

Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Gary Purves
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>
	Proposed Supplementary Guidance	<input type="checkbox"/>
	Proposed Action Programme	<input type="checkbox"/>
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>
Policy/Site/Issue	Table 2 Greenfield Development Allowances and Allocations	Paragraph(s)

What would you like to say about the issue?

Additional greenfield housing allocations should be made for the period 2017-2026.

What change would you like to see made?

Land at Brookfield on Murtle Den Road in Milltimber is a logical and sustainable location for a sheltered housing development (for over-55's) post 2017. Please refer to the separate paper for a fuller justification.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2016

Representation on behalf of Mr McDonald

Subject: Table 2: Greenfield Development Allowances and Allocations

What is the specific change you would wish to see in the final plan?

1. Additional greenfield housing allocations should be made for the period 2017-2026.
2. Land at Brookfield on Murtle Den Road in Milltimber is a logical and sustainable location for a sheltered housing development post 2017.

Reason for change(s) sought to proposed plan:

Additional housing land must be identified in order to ensure the LDP complies with the Strategic Development Plan (SDP) targets for growth. There are a number of large housing allocations in the local area which have not been delivered as originally anticipated. This includes 550 houses at Oldfold which sits immediately adjacent to Brookfield, and also 3,000 houses at Countesswells which is nearby. Additional greenfield housing land allocations are required to supplement the housing land supply during the time it takes for major allocations like these to come forward.

New housing land allocations should be focused on greenfield sites that are readily deliverable without major up-front infrastructure costs. The land at Brookfield is immediately available for development and is free from any constraints.

The proposed development at Brookfield will take the form of over-55's housing for retired/elderly persons so this will not conflict with the delivery of the other existing housing land allocations at Oldfold and Countesswells.

The land at Brookfield was originally proposed for a small, bespoke development of detached houses. However, following consultation with the Cults, Bielside & Milltimber Community Council, it has been decided that there is a greater need to deliver sheltered housing for elderly persons looking to downsize from their current properties. It was expressed by community representatives that this type of property is not being sufficiently provided within current developments in the local area and this must be addressed. Mr McDonald has therefore amended his proposal to put forward a relatively small development of 25-30 townhouses to cater for retired/elderly people.

The land at Brookfield was one of the most favoured Development Options sites following the "call for sites" as scored by the planning officers in 2013. This assessment concluded that there were two main factors why the land should remain as part of the green belt:

- **"The proposal could lead to a merging between Bielside and Milltimber"** – In fact, the building of houses on land south of Brookfield will still leave a sufficiently large and defensible green wedge between the two communities as it will be well contained within the row of mature trees which enclose the site. Furthermore, additional strategic landscaping will be incorporated along the eastern boundary of the site to ensure that there is no further erosion of the greenbelt.

- **“The proposal would have a visual impact on the landscape when travelling towards Culter”** – It must be remembered that the Oldfold development immediately adjacent to Brookfield will have a significant visual impact on the landscape. The visual impact of developing the land at Brookfield will be relatively minor when set within this context. The proposal to create a sheltered housing complex at Brookfield can be a sensitive addition to the Oldfold development whilst being well contained within existing and proposed landscaping so that it is not visually obtrusive when travelling west along the main road.

The land within the curtilage of the existing house Brookfield was the subject of an application for Planning Permission in Principle for the erection of 3no. detached houses which is a “stepping stone” to cross-funding the sheltered housing development. This application was considered by the Development Management Sub-Committee on 23rd April 2015 and was tied 7 votes to 7 and subsequently refused by the Convenor (using his casting vote in the event of a tie). However, the general discussion suggested that the land at Brookfield is well located for future development given its proximity to the Oldfold development of 550 houses, and the land could be developed for housing providing it comes through the LDP process.

Conclusion and Recommendation

- In order to comply with the SDP targets there must be additional greenfield housing land allocations made in the forthcoming LDP.
- Additional greenfield housing land allocations must be focused on relatively small-scale sites so it is not counter-productive to the delivery of existing large-scale allocations like Oldfold and Countesswells.
- New allocations must also focus on sites that are immediately available and are without any constraints to their delivery.
- The land at Brookfield is well located for future development as it sits immediately adjacent to an existing housing allocation (OP48 Oldfold) and can be well contained within existing and proposed woodland which surrounds the site.
- The proposed development at Brookfield will provide land for a sheltered housing development (over-55's) to meet the needs of older persons in the local area looking to downsize from their current properties. This type of development is supported by the local community and is urgently needed as it appears not be catered for fully in existing developments.
- The land at Brookfield is also highly sustainable as it is within walking distance of public transport routes on North Deeside Road and local amenities in Milltimber.
- The land at Brookfield should therefore be identified for a development of 25-30 sheltered houses between the period 2017 and 2026.

