansion to the existing settlement of Milltimber.”

2. THE SITE

The site is located to the north east of the existing settlement at Milltimber. It is situated just to the north of the OP48 housing land allocation at Oldfold Farm. It extends to approximately 8.1 hectares. The site falls in a gentle gradient from north-east to south-west, rising more steeply to the north of the site, where there is a clear ridgeline. This forms a distinct landscape feature as a backdrop to the proposed allocation.

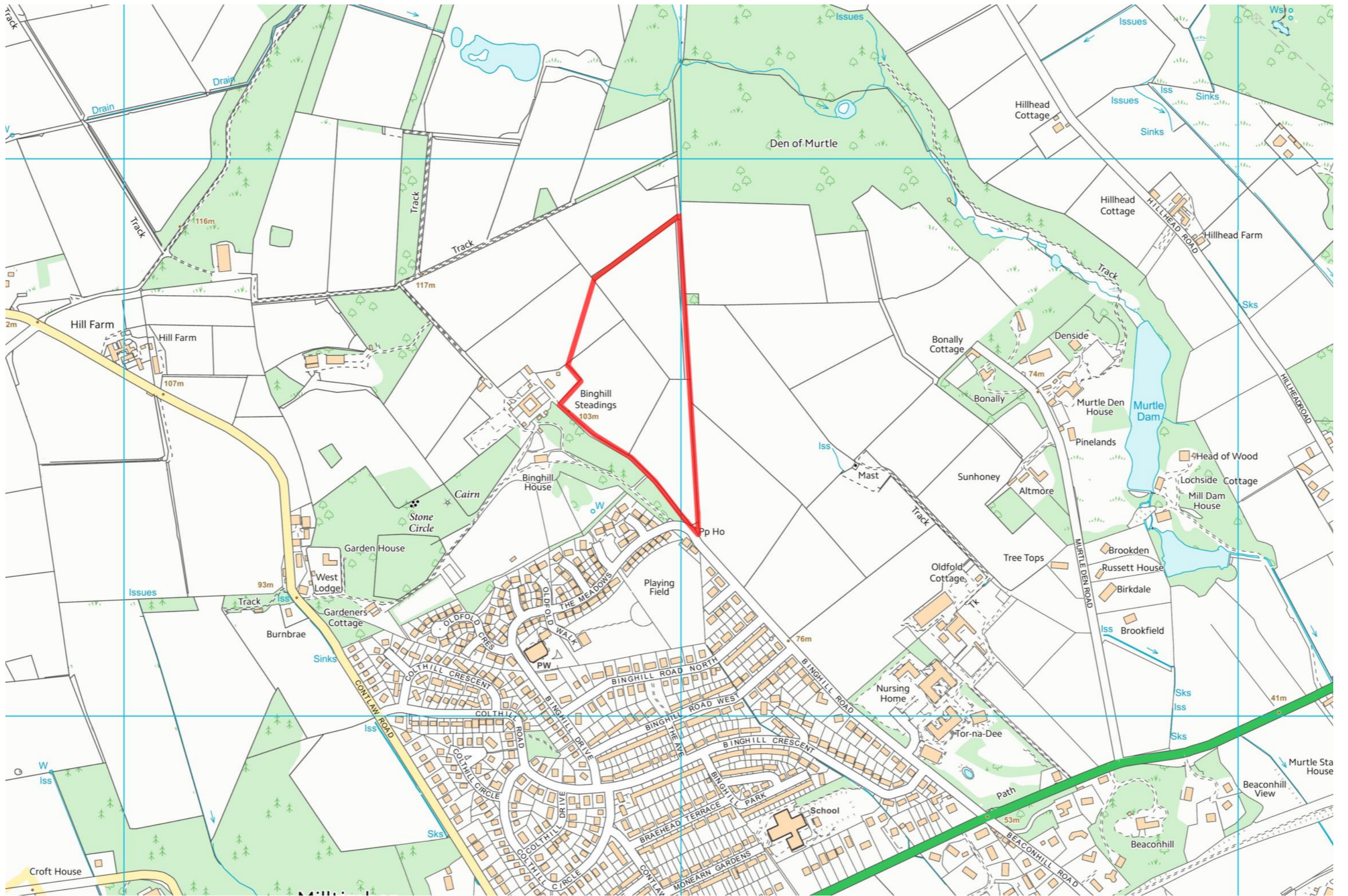
The site fits well within the landscape and with the development site to the south at Oldfold. The OP48 development boundaries were simply defined by ownership and the path connection to the Den of Murtle, rather than a natural boundary. The addition of this development option at Binghill would allow a more natural boundary to be formed and provide the opportunity for future residents to take advantage of the excellent links to the countryside and to the Den of Murtle. This pathway link would be retained as part of any proposal.

