

Archibald B (Brian)

From: Andrew Brownrigg <ABROWNRIGG@aberdeencity.gov.uk>
Sent: 21 April 2016 11:37
To: Archibald B (Brian)
Cc: Donna Laing; Claire McArthur; Alison Hope
Subject: RE: PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN - FURTHER INFORMATION REQUEST 06 - ISSUE 11 – ALLOCATED SITES AND GENERAL AREA STRATEGY - DEESIDE

Attachments: OP52 and OP109 Maps.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Brian

Below is our response to Further Information Request 6 in respect of two of the sites considered in Issue 11. I have arranged the responses underneath the individual elements of the request which are highlighted in bold.

In respect of site OP52:

a. Whether residential development on this site would be possible without any removal of ancient semi-natural woodland from the site and, if so, the number of houses that could be accommodated;

A copy of a map showing the site is attached.

The southern half of the site, towards Bucklerburn Road, has been cleared. The Proposed Plan suggests the OP52 site may be able to accommodate 71 homes. This figure is based on gross development areas, and suggested without the benefit of any detailed analysis such as a topographical survey or Arboricultural Implications Assessment.

The total site area for OP52 is 8.98 hectares and the cleared area of the site measures approximately 3 hectares. Proposed Plan Policy H3 sets minimum density requirements of 30 units per hectare. In this context it would be possible to accommodate the 71 homes proposed. The number of units accommodated would be decided through consideration of detailed design and technical matters as part of any planning application.

b. Whether road access to the development could be achieved without removal of any of the boundary trees beside Malcolm Road;

Trees currently bound the edge of the site fronting onto Malcolm Road and page 85 of the Proposed Plan states that boundary trees should be retained. Access could potentially be established by upgrading an existing access track into the site from Bucklerburn Road, or from within the small cluster of houses also located within the site boundary at this point. The suitability of these options would be subject to internal consultations with Aberdeen City Council's Roads Development Management Team as part of a future planning application.

c. Whether the site requires a planning brief (as indicated on page 15 of the proposed plan) or a masterplan (as stated on page 85);

Proposed Plan Policy H4 Housing Mix states that housing developments of larger than 50 units are required to achieve an appropriate mix of dwelling types and sizes, in line with a masterplan. As the site is

in multiple ownership, the requirement for a masterplan covering the whole site is important to set out a framework for the way in which this residential site can best be developed. In order to be consistent, the Reporter may wish to consider amending the terminology on page 15 from 'planning brief' to 'masterplan' accordingly.

d. Assuming the principle of development is accepted, the changes that are required to the text on page 85 to reflect the need to retain ancient semi-natural woodland, any consequent reduction in house numbers or change in access arrangements, and clarification of the need for a planning brief or a masterplan.

We consider the text on page 85 to be sufficient; however the Reporter may wish to confirm that an Arboricultural Implications Assessment would be required in order to inform a detailed design solution for the site.

In respect of site OP109:

e. While the text on page 86 of the proposed plan states that ancient woodland on the south of the site is to be protected, please indicate whether there is ancient woodland on any other parts of the site;

A copy of a map showing the site and the extent of Ancient Woodland is attached.

Ancient Woodland has been identified on the western part of the site. However, some of the southern part of this has been removed and used for agricultural purposes. A remaining area of Ancient Woodland exists within the site boundary, focused within the western corner. The Reporter may wish to amend the text on page 86 to clarify that the existing Ancient Woodland in the north and south of the site is to be protected.

f. Whether residential development on this site would be possible without any removal of ancient semi-natural woodland from the site and, if so, the number of houses that could be accommodated;

As Ancient Woodland is only identified on a relatively small part of the site, we consider that the development could be possible without the removal of any trees. The number of houses that could be accommodated would be subject to a detailed design exercise. The Proposed Plan suggests the OP109 site may be able to accommodate 19 homes. This figure is based on gross development areas, and proposed without the benefit of any detailed analysis such as a topographical survey or Arboricultural Implications Assessment.

OP109 extends to 2.9 hectares and the area without ancient woodland measures approximately 2 hectares. This is considered more than adequate in respect of accommodating the 19 homes proposed, whilst at the same time retaining the existing trees.

g. Whether the part of the site currently occupied by disused built development can be regarded as a brownfield site and, if so, why it is not identified in Appendix 1 of the proposed plan;

Appendix 1 shows two tables. Table two is brownfield sites with planning consent. Woodend does not have planning consent so cannot be included in this table.

Table 1 is brownfield sites with potential for housing that were identified in the Brownfield Potential Study 2014. Woodend was (and still is under the 2012 Local Development Plan) in the green belt and outwith the settlement boundary. As such it was not considered appropriate to identify it as a brownfield site in the 2014 Study.

We would not consider it as appropriate to regard sites outwith the settlement boundary and in the green belt as being 'brownfield'. To do so could set a precedent allowing the redevelopment of previously developed sites for inappropriate uses in the green belt.

h. Why a drainage impact assessment is required (page 86) if the council’s position is that there are no known flooding risks or drainage issues at the site;

Appropriate drainage arrangements are a key element in sustainable flood risk management as well as water quality management. The Proposed Local Development Plan, Appendix 2, has identified the need for a Drainage Impact Assessment (DIA) to consider the protection of potential wet habitats/woodlands adjacent to the site. In response to the Main Issues Report SEPA specifically requested that a DIA would be required for this site as housing development would have an impact on flooding along Bucklerburn Road. The Council agreed to this request and made reference to a DIA in the Proposed Plan on page 86.