Supporting Productions

Development Bid (2013)

Response to the Main Issues Report (2014)

Indicative Site Layout Plan (2015)

Development Bid (2013)



Murtle Den Road Milltimber Aberdeen

Development Bid

Mr McDonald

June 2013

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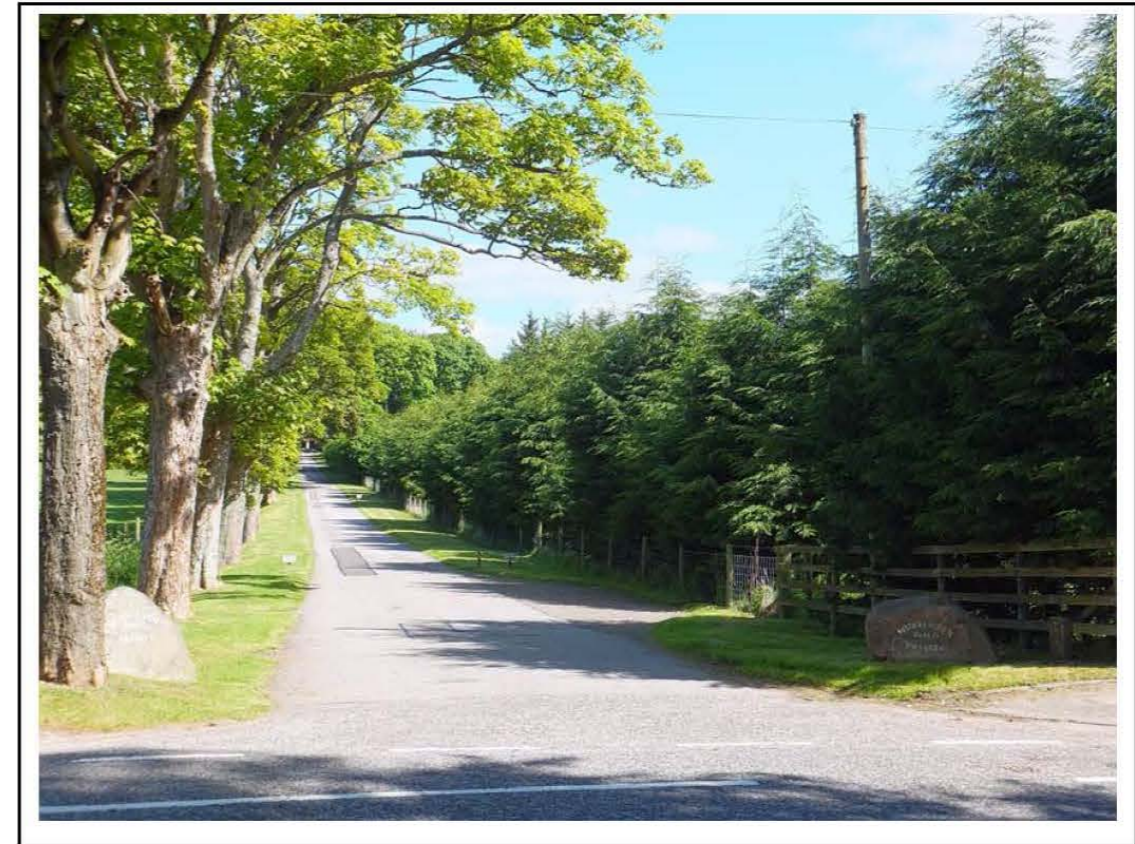
Aerial Photograph of the Site

1.0 Introduction and Vision

- 1.1 Knight Frank LLP, on behalf of our client Mr McDonald, are submitting this development bid for land at Murtle Den Road, Milltimber (see Figure 1) as an expression of interest to be included in the Local Development Plan (LDP) 2016. As a first step we would ask that the site be included in the Main Issues Report as a preferred site when it is published in early 2014.
- 1.2 This supporting statement sets out the detailed justification for why we consider our client's land at Murtle Den Road should be identified for development in the new LDP. The land is suitable for a small and logical extension to Milltimber. This statement should be read in conjunction with the accompanying development bid application form.



Figure 1 – Site Plan



2.0 Site Characteristics and Background

- 2.1 Milltimber is a suburb located to the west of Aberdeen (see Figure 2). It is situated approximately 6 miles to the west of Aberdeen city centre along the North Deeside Road corridor. The settlement has primarily a commuter role with people working in and around Aberdeen. Facilities in Milltimber are somewhat lacking at present, with the nearest shop situated in neighbouring Bielside. Milltimber is, however, home to a primary school, a Church, and a community building which is used for private functions.
- 2.2 The land subject of the development bid is in the sole ownership of Mr McDonald and does not form part of any agricultural unit. The site subject of the development bid measures X hectares.
- 2.3 In terms of infrastructure, Milltimber is served by North Deeside Road (A93), a main distributor road that runs from Aberdeen to Peterculter and leading on to Banchory in Aberdeenshire. Regular bus services are operated by Stagecoach and First Bus along this route.