This proposal would be closely linked to the new facilities to be provided at Oldfold and is well connected to the surrounding transport network and public transport service to the city centre.



It fits well in landscape terms and is proposed that development is restricted to the lower parts of the wider site in the ownership of the bidder (as shown in the indicative layout plan) respecting the ridgeline that falls north-east across the site to the Den of Murtle.

This would provide a key physical boundary between the settlement and the greenbelt, linking appropriately with the development at Oldfold. Landscaping could be used at that location to strengthen the northern boundary.



Bid site Location Plan

3. PLANNING CONTEXT

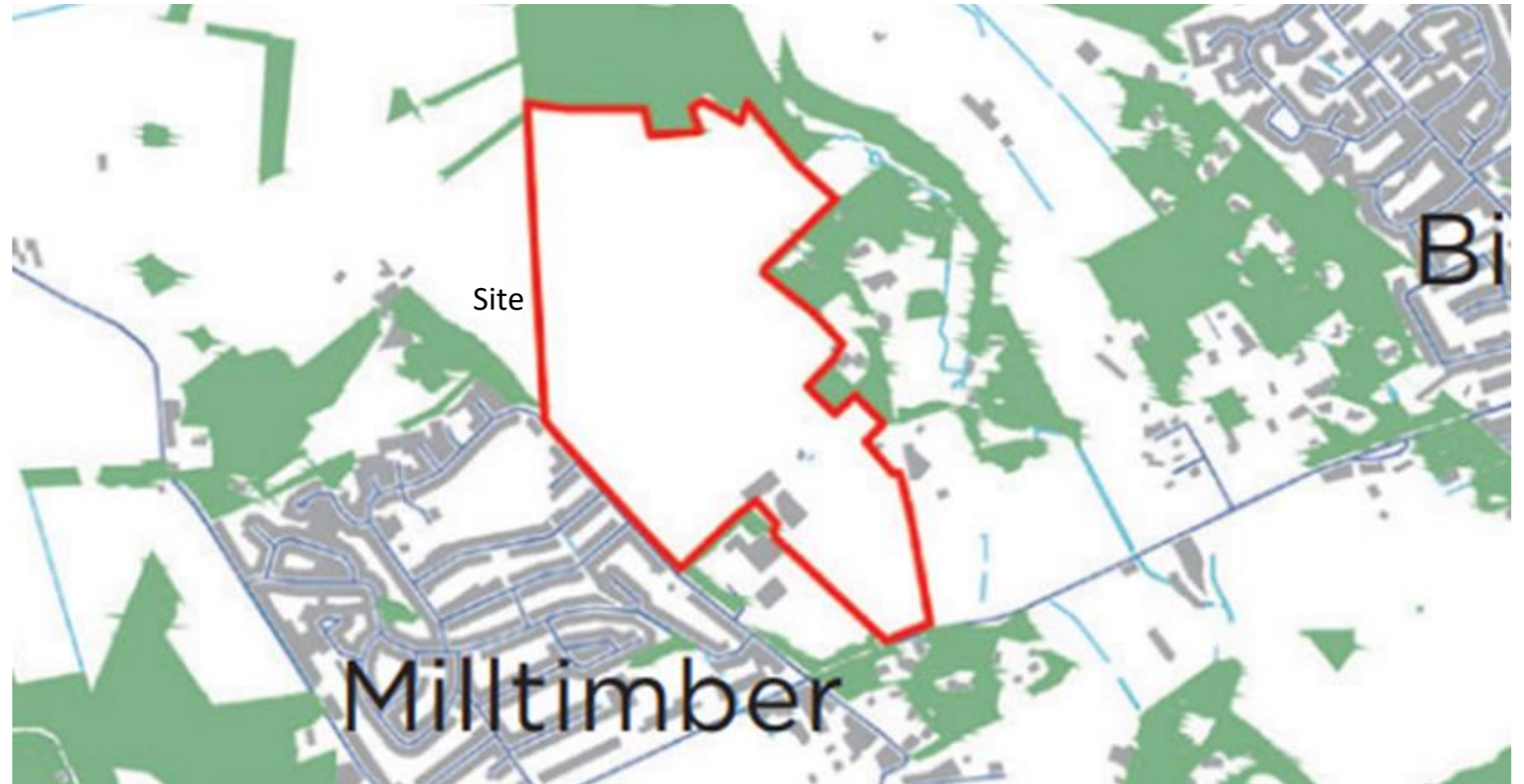
Neighbouring Development

The Oldfold Masterplan document sets out a development framework and design guidance for the OP48 allocation. It aims to:

“... create an attractive and well integrated expansion to the existing settlement of Milltimber.”

And describes how the development of that site could *“... respect the sensitive landscape setting of the Deeside Corridor and provide an attractive expansion to the existing settlement, creating a place that is in keeping with the distinct character along North Deeside Road. The site offers the potential to both create a highly desirable place to live ... and ensure that the social and environmental benefits of such an option are released.”*

Milltimber is located between the A93 to the south, Contlaw Road to the west and Bingham Road to the east. The village has grown northwards over the years from the A93 but retains its distinct character as an individual settlement along the Deeside Corridor. The Oldfold development has altered that character but was considered by the Planning Authority as an



Extract – Oldfold Framework & Masterplan Summary (context)