The Proposed Supplementary Guidance also sets out criteria for when a DIA will be required as follows:

“DIA is required for the following development proposals:

- Any residential development comprising 5 or more dwellings;
- Non-residential developments of 250m2 or more;
- Changes of use involving new buildings or hard surfacing of 100m2 or more;
- Extension to buildings or hard surfacing of 100m2 or more;
- Any development that is below these thresholds but falls within a sensitive area.”

i. Assuming the principle of development is accepted, any changes that are required to the text on page 86 to reflect the need to retain additional ancient semi-natural woodland, any consequent reduction in house numbers, and clarification of the need for a drainage impact assessment.

We consider the text on page 86 to be sufficient; however the Reporter may wish to confirm that an Arboricultural Implications Assessment would be required in order to inform a detailed design solution for the site.

Regards, Andy

Andrew Brownrigg
Team Leader (Development Plan)
Communities, Housing and Infrastructure
Aberdeen City Council
Business Hub 4 Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Email abrownrigg@aberdeencity.gov.uk
Direct Dial 01224 523317

Switchboard 03000 200 292
Website www.aberdeencity.gov.uk/localdevelopmentplan

 [@AberdeenLDP](https://twitter.com/AberdeenLDP)
 [Aberdeen Local Development Plan Page](#)

This email was scanned by the Government Secure Intranet anti-virus service supplied by Vodafone in partnership with Symantec. (CCTM Certificate Number 2009/09/0052.) In case of problems, please call your organisations IT Helpdesk.
Communications via the GSi may be automatically logged, monitored and/or recorded for legal purposes.

This email has been received from an external party and
has been swept for the presence of computer viruses.

OP52 Malcolm Road



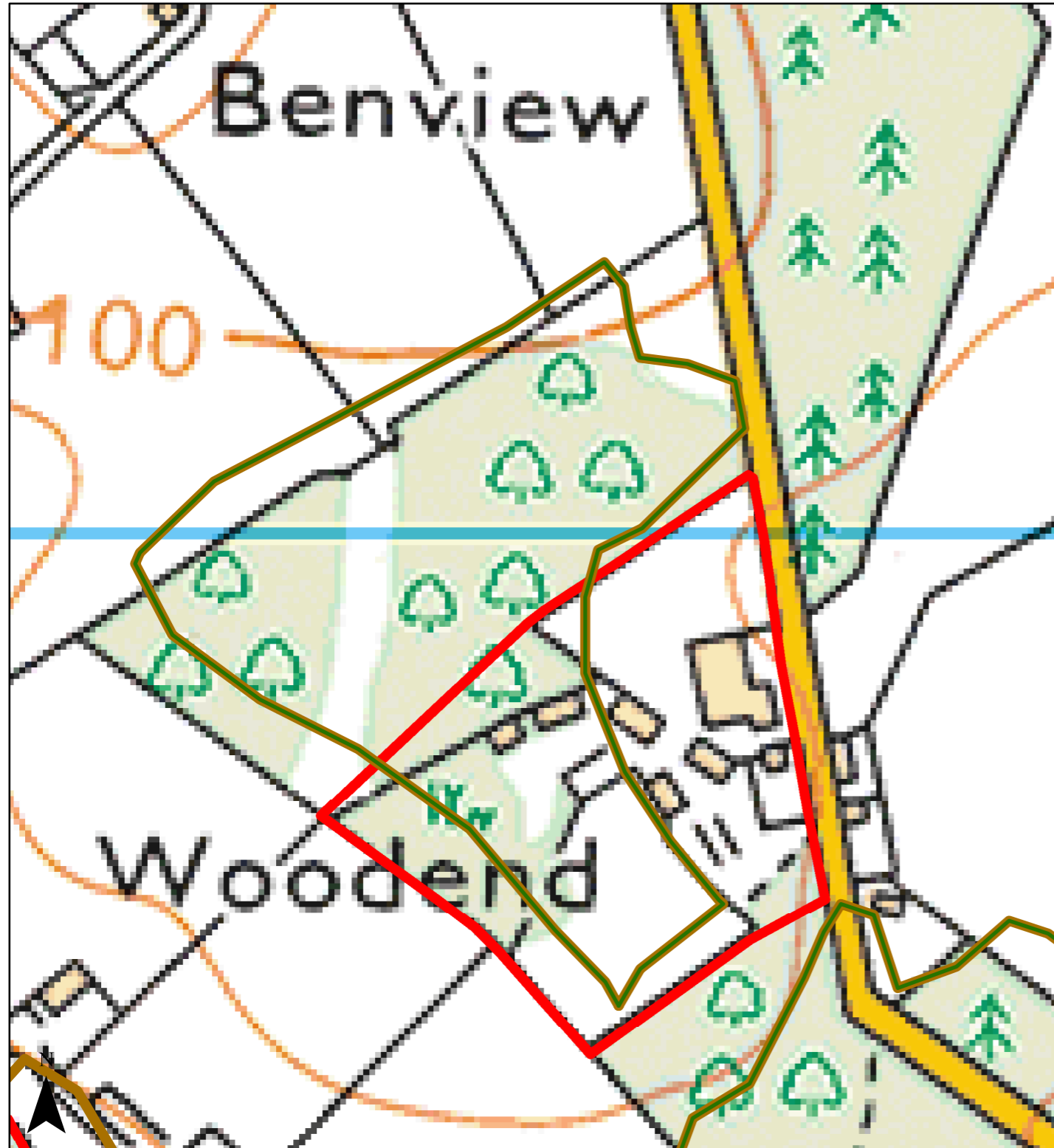
©Crown Copyright. All rights reserved. Aberdeen City Council 100023401 (2016)

-  Ancient Woodland
-  OP52 Malcolm Road




Source: googlemaps

OP109 Woodend



©Crown Copyright. All rights reserved. Aberdeen City Council 100023401 (2016)

 Ancient Woodland and Semi-Natural Woodland

 OP109 Woodend



Source: googlemaps