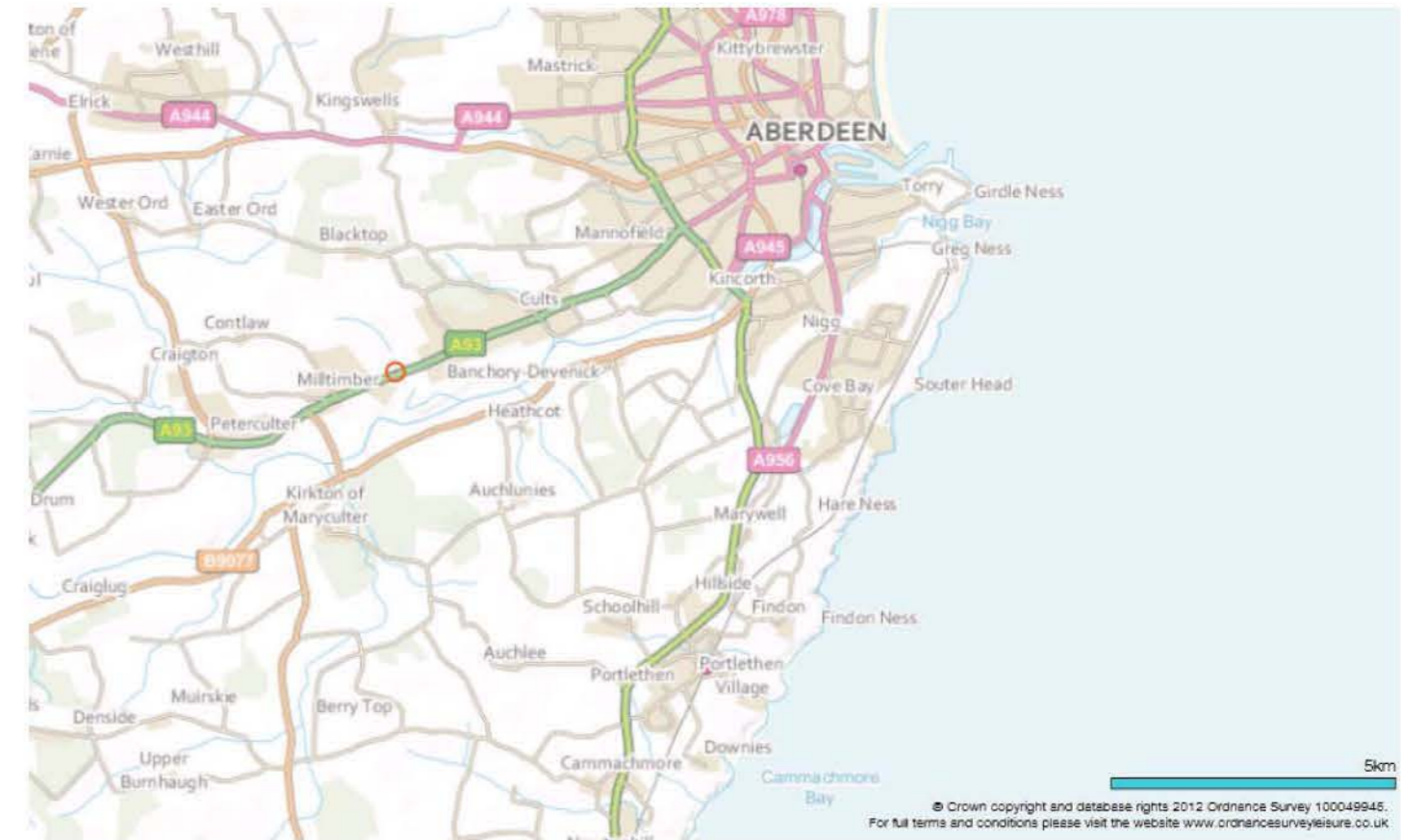


Figure 2 - Location Plan



3.0 Planning Context

- 3.1 The site is located immediately outwith the current 'Residential Area' for Milltimber as defined by the LDP (see Figure 3) and the Green-Belt and Green Space Network policies apply. The site sits immediately adjacent to site OP62 (Oldfold Farm) which is identified for up to 550 houses, 5ha of employment land and community facilities.

Aberdeen City and Shire Structure Plan (2009)

- 3.2 The Aberdeen City and Shire Structure Plan was approved in 2009. The plan advocates a high rate of growth for the North East and is also promoting a spatial strategy which focuses future development into three Strategic Growth Areas, one of which is the administrative area of Aberdeen City is one.

Aberdeen City and Shire Strategic Development Plan (2013)

- 3.3 The proposed Aberdeen City and Shire Strategic Development Plan (SDP) was published for consultation in February 2013 and it does not propose to change the current Structure Plan vision and spatial strategy. Greater emphasis needs to be given in the new SDP on the need for new LDPs to prioritise the release of deliverable sites in the Aberdeen Housing Market Area and to support settlements which are conveniently located and can provide new housing in areas which are popular with the development industry.

Aberdeen Local Development Plan and Supplementary Guidance (2012)

- 3.4 The LDP makes several housing land allocations for Milltimber including a major expansion to the west of the settlement at Oldfold Farm (site OP62) in the form of 550 houses plus associated employment land. Two other, small-scale sites are also allocated, the aforementioned sites at Culter House Road immediately adjacent to the development bid sites OP60 and OP61 which are both identified for 5 houses each.
- 3.5 The development bid site was subject of a previous bid in 2009. Ultimately, the site was not included in the LDP on the basis that the Scottish Government Reporters felt that development on the site would be prominent when seen from North Deeside Road, particularly when travelling west. This rationale is not accepted by the landowner, and is discussed further in section 6 of this supporting statement.