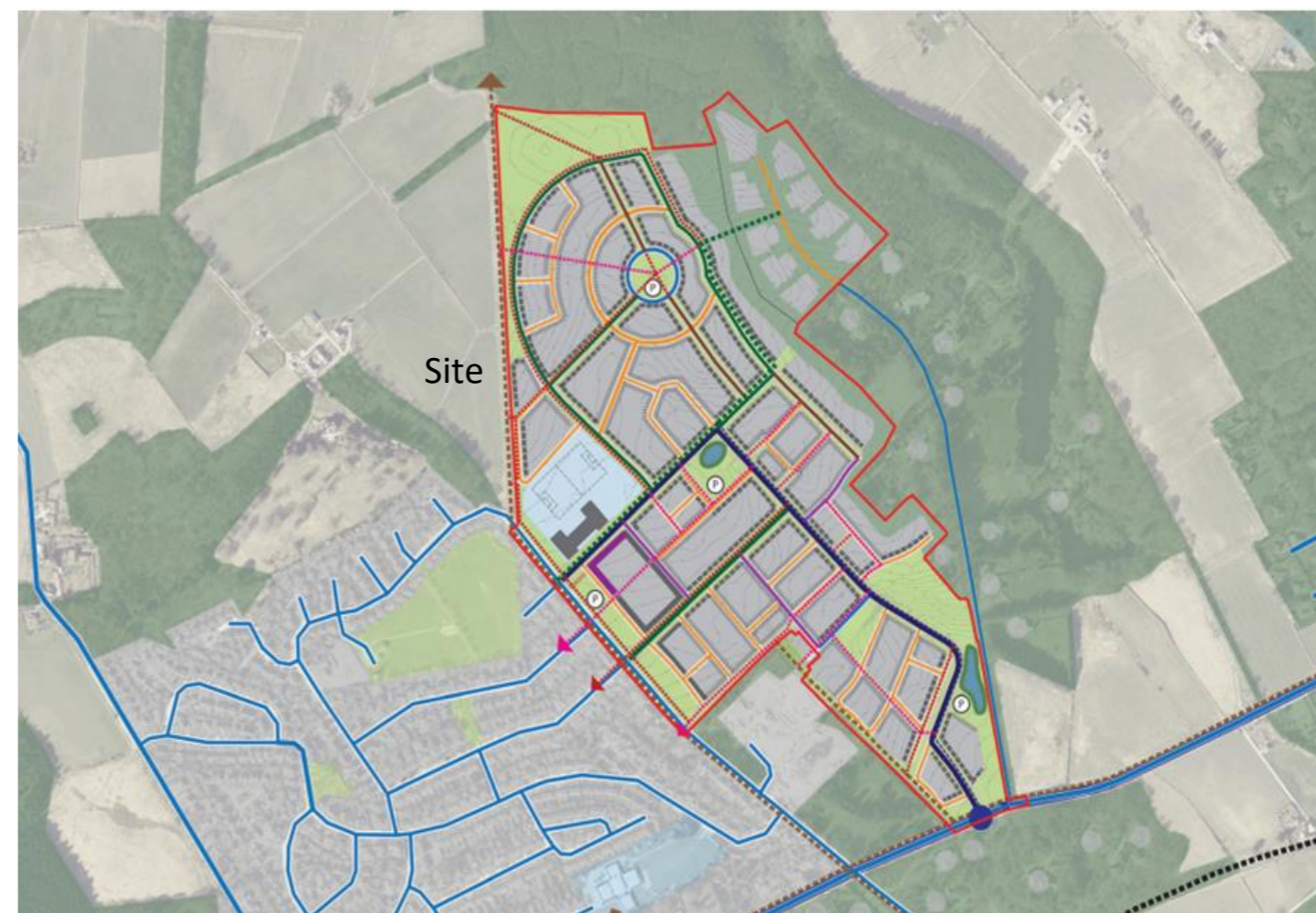
appropriate extension to Milltimber. The scale and location have been accepted it is now an active development site. Oldfold also includes 5Ha of business use and a new primary school site. The latter is located immediately adjacent to the proposed bid site at Bingham Farm.

Housing Land Deficit

Current housing land allocations haven't been delivering at the scale originally anticipated. This has created housing a delivery backlog and new housing allocations are required to deliver the City's housing requirements. The joint Strategic Development Plan



Extract – Oldfold Framework & Masterplan Summary (location)



Extract – Oldfold Framework & Masterplan

Main Issues Report, currently out for consultation, states that the 2,769 fewer houses overall and 3,000 fewer affordable houses were delivered in the 5 years to 2016 than required by the SDP and the HNDA. The existing allocations are therefore under delivering at a rate of 600 houses every year. Slow housing delivery is especially the case for larger sites with analysis

suggesting that only 10% of the housing originally proposed on the City's largest housing allocations.

The Planning Authority therefore needs to allocate additional housing land to help supplement that lack of delivery and catch up with demand. These sites should be in a range of locations and at a range of

scales to encourage a greater range of developers and offer choice to those looking to buy a new home. The City Council has suggested that sites up to 100 housing units are appropriate. This site meets that specified requirement.

