

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 type="radio"/> Mrs <input checked="" type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	Elaine Farquharson-Black
Organisation	Burness Paull LLP	
On behalf of (if relevant)	Carlton Rock Limited	
Address	Union Plaza 1 Union Wynd Aberdeen	
Postcode	AB10 1DQ	
Telephone	01224 621621	
E-mail	efb@burnesspaull.com	

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	Hayfield Riding Centre and fields to the east of Hazledene Road	Paragraph(s)

What would you like to say about the issue?

At its meeting on 13 May 2015, Full Council gave a willingness to grant Planning Permission in Principle reference P141026 for the construction of a hotel with swimming pool, spa, restaurants, banqueting/ conference facilities on the area shown on the attached plan marked as Site A and for the redevelopment of the Hayfield Riding School to form an equestrian centre on the site marked Site B. The application has been referred to the Scottish Ministers and permission is to be withheld pending the securing of developer contributions, towards upgrading of access roads and paths, recreational and wildlife enhancements to Hazlehead Park, public bus services and the Strategic Transport Fund.

What change would you like to see made?

The Plan should identify both sites as Opportunity Sites, in Appendix 2 and in the Proposals Map, referring to the Council's willingness to approve application reference P141026.

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

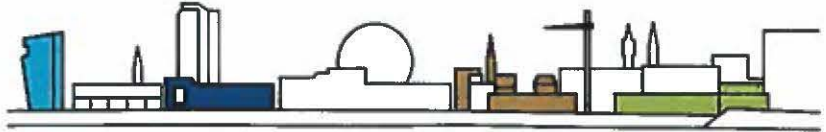
The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation 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.





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	Proposed Action Programme	<input type="checkbox"/>
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>
Policy/Site/Issue	Former Dobbies Garden Centre, Hazlehead	Paragraph(s)

What would you like to say about the issue?

See separate Paper Apart

What change would you like to see made?

See separate Paper Apart

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Aberdeen Local Development Plan 2016

Proposed Plan Response

Paper Apart

**Carlton Rock Limited
Former Dobbies Garden Centre, Hazlehead**

What would you like to say about the issue?

The former Dobbies Garden Centre on Hazledene Road, as shown outlined in red on the attached plan, which forms Document CAR1, should be removed from the Green Belt and Green Space Network and identified as an Opportunity Site for redevelopment.

Scottish Planning Policy (SPP) states at paragraph 49 that *“For most settlements, a green belt is not necessary as other policies can provide an appropriate basis for directing development to the right locations”*.

It goes on to require planning authorities to review the boundaries on any green belt, identifying locations for longer term development.

Similarly, the Strategic Development Plan 2014, at paragraph 3.16, recognises that whilst brownfield sites should be preferred, the scale of growth required by the SDP means that more than half the development which is to occur in Aberdeen City will require to take place on greenfield sites.

The LDP review requires to critically analyse the current green belt boundaries to identify suitable sites for development. It is submitted that the Objection Site should be removed from the green belt and allocated for redevelopment, failing which the Objection Site should remain within the green belt, but still be identified as an Opportunity Site.

We are aware that the Objection Site has previously been considered for redevelopment in previous LDPs, however changes in the local area, as outlined below, are such that concerns expressed previously about remoteness from the built up area, in physical proximity and accessibility terms, are no longer relevant. The land should be identified as an Opportunity Site for the following reasons:

- 1 The Proposed Plan fails to identify sufficient land to meet the housing allowances in the Strategic Development Plan. A shortfall of 676 units was identified in the Main issues Report and although the Council added sites at Malcolm Road (71 units); Mid Anguston (8 units) and Woodend, Peterculter (19 units), Table 2 in the proposed Plan still shows a shortage of 578 units against the SDP requirement. The shortfall is likely to be exacerbated by delays in bringing forward large scale releases, such as the Council owned land at Greenferns which has failed to come forward for development despite having been allocated since 2008. The

Council require to consider other smaller sites which can help to maintain a five year land supply.

- 2 The proposed Plan advises that the 2012 Plan established Directions of Growth. The 2012 Plan releases land for development at Pinewood and Hazledene, immediately adjacent to the Objection Site. Redeveloping the Objection Site would continue the Direction of Growth established in the 2012 Plan.
- 3 The proposed Plan, at paragraph 2.3 indicates that redevelopment of previously used sites will make a significant contribution to the sustainability aims of the Plan. Paragraph 2.9 strongly supports the redevelopment of brownfield sites and anticipates that additional brownfield sites will come forward for redevelopment over the life of the Plan.