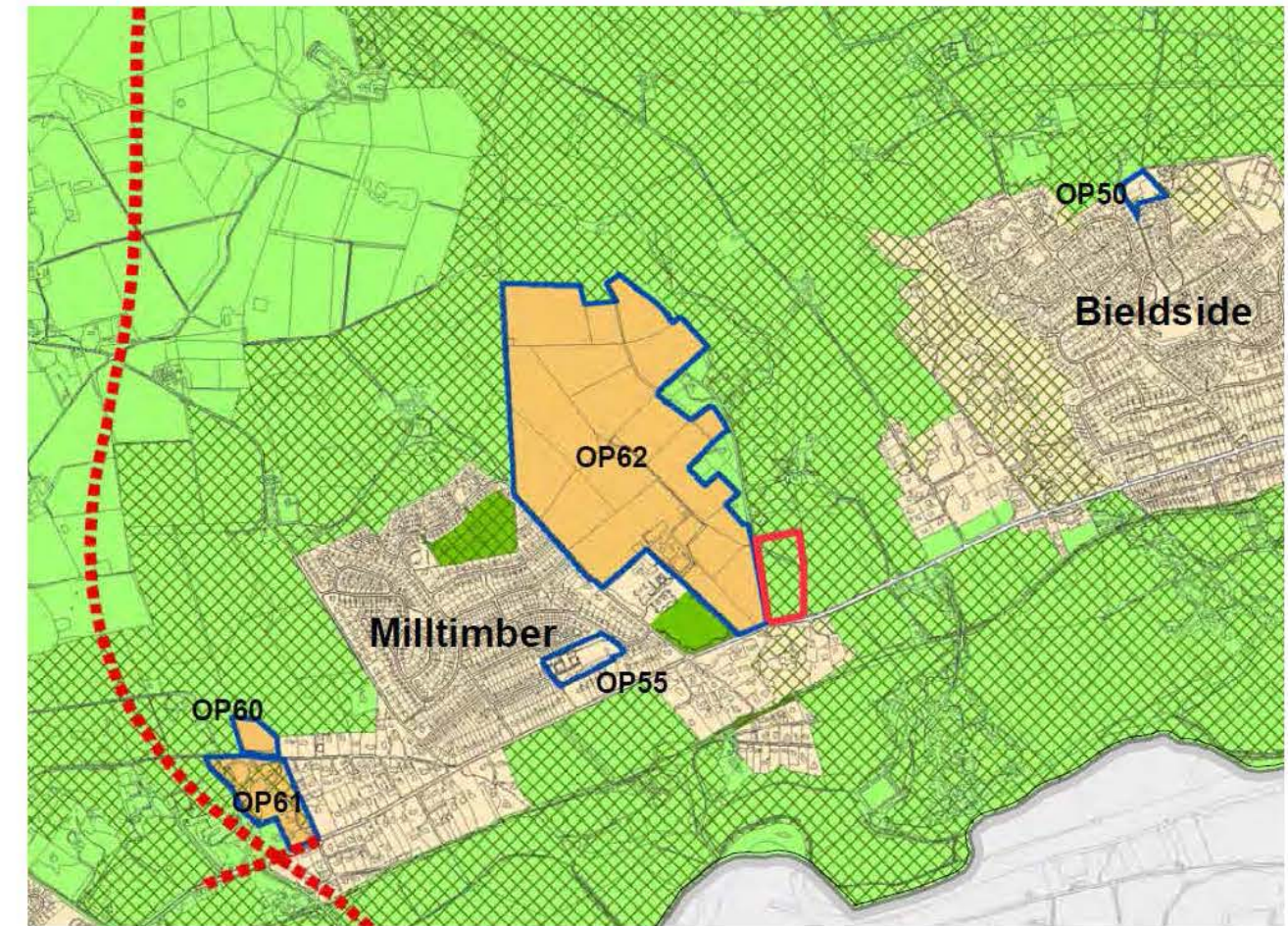


Figure 3 – Extract from the adopted Aberdeen LDP 2012

4.0 Site Analysis and Appraisal

- 4.1 The entire site is within the ownership of Mr McDonald. The majority of the site, the southern-most portion, is in the form of non-productive grassland. The smaller and northern-most portion of the site forms part of the private garden ground of Mr McDonald's dwelling named 'Brookfield'. It is the landowner's intention to redevelop the entire site, including the ground where his property and garden area is situated, for up to 8no. dwellings through the LDP process.

Landscape and Climate

- 4.2 The site is located to the east of the existing settlement of Milltimber, to the north of North Deeside Road, and immediately to the east of Murtle Den Road. An existing access road from North Deeside Road serves Brookfield and the other dwellings on Murtle Den Road. The site has a gentle south-facing slope down towards North Deeside Road.

Ecology

- 4.3 The site is not covered by any nature conservation designations. A mature belt of trees runs through the site and it is proposed to retain these as an integral landscape and wildlife habitat feature as part of the development of the 8no. dwellings.

History and Archaeology

- 4.4 It is not considered that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development.