3. PLANNING CONTEXT

Housing Strategy and Allocations

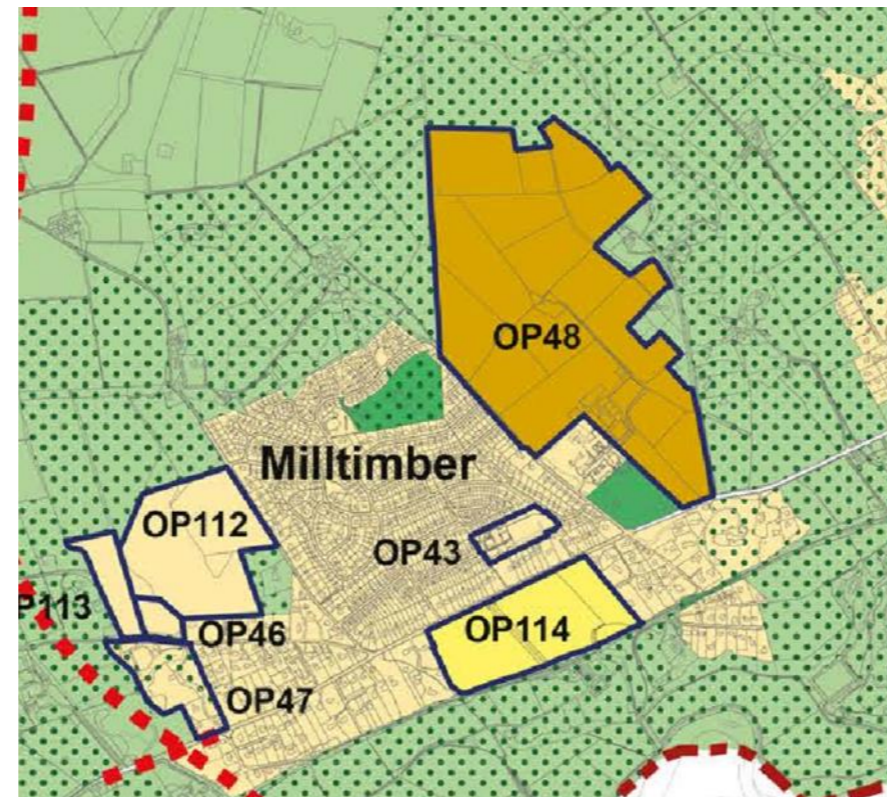
The SDP MIR identifies future housing need and a requirement for additional release of housing land across the City and Shire and the vision remains to create an attractive, resilient, prosperous and sustainable European City Region and an excellent place to live.

To do that the SDP Main Issues Report has set a target of 2,100 new homes every year between 2021 and 2025 and 2,200 new homes annually between 2026 and 2030. Beyond 2030 a further growth scenario is anticipated.

In terms of housing land, therefore, this bid is in line with the suggested site size and location from both the Strategic Development Plan MIR and the City Council's Call for Sites.

Current Local Development Plan

The site is presently zoned as Green Belt and Green Space Network. The adjacent Oldfold zoning was also Green Belt before it was zoned for housing suggesting that the current zoning need not be an issue when considering this bid. The constraints map