SPP defines brownfield land as *“Land which has previously been developed. The term may cover vacant or derelict land, land occupied by redundant or unused building and developed land within the settlement boundary where further intensification of use is considered acceptable.”* This definition does not restrict brownfield sites to urban areas.

The definition of brownfield land in the SDP advises that such sites are normally in towns and villages, but again, this is not prescriptive.

Although owned by the Council, the Objection Site is held under a 150 year lease, which still has 132 years left to run. The lease allows for Classes 1, 3 and 4 uses.

In 2009, planning permission was granted for the relocation of the Dobbies Garden Centre from the Objection Site on Hazledene Road to a new site at the Lang Stracht, Aberdeen. The Dobbies Garden Centre included a significant Class 1 retail operation extending to some 30,000 square feet, selling amongst other things plants, machinery, furniture, conservatories, pets, books, toys and household goods. The premises also included a Class 3 use in the form of a thriving restaurant.

The main garden centre, cafe, office, storage buildings, garden and machinery repair shop and large areas of hard standing which were formerly used as car parks can be seen from the attached photographs (Document CAR3).

Since the relocation of Dobbies, and pending decisions on the redevelopment of the Site, the Objection Site has been partially occupied by Somebody Cares, a charitable organisation, and an interiors business. A recent fire at the premises caused considerable damage (see Document CAR2).

Located within the city boundaries, the Objection Site should be considered as a brownfield site. It can currently be used for Class 1, 3 and 4 uses as well as horticulture. It should be included in Appendices 1 and 2 of the Plan as a brownfield site.

The areas previously used to grow plants are now unkempt. Redevelopment of the Objection Site will improve the amenity of the surrounding area.

- 4 The aim of the green belt is to maintain the distinct identity of Aberdeen and the communities within and around the city; to avoid coalescence and maintain the landscape setting of the City. It is submitted that the Objection Site can be removed from the green belt without prejudicing any of these objectives. As noted above, the site is immediately adjacent to the existing built up area. Views into the site are restricted. The existing buildings on the site do not detract from the landscape setting of the city and redevelopment within the boundaries of the site could be managed to ensure that the landscape setting remains. Redeveloping the site would not lead to coalescence as there is considerable green space, including Den Wood and the Hazlehead golf courses, between the Objection Site and the next community, which will, in time, be Countesswells. Public access to the woodland around the Site will be increased as part of any redevelopment proposals.
- 5 The green belt boundary at Hazlehead requires review having regard to the developments which have been approved. The built up area immediately abuts the Objection Site following the development of land previously owned by the Council at Pinewood and Hazledene. In 2013, the Council adopted Supplementary Guidance for the development of both sites (Document CAR4). This shows that the Council was anticipating a future link from the housing sites into the Objection Site. Following approval of planning consent references A7/2178 and A8/530 and matters specified by condition applications pursuant thereto, the Council has approved a layout for the overall development which includes a vehicular link to the Objection Site (Document CAR5). This could supplement the existing access and egress onto Hazledene Road serving the Objection Site.
- 6 Approval of the layout for Zone A of the Hazledene Development (CAR6) also included a vehicular access into the site from Hazledene Road, in close proximity to the Objection Site. The creation of an access onto Hazledene Road urbanises the character of Hazledene Road. It must also be borne in mind that the traffic to the former Dobbies operation was considerable. It was a combination of HGVs, service vehicles and private cars. These movements could carry on as part of the existing Class 1, 3 and 4 use of the site.

The Council has issued a willingness to approve a hotel development on land to the west of the Objection Site. As part of that development, upgrades are to be carried out to all the roads in Hazlehead Park, including Hazledene Road, to ensure that the hotel traffic can be accommodated. As outlined in the Accessibility Note by Hyder (Document CAR8) these upgrades mean that no further improvements would be required to serve development of the Objection Site

- 7 The residential development at Pinewood/Hazledene will see public transport services extended to follow the route of the distributor road through the development. As part of the hotel development, the developer has also committed to providing public transport to serve the hotel. Both these developments will bring public transport provision close to the Objection Site, as highlighted in Document CAR8, thus removing any previous concerns about the site's accessibility by public transport. Document CAR7 is a letter from First Bus confirming their intention to expand their service into the Hazlehead Park area.