Drainage and Services

- 4.5 The site drains naturally to the south-west corner where the field adjoins North Deeside Road; this is where new SUDS will be incorporated. There are no capacity issues with the sewage treatment works at Cults.

- 4.6 Primary school education is provided at Milltimber Primary which is within walking distance of the development bid site. A new primary school will be provided as part of the Oldfold Farm development which will be even closer to the development bid site. Secondary school education is provided at Cults Academy.

- 4.7 Milltimber is an important commuter suburb of Aberdeen; however it currently lacks much in the way of community facilities. Further population growth will help to provide a critical mass of people to attract new amenities to the area. In addition, the development at Oldfold Farm will deliver much-needed community facilities such as local shops and recreational uses which will be within walking distance of the future residents at Murtle Den Road.

- 4.8 The development bid site is within walking distance to regular bus services provided by both Stagecoach and First Bus operate along North Deeside Road. There is a bus stop immediately adjoining the bid site on North Deeside Road – you could not get a more conveniently located site for access to public transport. There is street lighting and pavements along the length of North Deeside Road providing safe and well-lit access routes for pedestrians. There is also a formal cycleway along North Deeside Road ensuring that the development bid site ticks every box on sustainable transport criteria.

Constraints

- 4.9 There are no physical constraints affecting the development of the site. The Den of Murtle District Wildlife Site (shaded blue in Figure 4) is situated to the north-east of the site, however this is far enough away so that it will not be impacted upon by the development. An integral feature of the development will be a significant row of trees being planted along the eastern boundary of the site which will not only screen the visual impact of the development when viewed from North Deeside Road but will also act as a physical buffer between the site and the nature conservation feature. The SEPA flood map (Figure 5) has been reviewed and from their guidance this confirms that no flood risk is associated with the site.

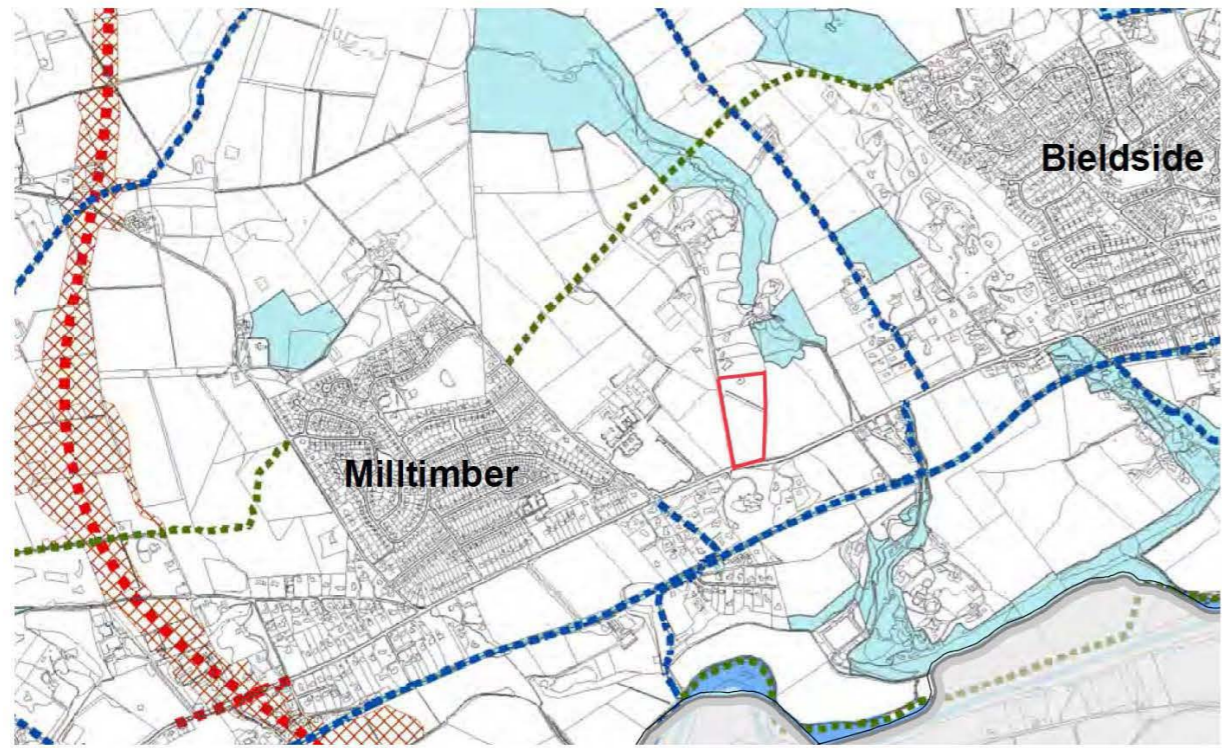


Figure 4 – Extract from the adopted Aberdeen LDP 2012

Oldfold Farm, Milltimber (site OP62)

- 4.10 The land immediately to the east of the development bid site is allocated for 550 houses as part of the Oldfold Farm development (site OP62). This site also includes the provision of employment land and community facilities. A major housebuilder has taken this forward to the stage where a Masterplan has been approved and it is anticipated that development will commence on the ground in the near future. This development will drastically alter the physical appearance of the area, particularly when travelling along North Deeside Road. The scheme will also provide the critical mass of people to bring much-needed employment and community facilities to the Milltimber area.
- 4.11 The Oldfold Farm site proposed several phases of development (see Figure 6). The development bid site sits immediately adjacent to the main new access point into Oldfold from North Deeside Road. It is also located adjacent to development blocks A, B and C which are planned for the first phases of the development.

