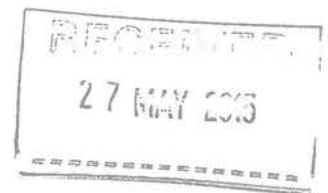


Persley Croft,
The Parkway,
Aberdeen
AB22 8AN
2^{0th} May 2015

Aberdeen City Council
Planning Department
Marischal College
Aberdeen



Development Bid B0101 Appeal: Persley Croft

Dear Sir,

We wish to further highlight the reasons for the site known as Persley Croft, consisting of just less than 6 acres of brown field, and pasture to be included in the LDP.

- The site is located in a well favoured area of the city
- It has close proximity to Aberdeen airport
- It has good connections to Aberdeen City Centre
- It is in close proximity to the industrial sites in Bridge of Don and Dyce
- Issues of access are not insurmountable. Persley Croft has two options to create adequate access. There is scope to access the land from the west of the site, which would be of mutual benefit to the Grandhome development. A third access and possibly the best option, at the south of the site, has in our opinion not been fully investigated by the Council. There is adequate room to create and improve upon the existing access point here.
- The site is in close proximity to the Aberdeen Western Peripheral Route

- All surrounding land has been included in the LDP. If this site remains underdeveloped and derelict, it will have a negative impact on local new housing developments in the longer term
- This site was originally part of Grandhome Estate which has been included in the LDP. If the majority of the land has had Greenbelt zoning lifted, it does not seem reasonable to consider the site at Persley to be different.
- Given the ideal location of this site within the city, I propose that it would make an ideal location for a variety of uses, e.g. housing or a hotel, as hotel space is at a premium within the city. The site could alternatively be used for retail or commerce given its access to Aberdeen and beyond. I would further propose that this site is suitable for industry as it is close to existing industrial developments and again there is a recognised need for industrial units in the north east
- Development would prevent the site becoming more derelict and having an increased negative visual impact on people using the Parkway, as the existing buildings have been unused for a lengthy period of time and are regularly targeted by vandals and will become more dangerous and unsightly.

The local councillors and an MSP who have visited the site have all seen the potential of future development and cannot understand the negativity of the planners on this issue. The local community council are also in favour of tidying up the area, in view of all these issues raised herewith I hope you will now find in favour of developing the site at some future point and include it in the LDP.

Respectfully,



A.C.C. PLANNING DEPT
MARISCHAL COLLEGE
ABERDEEN.
QB101AB

Persley Croft,
The Parkway,
Aberdeen
AB22 8AN
2nd March 2015

F.A.O. THE REPORTER

Development Bid B0101: Persley Croft - APPEAL

Dear Sir,

I am writing in response to the Council's refusal to allow the site at Persley Croft to be included in the LDP, I must strongly appeal against this decision.

The sole reason given by the Council for refusing development is "Access", this they say is not suitable. This beggars belief as the Council created the two access points when they literally bulldozed their way through the property on two separate occasions, first to upgrade the original road and then to add a crawler lane. They demolished everything in their path including farm buildings and rerouted the road in the process.

In order for the farm business to continue the access created had to be suitable and safe for lorries and cattle floats, tractors pulling trailers and all other transport requiring access, hence two access points were created by the Council. Several buildings were demolished during this process and the road was re-routed from the original. Accessing the Parkway was deemed safe as a result of an entry and an exit point being established. To now say that these access points are not suitable for traffic is unbelievable and a great injustice has been committed. The Council are wholly responsible for the present layout and were obliged to provide working alternatives after doing away with the original layout.

These changes left the house of Persley Croft separated from the rest of the property by three lanes of trunk road, namely the Parkway which dissects the property; this is far from ideal and is also a quite unique situation.

The business adjacent to Persley Croft is a scrap yard, dozens of vehicles visit this site daily via access from the Parkway without any problems, and there is also a direct way into Persley Croft via this same access. Why was this overlooked? This would appear to most people to be the first option. There is also plenty of room to expand upon this access even further without compromising the scrap yard in any way. It is therefore our opinion that the Council's refusal to allow the inclusion of this site in the LDP is a flawed decision which should be revised in light of these facts.

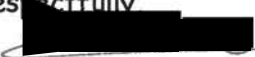
Currently the Parkway is a major trunk route however with the completion of the Aberdeen Western Peripheral Route, traffic on the Parkway will be eased making the access issue much less of an obstacle than is being projected at present.