- 8 There are a number of off-road paths within Hazlehead Park which are suitable for pedestrians and cyclists. On-road walking and cycling is also deemed safe due to low levels of traffic. In addition to the new link from Zone B, there is an existing Core Path which runs through the woodland which wraps round the boundary of the Objection Site and this is also to be upgraded as part of the hotel development. The Hyder Accessibility Report identifies the routes which serve the Objection Site.
- 9 The layout for the Pinewood/Hazledene development is very much housing sitting within heavily landscaped grounds. Redevelopment of the Objection Site could follow the approach adopted in Zone A (Document CAR6), providing a continuation of the wetland park/wildlife corridor. EnviroCentre have carried out a walkover survey of the Objection Site (Document CAR9). Their review identifies opportunities to enhance the ecology and biodiversity of the area through redevelopment of the Site, including removal of invasive species. More detailed ecological assessments would be carried out as part of a Masterplan for the Site and any subsequent planning application.
- 10 Even if no additional sites require to be released, it is submitted that the Objection Site should be released for development ahead of other sites currently identified for development given that the Objection Site is immediately adjacent to the built up area; is accessible; and is in line with the Direction of Growth established in the 2012 Plan.
- 11 The Objector's preference is to have the land removed from the green belt, however, the Reporter at the examination into the 2012 Local Development Plan, when considering the redevelopment of the former Waterwheel Inn at Bielside, also in the green belt, acknowledged that restoration of brownfield sites within the green belt would be consistent with its objectives in relation to access to open space and the protection of the landscape setting of the city. The Council subsequently approved the redevelopment of the Waterwheel Inn site for housing, albeit the site remains within the green belt. Policy NE2 allows development associated with existing activities in the green belt, including expansion/extension.

If the Council is not minded to remove the green belt zoning from the Objection Site, the Site should still be identified as an Opportunity Site for redevelopment in the green belt.

- 12 It is the Objector's intention to redevelop the Objection Site. The Objector's preference is to redevelop the Objection Site for housing. There is a need for additional housing sites to be identified to meet the shortfall of 578 units. However, given the existing Class 1, 3 and 4 uses on the site, it would be possible to upgrade the existing buildings on site and carry on the retail, restaurant and office uses. All options should be identified in the text identifying the site as an Opportunity Site.

What change would you like to see made?

It is submitted that the Objection Site should be:

- Listed in Appendix 1 and Appendix 2 of the Plan as a brownfield site;

- Removed from the green belt and allocated for redevelopment;
- Failing removal from the green belt, the Objection Site should be identified as an Opportunity Site for redevelopment within the green belt;
- The Objector's preference is for housing to help meet the identified shortfall, however the existing buildings could be upgraded and the current Class1, 3 and 4 uses continued. These options should all be identified in the Plan