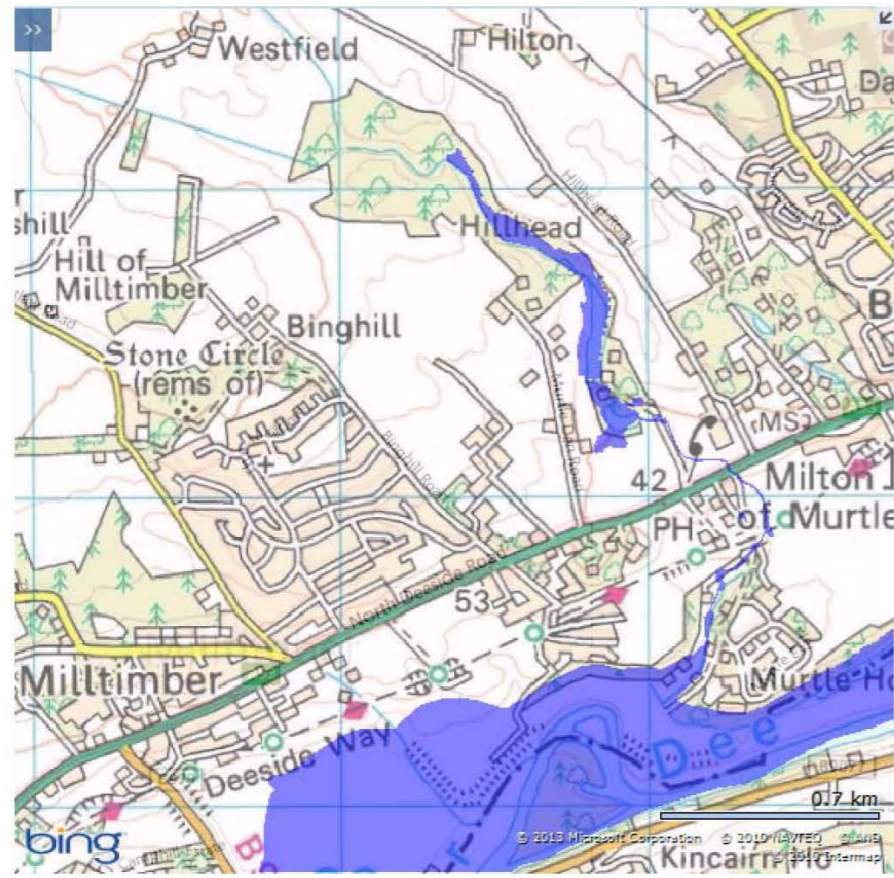


Figure 5 – SEPA Flood Map

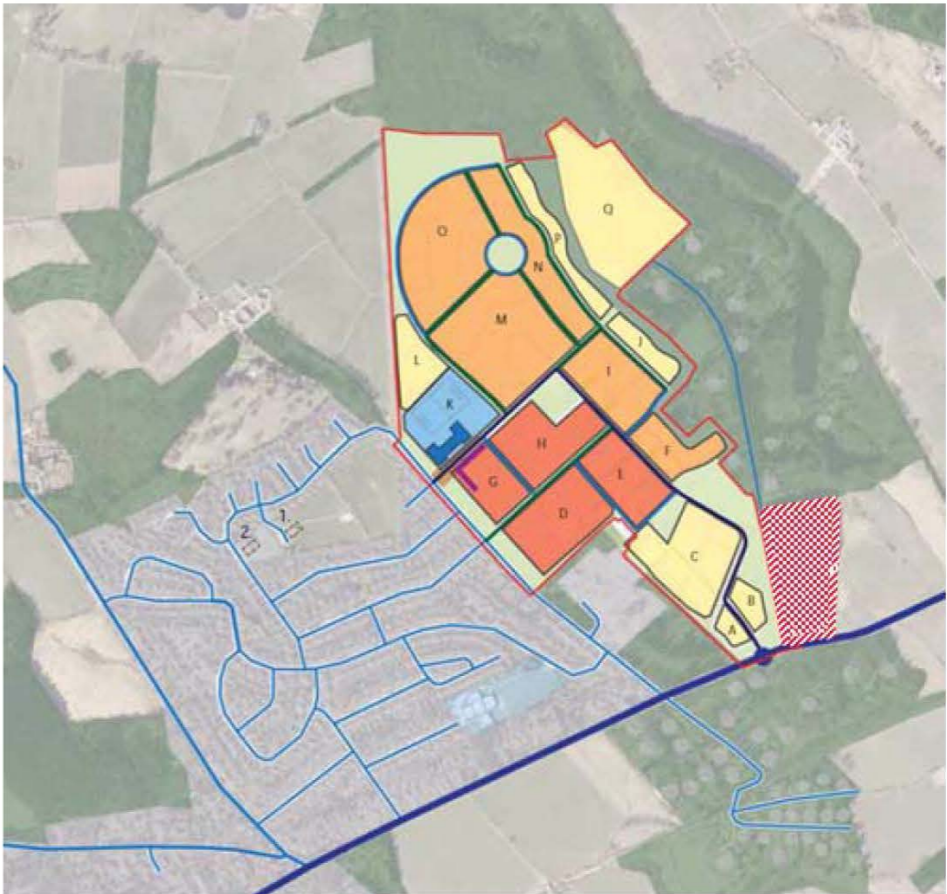


Figure 6 – Oldfold Farm Masterplan

5.0 Development Bid

- 5.1 In accordance with masterplanning principles, the core design aims of the development bid are to provide a “place” which is not seen as a stand-alone development, but instead one which will integrate fully with both the Oldfold development and the existing built form of Milltimber. In this regard, the development maximise linkages from the site into the Oldfold development and beyond into Milltimber, as well making the most of the connections to the public transport routes on North Deeside Road and the wider Core Path Network.
- 5.2 The landowner has also sought to create a development that will respect the landscape in which it sits and will not have an adverse visual impact when viewed from North Deeside Road. In this regard, the development will incorporate substantial new landscape buffers along the southern and eastern boundaries of the site to ensure that there is minimal disruption to the main public viewpoints.

Development Bid Objectives

- 5.3 The proposed development is seeking to achieve the following objectives:
- Provide new housing to satisfy demand for detached family housing;
 - Provide an exemplar design approach to create a unique sense of place;
 - Provides new housing that will bring additional people into the area which will support new amenities in Milltimber;
 - The creation of a development that incorporates substantial new landscaping thus softening the built-edge of Milltimber when viewed from North Deeside Road; and
 - The creation of a development which maximises existing bus, pedestrian and cycle connections along North Deeside Road to create sustainable transport links for residents.

Access and Connectivity

- 5.4 Access to the site will be taken from two access points on Murtle Den Road. The first, southern-most access point will provide access to the 5no. dwellings situated to the south of the existing mature tree belt within the site. The second, northern-most access point will provide access to the 2no. dwellings which will replace where the house called Brookfield is located at present. The development bid site is conveniently located for access to the bus stop, pedestrian pavements and cycleways which abut the site on North Deeside Road.

Land Use

- 5.5 The proposed land use for the development bid will comprise a residential development of 8no. dwellings as well as private garden ground and substantial landscaping to screen the site when looking from North Deeside Road. The site could not be better located to take advantage of the walking, cycling and public transport connections on North Deeside Road.

Street Layout and Servicing

- 5.6 The indicative site layout has been designed in accordance with the principles advocated by “Designing Streets”. The layout has been designed to create maximise linkages to the Oldfold development as well as the existing facilities in Milltimber and sustainable transport links along North Deeside Road. Street and footpath lighting will be designed to be energy efficient and to minimise light pollution in accordance with Aberdeen City Council standards.