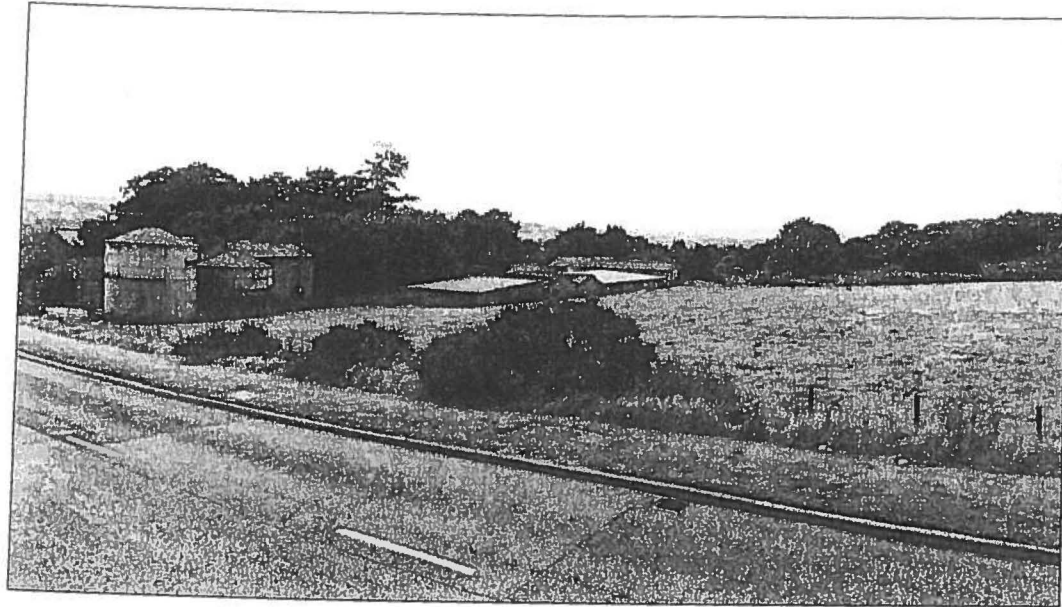
The Grandholme development which is due to start in May is a further reason for approving this site's inclusion in the LDP. As it stands the brown field part of the site is an eyesore and in a dangerous condition, the buildings are all crumbling.

There is a possibility that the site could be accessed from the west avoiding the Parkway altogether, a track/road runs the complete length of Persley Croft and it is still in use so a link to the Grandholme development is not beyond the realms of possibility- on the contrary it could be beneficial to both parties.

I would be happy for a representative to visit the site to view firsthand the issues I have raised. In the meantime in view of all these circumstances we hope for a favourable outcome. That will in turn allow the owner, whose family has lived at Persley Croft for almost sixty years to move to accommodation more suited to her current needs.

Respectfully


Mrs J Cowie



Land adjacent to Persley Croft,
Bridge of Don

Development Bid

Mrs Cowie

June 2013

KNIGHT FRANK.

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Figures

Figure 1 - Site Plan

Figure 2 – Location Plan

Figure 3 – Extract from the Aberdeen LDP 2012

Figure 4 – Extract from the Aberdeen LDP 2012



Aerial Photograph of the site

1.0 Introduction and Vision

- 1.1 Knight Frank LLP, on behalf of our client Mrs Cowie, are submitting this development bid for land adjacent to Persley Croft in Bridge of Don (see Figure 1) as an expression of interest to be included in the Aberdeen 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 January 2014.
- 1.2 This statement sets out the detailed justification for why we consider our client's land adjacent to Persley Croft should be identified for development in the new LDP. The land is partly brownfield and is considered to be suitable for a small and logical extension to Danestone/Bridge of Don. This supporting statement should be read in conjunction with the development bid application form.



10m
Aberdeen City Council
Planning Department
10/13/14

Figure 1 – Site Plan

2.0 Site Characteristics and Background

- 2.1 Bridge of Don is a suburb in the north of Aberdeen. With a population of 22,424, it is one of the largest suburbs in Europe. Bridge of Don has traditionally been split up into several smaller character areas, and the area of Danestone is one of these areas. Danestone is a relatively new area which is characterised by modern detached and semi-detached residential properties; and it contains a primary school, a Tesco superstore, a Bannatynes health club, and riverside walks to the River Don. Danestone is bounded to the north and west by the section of the A90 trunk road known as the Parkway. Beyond the main road lies undeveloped countryside land at Persley, Grandhome and Whitestripes which separates Bridge of Don and the settlements of Dyce, Stoneywood and Bucksburn which lies to the west of the River Don.
- 2.2 The land subject of the development bid measures 2.3 hectares in total and is in the sole ownership of Mrs Cowie. Part of the site is brownfield land in the form of disused and semi-derelict agricultural buildings (former piggery unit) and the remainder of the site is undeveloped land in the form of open fields which are currently used for the grazing of cattle.