Supporting Documents

CAR1 Site plan

CAR2 Newspaper cutting on recent fire

CAR3 Photographs of the Objection Site

CAR4 Pinewood and Hazledene Supplementary guidance

CAR5 Layout plan for Zone B at Hazledene

CAR6 Masterplan for Pinewood/Hazledene

CAR7 Letter from First Bus

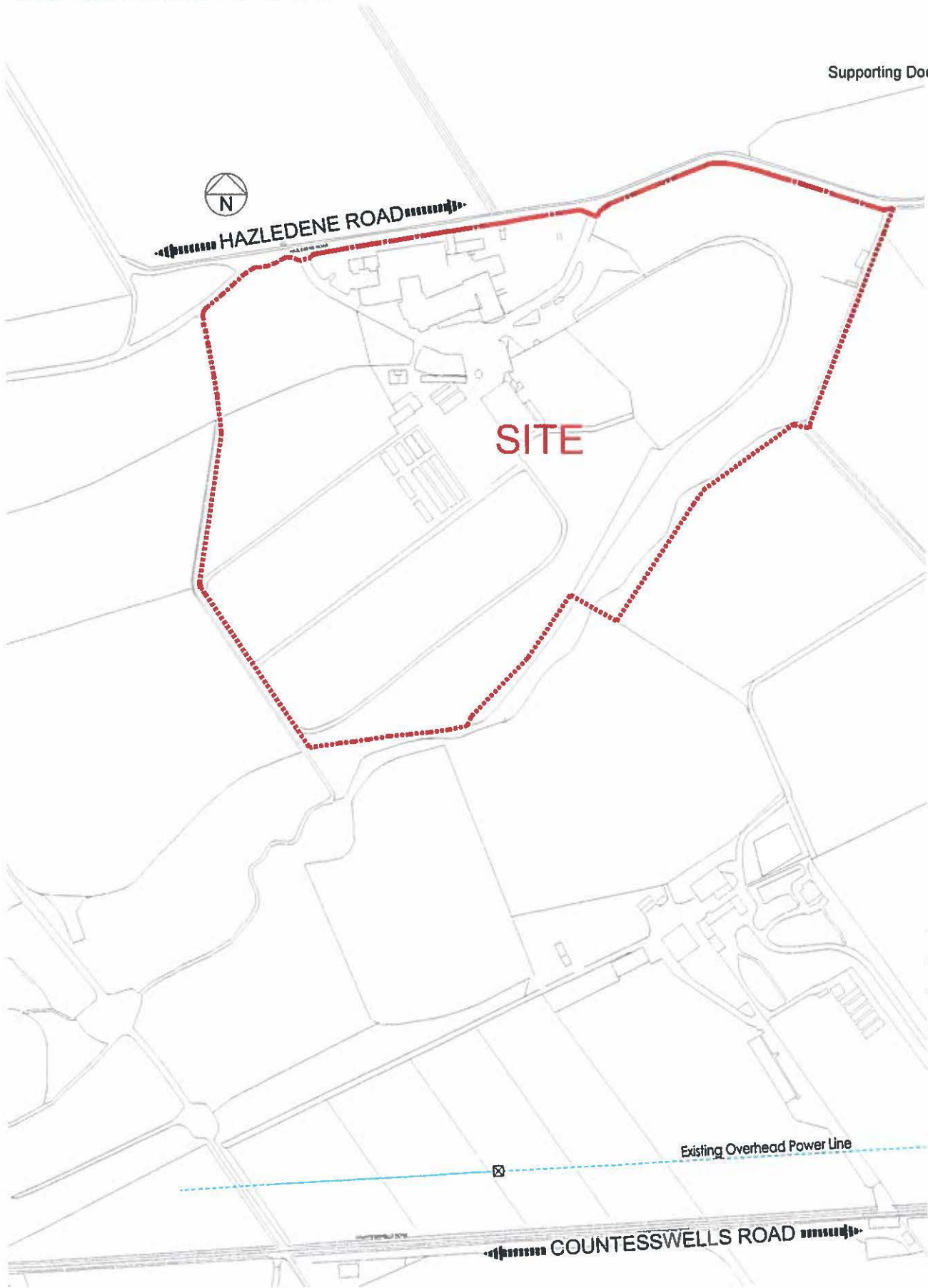
CAR8 Accessibility Note by Hyder

CAR9 EnviroCentre Review

FORMER DOBBIES GARDEN CENTRE Hazledene Road - Site Plan

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Supporting Document CAR1



Project	
Client	
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keppie

Project	
Client	
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CARLTON ROCK LTD

Project	Former Dobbies Garden Centre Hazledene Road
Client	
Location	
Scale	
Author	
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For Information

Client	CR	Drawn	LD
Scale	1:1250	Sheet	1 of 1

SITE
 Scale: 1:1250 @ A1

Evening Express

PROBE AFTER MAJOR FIRE AT CHARITY SITE



PLUS
Firefighters battle city car blaze



PLUS
Burger van goes up in flames

FULL STORY: P2&3

LATEST NEWS

Man badly hurt in fireball crash



P5

COMPETITION

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STARS COLLECT P14

FOOTBALL

Legend's pain over second Dons axe



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WEATHER

Forecasts and maps by MeteoGroup



TONIGHT 6PM-6AM

After some late sunshine, tonight will be dry with light winds and clear periods allowing it to become chilly. Min temp 2-5C (36-41F).

TOMORROW 6AM-6PM

A mostly fine day with sunny spells, although cloud will build by evening. Freshening south-westerly winds. Max temp 14-17C (57-63F).

SUNDAY	MONDAY	TUESDAY
13°C	13°C	14°C
Early rain will clear. Some brightness.	Mostly fine with some isolated showers.	It looks set to be mostly dry and fine.
W at 20 mph	NW at 15 mph	NW at 15 mph

YESTERDAY'S EXTREMES

Warmest: St James's Park ZXC Sunniest: Hastings 14.7hrs
Coldest: Katesbridge 1C Wettest: Elphin 24mm

SUN AND SEA

	High	Low	
Aberdeen	17:22	23:07	Sunrise
Bangor	16:10	22:14	Sunrise today
Burghhead	16:33	22:42	Sunset tomorrow
Forres	16:54	23:01	Lightning up
Perth	16:49	22:51	

All times are BST

COLUMBIEST

cat cubie

bright, breezy and never dull

EVERY WEEKDAY

PAGES 24 & 25

PAGES 20-22

STARTS PAGE 28

STARTS PAGE 34

Road reports

ABERDEEN
Waterloo Quay is operating as a one-way route between its junctions with Church Street and Wellington Street, due to construction works. This is in operation until July 17.

ABERDEENSHIRE
A 30mph speed restriction is in place on the Oldmeikrum Road in Inverurie, from Sourterford Bridge to 275 metres west of Urlyside Drive. The restriction is in place until August 22.