- 5.7 The other main factor that has influenced the indicative site layout plan has been the need to retain and enhance the existing landscaping along the boundaries of the site, particularly along the southern and eastern frontages of the site, to ensure that the visual impact of the development is minimised when viewed from North Deeside Road.

Open Space and Landscaping

- 5.8 The site already has an established landscape structure which will be reinforced with new planting particularly along the southern and eastern boundaries which will completely screen the new development when viewed from North Deeside Road.



6.0 Conclusions

- 6.1 The reasons for rejecting this site as part of the 2012 LDP process are not accepted by the landowner. The Scottish Government Reporters deemed the site to be prominent when viewed from North Deeside Road, and that development here may cause coalescence between Milltimber and Bielside. Dealing with each of these two points in turn, the site may be visible when viewed from North Deeside Road to the east and to the south. However, the site is situated immediately adjacent to the development of 550 houses plus employment land and community facilities at Oldfold. The landscape character of this area will therefore change drastically from a semi-rural appearance to the edge of the built-up area to Milltimber. In addition, the indicative site layout plan (see Figure 7) incorporates a substantial belt of new trees to be planted along the southern and eastern boundaries to ensure that the new development will not be visible from the main public vantage points.
- 6.2 The development of the site will not cause coalescence between Milltimber and Bielside; quite the contrary. The development of this site, with the inclusion of new strategic landscaping along the eastern boundary, will help to provide a defensible green belt boundary to Milltimber and it will help to soften the urban edge of the settlement when travelling westwards along North Deeside Road thus having a positive visual impact.
- 6.3 The site is within the sole ownership of Mr McDonald who has chosen not to run with a housebuilder at this stage in order to exercise more control over what is built on the site and that it matches his aspirations for an exemplar development of exceptionally high quality in keeping with the bespoke nature of many of the buildings in the Deeside area. There are no constraints or impediments to development affecting the site and it is immediately deliverable without the need for any major up-front infrastructure.
- 6.4 The site could not be better placed from a sustainable transport perspective in terms of utilising existing public transport services and cycleways along North Deeside Road, and it is also within walking distance of the existing amenities in Milltimber and even closer to those proposed as part of the Oldfold development. The site offers an ideal opportunity to deliver much needed family housing in the Deeside area, and on behalf of Mr McDonald we respectfully request that the site is identified for 8no. dwellinghouses as part of the LDP review.