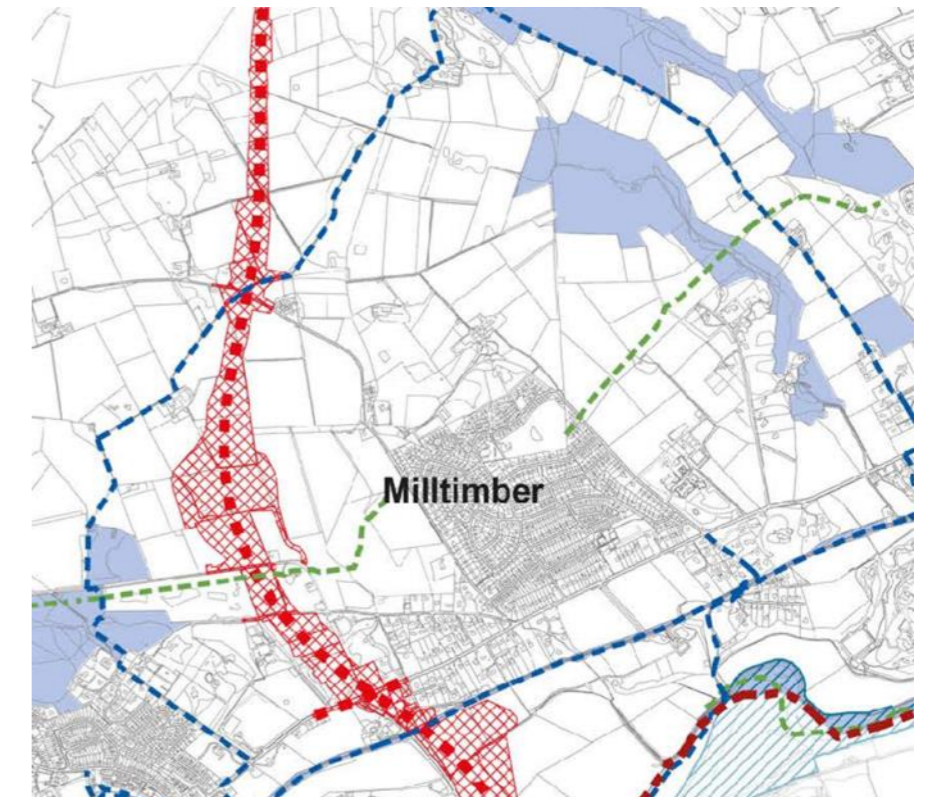


Extract – 2017 Aberdeen Local Development Plan

does not identify any significant development constraints to development.

Green Belt release is necessary in order to meet the Council's stated request for new greenfield sites of 100 houses or less. The Local Plan Review process is the mechanism where such releases can be considered. Green Belt policy protects land for 4 main reasons.

These are:



Extract – Oldfold Framework & Masterplan Summary (context)

- to maintain the distinct identity of Aberdeen and the communities within and around the City;
- to safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
- to maintain Aberdeen's landscape setting and
- to provide access to open space.

Identity - this area of Milltimber has changed considerably and will continue to become more

urbanised as a result of the 550 new houses, school, and employment uses immediately to the south of this site. Development of this site is therefore a sensible extension of an existing settlement. It would not detract from the distinct identity of Aberdeen.

Coalescence and Sprawling Development - The site does not create coalescence or sprawling development for the same reasons as set out above. Milltimber's character will be changed by the development of Oldfold and this is simply a small extension to that large scale expansion.

Landscape Setting - The landscape setting of Aberdeen is not undermined by this proposal. The site is the lower sections of fields immediately adjacent to a large allocated development site. It will be hidden by that development to the south and with careful design and layout can help secure the City's landscape setting in this location.

Access to Open Space - The proposals will improve access to the existing open space, with direct access to existing local paths for its residents. It will have no negative impacts on access.

This review has not identified any concerns in relation to the function of the Green Belt for this bid site. The rezoning of this specific bid site from the Green Belt would not undermine its overall purpose.

Planning and Design

At a national level the Scottish Government are pursuing both a housing delivery and design quality agenda. They are promoting 6 essential qualities of place:

- Distinctiveness
- Welcoming
- Safe a pleasant
- Easy to move around
- Adaptable
- Resource efficient

These will be adopted in the development of this bid. An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site, with its proximity to a new school and allocated employment land as well as existing local facilities and public transport routes will deliver on all of these.

4. INDICATIVE LAYOUT

The proposal is to allocate the land to the north of Oldfold OP48 for a new residential zoning for up to 100 homes.

Access will be taken from the south via an improved junction (note that the land to the west required for this is also in the ownership of the bidder) and will tie in with existing local path networks, including the aspirational Core Path to the south.

Pedestrian and cycle connections south to the A93 and Deeside Line will enhance accessibility and provide a choice of transport modes to and from the development.

The evidence in this bid suggests that this site should therefore be allocated for residential uses in the 2021 Local Development Plan.



Concept Drawing (NOT TO SCALE)