15

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Figure 2 - Location Plan



3.0 Planning Context

- 3.1 The site is located immediately outwith the current 'Residential Area' at Danestone as defined by the LDP (see Figure 3) and the Green-Belt policies apply. The site is located to the south of the site OP12 designation which is the mixed-use new community at Grandhome and has been identified for a major expansion of Aberdeen.

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.

Aberdeenshire Local Development Plan and Supplementary Guidance (2012)

- 3.4 The land immediately to the north of the development bid site has been identified in the adopted LDP for the creation of a major new mixed-use community at Grandhome. The area is expected to deliver 2,600 homes by 2016, a further 2,100 homes in the period 2017-2023, and a further 2,300 homes between the period 2024-2030, giving a total of 7,000 houses over the lifetime of the LDP. This site is also expected to provide 5 hectares of employment land in the form of Use Class 4 (offices). A development framework and masterplan are required to be prepared for this site, and it is believed that work is well advanced in terms of bringing forward the first phase of housing development on the site.

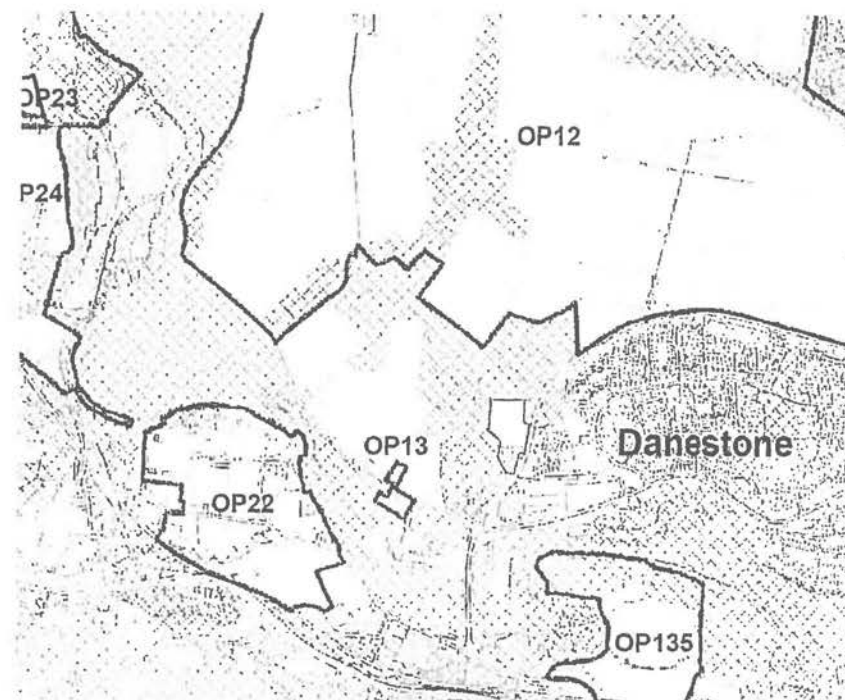


Figure 3 – Extract from the adopted Aberdeen LDP 2012

4.0 Site Analysis and Appraisal

- 4.1 The development bid site is an undeveloped paddock owned by Mrs Cowie and is not part of an active agricultural unit. Part of the site was previously used as a piggery, and several disused and semi-derelict agricultural buildings are located on the site.
- 4.2 The site is located to the north-west of the existing suburb of Danestone in Bridge of Don, to the north of the Persley bridge of the River Don and immediately to the east of the Parkway (A90 trunk road).

Landscape and Climate

- 4.3 The land is generally flat but with south-facing views from the site across the River Don and into the main built up area of Aberdeen. A substantial woodland plantation bounds the site to the north and the area is well contained within the landscape, well sheltered from the prevailing winds, and benefits from a southward orientation.

Ecology

- 4.3 The site is not covered by any nature conservation designations. The land to the north of the site forms part of a District Wildlife Site (shaded grey in Figure 4) and this will be retained to provide strategic landscaping for the site as well as a habitat for wildlife.

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 can be serviced in terms of water. The location of SUDS will be at the southern-most part of the site. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing public sewer network.
- 4.6 Primary education will be provided at Danestone Primary School which is walking distance of the site. In terms of secondary education, both Bridge of Don Academy and Oldmachar Academy are accessible from the site. Within there are no capacity issues in relation to these schools which would arise from the proposed development of 15no. dwellinghouses between 2016-2023. In addition, it is anticipated that a new school(s) will be provided within the early phases of the Grandhome development.
- 4.7 The site is within walking distance of places of employment, local shops, a community centre, and recreation/play facilities in Danestone. Obviously the main A90(T) road is a barrier to pedestrian permeability, however the level of traffic using this road will be substantially reduced following the completion of the Aberdeen Western Peripheral Route (AWPR), at which point the Parkway will effectively become a local road. The new community at Grandhome is also likely to deliver substantial new amenities which will be ideally located for development bid site.