Figure 7 – Indicative Site Layout Plan

Response to the Main Issues Report (2014)

Knight Frank LLP submitted a development bid (reference B0902) on behalf of the owner of land adjacent to the residential property known at Brookfield on Murtle Den Road in Milltimber (see appendix 1).

At present, the site is non-productive agricultural land and the proposal is to create 8 individual house plots to be built post-2017 once the Local Development Plan (LDP) review has been completed.

The proposal has been identified as 'undesirable' by planning officers within the Main Issues Report. The two main reasons given by the planning officers for not selecting the development bid are as follows:

1. The proposal could lead to a merging between Bieldside and Milltimber.

The issue of coalescence between the two communities will not be worsened by developing 8 houses on my client's land. On the contrary, developing my client's land with the inclusion of new strategic landscaping along the site's eastern boundary will provide a robust and defensible boundary to Milltimber.

Even with the development of my client's land for 8 individual house plots there will still be a very large green wedge between Bieldside and Milltimber.

2. The proposal would have a visual impact on the landscape when travelling towards Culter.

The issue of visual impact on the landscape will not be worsened by this development. In fact, an 8-house development, incorporating a row of mature trees as strategic landscaping along the eastern boundary of the site, will soften the edge of the settlement when travelling west along North Deeside Road.

It should also be remembered that the Oldfold development immediately next to my client's land will radically change the landscape character of the area. Once the neighbouring development gets underway the character of the area will change from semi-rural to urban. It is therefore inconsistent to suggest that the development of 8 individual houses will have an unacceptable visual impact when immediately next door will be a 550-house development at Oldfold.

Other issues

The creation of a small and bespoke development comprising 8 individual house plots will enhance the character and appearance of the area. This will make the village of Milltimber an even more attractive and desirable place to live. The development will therefore be a benefit to the local community.

There appears to be a lot of support for this proposal within the local community as shown by the attached petition (see appendix 2). This contains over 100 signatures from local people who have said they would like to see the land identified for 8 individual house plots to be built post-2017.

The site is immediately adjacent to CALA's forthcoming development at Oldfold. This new development will contain new community facilities including a new primary school for Milltimber. These new local facilities could not be closer to my client's site adjacent to Murtle Den Road.

The site has a bus stop immediately adjoining it on North Deeside Road. There is also a cycle route on the southern edge of the site. A development in this location would therefore be highly sustainable in terms of walking, cycling and public transport.

The site can be developed without any loss of woodland or other natural features.

The access road to serve the 8 houses will utilise the existing access to the property Brookfield as well as providing a new 2nd access from Murtle Den Road.

The landowner has chosen to promote this site himself rather than align with a specific house-builder so that he can be very selective about which developer to choose i.e. one which matches his aspirations for a very high quality, exemplar development.

The landowner/developer will also be expected to provide affordable housing as part of the proposal. Given that the 8 houses are envisaged to be bespoke and high quality, the landowner would propose to provide a financial contribution to providing 2 affordable houses off-site which will help to meet much needed demand for low-cost housing.

Four development bids from other landowners/developers have been identified in the Main Issues Report for housing development even though they were deemed 'undesirable' by the planning officers. Of these four bids, 3 of them were given a worse score than my client's development bid B0902.

There is an abundant supply of land currently zoned for housing development in the LDP. This includes major developments such as Oldfold which sits immediately adjacent to my client's land. However, these large-scale developments will take time to come forward because they require major up-front infrastructure. What is urgently needed in the meantime, to satisfy the huge pent-up demand for housing in desirable locations such as Milltimber, is small and easily deliverable sites such as my client's proposal B0902. A development of 8 houses adjacent to Murtle Den Road is "shovel-ready" and would be highly attractive to developers.

Conclusion

In conclusion, we do not believe that either of the two reasons for identifying development bid B0902 are justified.

The development of the land adjacent to Brookfield on Murtle Den Road will:

- a) not lead to the joining of Bieldside and Milltimber; and
- b) will not have an unacceptable visual impact.

The site is an ideal location for a small and bespoke development of 8 individual houses. The site is highly sustainable in transport terms, and is immediately adjacent to the Oldfold development.

There is a lot of support for this development within the local community based on the signatures which have been collected by the landowner contained within Appendix 2 of this submission.

We respectfully request that the land be identified for 8 houses to be built post-2017 once the LDP review has been completed.

Indicative Site Layout Plan (2015)

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— Site Boundary
 — Water



KEY:	REVISION:	DATE:	STATUS:
DRAWING STATUS:			
Planning			
SCALE:	1:1250	DRAWN:	CC
DATE:	30/09/2014	CHECKED:	GP
DRAWING No.			
320988/01			

CLIENT:

PROJECT:
 Planning Permission in Principle
 Murtle Den Road, Aberdeen

DRAWING TITLE:
 Site Plan

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