Figure 4 – Extract from the adopted Aberdeen LDP 2012

5.0 Development Bid

- 5.1 A technical appraisal of the development bid site has been undertaken. 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. Instead, the proximity of the site to the amenities in Danestone mean that it can function as part of the existing urban area as well as being a good fit within the landscape in which the site sits. In this regard, the development will utilise the siting and orientation of houses to maximise the permeability of the site to connect with Danestone and the wider Bridge of Don area via pedestrian, cycle, and public transport networks across the Parkway once it becomes a local road upon completion of the AWPR post 2016.
- 5.2 The development will also maximise linkages with the new Grandhome development to the north and the services that it will deliver, demonstrating that the development bid site is highly accessible for both existing services in Danestone and future amenities at Grandhome.

Development Bid Objectives

- 5.3 The proposed development at ^{Persley Croft} ~~Oldmeldrum~~ is seeking to achieve the following objectives:
- Provide new housing that can readily be delivered with minimal infrastructure costs to satisfy local demand and provide much needed affordable housing;
 - Provide a coherent design approach to create a sense of place and link new housing west of the Parkway with the existing housing and services at Danestone and the wider Bridge of Don area (once the AWPR is in place and the A90(T) is de-classified to a local road);
 - The creation of a development that fits with the landscape and provides attractive views to and from Aberdeen across the River Don valley; and
 - Utilise existing public transport connections nearby at Persley plus public footpaths and cycleways in the vicinity in order to provide new housing in a location that allows access to goods and services via sustainable modes of transport.

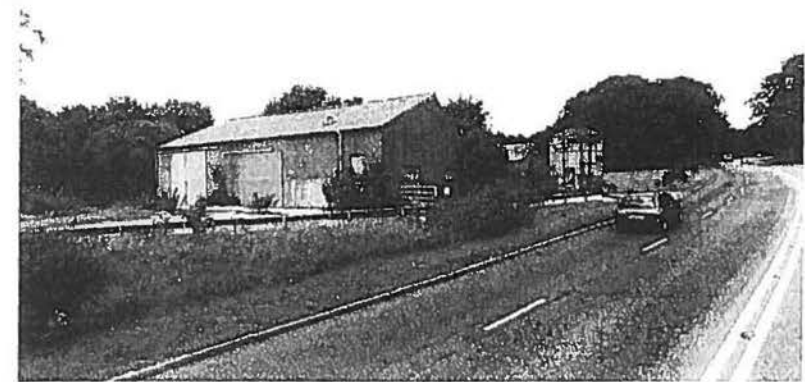
Access and Connectivity

- 5.4 Access to the site will be provided from the A90(T). This will be possible post 2016 when the AWPR is in place and the volume of traffic on the Parkway will be significantly reduced. The Parkway will effectively become part of the local road network at this point and it will be possible to access the development bid site from the main road as well as providing pedestrian connections to Danestone.

- 5.5 Provision can be made for new bus stops along the Parkway immediately adjacent to the development bid site to enhance the connectivity of the site, and the potential to provide pedestrian crossings over the Parkway (post-AWPR) will also be explored.

Land Use

- 5.6 The proposed land use for the development bid will comprise a residential development of 15no. dwellings, open space and landscaping. This will involve the demolition and redevelopment of the disused agricultural buildings on site which will increase the attractiveness of the approach to the Grandhome development when travelling along the Parkway from the south. The development will also be well contained within the landscape with the mature woodland and District Wildlife Site to the north forming a natural buffer ensuring that the site is not visible when travelling along the Parkway from the north.



Street Layout and Servicing

- 5.7 The site layout will be designed in accordance with the principles advocated by "Designing Streets" to create a walkable neighbourhood with an emphasis on permeability through to Danestone to the east (over the Parkway post-AWPR) and to Grandhome to the north. Street and footpath lighting will be designed to be energy efficient and to minimise light pollution in accordance with Aberdeenshire Council standards.

Open Space and Landscaping

- 5.8 The site already has an established landscape structure, particularly with the mature woodland and District Wildlife to the north, which will be protected and enhanced with new planting. Open space and landscaping will be provided in accordance with Aberdeen City Council standards and will include new landscaping to replace the disused agricultural buildings in order to improve the main public views of the site from the south.

Density

- 5.9 In accordance with the policies of the LDP, the site will provide a mix of house types and sizes to meet housing need in terms of affordable housing and market demand. The capacity of the site is estimated to be capable of accommodating up to 15no. houses. Affordable housing provision will be provided in accordance with Aberdeen City Council standards which for this area are currently set at 25%. Building heights will reflect the scale and height of housing adjacent to the site at Danestone and the wider Bridge of Don area.

Planning Case

- 5.10 There is a robust planning justification for the inclusion of the land adjacent to Persley Croft. In terms of housing numbers, there is a strong case for allocating a small "shovel ready" site in order to augment the supply of housing land in Aberdeen. Many of the sites in the current LDP, including the proposed new community at Grandhome, require significant up-front infrastructure and will take several years to deliver houses to meet the already pent-up demand in Aberdeen. It doesn't make sense to allocate additional or substitute sites where they would be large-scale as this would compromise the delivery of the existing LDP allocations. However, it is sensible to provide small-scale sites which readily deliverable and which can meet demand for housing in the short term until the existing large-scale allocations are ready to come forward.
- 5.11 Where new, small-scale allocations are made to augment the supply of housing land (i.e. until the large-scale allocations such as Grandhome are ready to come forward) then these should be in the form of sites which are a compact peripheral expansion to the current urban edge of Aberdeen, and which can access local amenities by foot and public transport. The land adjacent to Persley Croft which is the subject of this development bid is relatively small-scale in that it can accommodate approximately 15no. dwellings which would not compromise the existing LDP allocations and will help to satisfy demand for housing in Aberdeen. The site sits immediately adjacent to the existing edge of Danestone, and is within walking distance of many local amenities such as Tesco, Bannatynes, Danestone primary school, as well as being located near to a public transport corridor at the Persley bridge.
- 5.12 The accessibility of the site adjacent to Persley Croft will be radically enhanced once the AWPR is in operation which will take the majority of the traffic off the A90(T) and will effectively turn the Parkway into a local road. This will take effect from 2016 onwards and will enable people to walk across the main road much more easily, potentially in conjunction with new pedestrian crossings. This timescale will dovetail with the review of the LDP which is looking to make new housing land allocations for the period 2017-2023 in accordance with the new Strategic Development Plan.

- 5.13 The site adjacent to Persley Croft is not particularly prominent and the visual impact of development on the site will be negligible, particularly within the context of the major new community to the north at Grandhome. In addition, the mature landscape and District Wildlife Site which enclose the site to the north and west will ensure that the development is well contained within its natural environment. Also, the existing scrap metal yard at Persley is the first thing people see when travelling northwards along the Parkway, and this is not a particularly attractive feature. The development site adjacent to Persley Croft presents an opportunity to enhance the visual appearance of the main approach to Grandhome when travelling along the Parkway, especially as the development will involve the removal of the disused and semi-derelict agricultural buildings which are there at present. The development will offer attractive views from the site across the River Don valley towards Aberdeen.

- 5.14 The allocation of the land opposite Persley Croft therefore offers an opportunity to provide a small and deliverable site to provide housing which is immediately adjacent to the existing built-up area in order to meet the high demand for housing in Aberdeen.



6.0 Conclusion

- 6.1 Aberdeen City Council has only invited development bids for brownfield sites as part of the process of preparing the LDP. However, given the slow-rate of delivery for some of the large-scale development sites in the 2012 LDP, and the lack of readily deliverable alternative sites for family housing, Knight Frank LLP believe that there is a case to be made for the allocation of the land adjacent to Persley Croft which is owned by Mrs Cowie for 15no. dwellinghouses in order to augment the supply of housing land in Aberdeen.
- 6.2 The development bid is a small, self-contained site which is immediately deliverable and will be a logical extension to the existing community of Danestone. Upon the construction of the AWPR, the Parkway will effectively become a local road, and this will allow the development bid site to function as part of the built-edge of Danestone by allowing people to cross the road on foot in order to access local services such as shops and the primary school.
- 6.3 The site is within walking distance of public transport connections at Persley which provides access to both local amenities in Danestone and services further afield in Bridge of Don. The site is well contained within the landscape with the mature woodland to the north and west. It also offers an opportunity to improve the visual appearance of the area within the wider context of the Grandhome community expansion when travelling north along the Parkway from Persley through the removal of the disused agricultural buildings on site and the introduction of new landscaping on the southern part of the site.
- 6.4 The site is partly brownfield and its development will contribute to maintaining an effective housing land supply and will provide detached family housing which is in high demand in the area. We therefore respectfully request that the land adjacent to Persley Croft be allocated for 15no. dwellinghouses in the LDP for the period 2017-2023.