TRAVEL HOTLINES
BUS: 01224 650000 or Stagecoach@bluebird 01224 212266 RAIL: 0845 748 0850
AIR: Aberdeen Airport 0844 421 6666

Probe begins into 'suspicious' blaze at city charity site

By Harriet Brace

AN INVESTIGATION was under way today after a major fire at an Aberdeen charity site.

Police and fire chiefs said the blaze at Hasledene Road was being treated as suspicious. The fire badly damaged two derelict cottages next to the main building of Somebody Cares. And the charity's boss today said if the fire had spread to the building, which was a whisker from catching alight, it would have had devastating consequences. The blaze broke out at around 7.45pm last night, with a total of 13 firefighters battling the flames for an hour and half before getting the fire under control. Flames and plumes of smoke from the former Dobbies garden centre



ON FIRE: Flames rising from the site of charity Somebody Cares.

It would have had us out of business

site could be seen from around the Hazlehead area. Three fire appliances from North Anderson Drive and Central stations were deployed to the scene alongside police. Staff from Scottish and Southern Energy (SSE) were also called in to make sure the site was safe. Scottish Fire and Rescue Service watch manager Dennis Chalmers said the fire was already extensive when the crews arrived and they had to use three jets to extinguish the flames. He said: "It was a well-developed fire. On arrival the building was already well alight. It was a derelict gardener's cottage with outbuildings. It is gutted - destroyed. There was pretty heavy smoke."

Somebody Cares chief operating officer, Brian Taylor, and his daughter Sarah, the charity's retail manager, quickly arrived at the scene. Brian said the organisation would have been devastated had the main building gone up in flames. He said: "It would have had us out of business. It's fair to say it was a major relief that it was not our main building, because that is where we generate most of our income. Last year we furnished 2,200 homes out of our premises on Summerhill Road. "We are now the only charity in Aberdeen that does that for free, and we can only do that because of what happens at this site." Community leaders said they were shocked at the news of the fire.

Craigiebukker and Seafeld Community Council chairman, William Sell, who lives only around a mile from Somebody Cares, said: "I was stunned to hear. "It must have been even more distressing for all those involved in the charity, which has helped such a lot of people." Councillor Martin Greig added: "This is a shocking incident that will cause great concern in the community. It is worrying that the fire could have been deliberate." A Police Scotland spokesman at the scene confirmed officers were to be back on site today. He said: "Our inquiries will continue in joint working with the Scottish Fire and Rescue Service."

Firefighters called out to burger van flames



SCORCHED: The van was left charred after the blaze. PICTURES BY SAFF FLANNERY

FIRE crews battled a blaze at a burger van in Aberdeen. The incident happened at around 2.30am today in the Denmore Road area of Bridge of Don. One appliance from Central fire station was sent to the incident after nearby lorry drivers alerted the Scottish Fire and Rescue Service. Linda's burger van, which is situated next to Denmore Park, home of Hail Russell United FC and Nicolls Amateurs, was badly damaged in the blaze. The fire is believed to have been caused by an electrical fault with the fridge.

NEWSWIRE

Decker ruling the roost after finding home

A COCKEREL who was found abandoned at a bus stop is today crowing for joy after finding a new home. The bird, who was named Decker, hit the headlines after he was found at a bus shelter in Maryculter earlier this month. Decker's story returned to the news when bus firm First Aberdeen said they were so impressed by his eagerness to get a bus, they would sponsor his care.



And now both First Aberdeen and the Scottish SPCA have said they are "delighted" he has been given a new home. Scottish SPCA's

Drumoak centre manager, Graeme Innes, pictured with Decker, said: "We're delighted Decker has been offered a ticket to his new home. His new owner, Carol Ingram, stepped in after spotting his story in the press. Decker has become something of a local celebrity and it's great he has found a new home so quickly as cockerels often spend months in our care."

First Aberdeen managing director, David Phillips, added: "I'm delighted to hear that Decker has been rehomed and settling in with his new owner."

Hotel in legal bid over roof terrace

A TOP hotel has applied for a certificate of lawfulness for a roof terrace after Aberdeen City Council raised concerns about noise.

An application from The Chester Hotel on Queen's Road said: "The whole grounds and buildings have hotel use so any activity which could reasonably be considered to be associated with a hotel use can take place without a separate consent - including external dining." Public comments can be made until June 1.



WRECKAGE: The charred remains of the cottages on Hazledene Road. PICTURES BY READER FORBES AND KATH FLANNERY



EMERGENCY CREWS: Firefighters at the scene of the fire in Hazlehead.



A CAR which was set on fire near a busy road is being treated as suspicious. Fire crews were called out to Great Northern Road in Aberdeen around 1.45am today. The Vauxhall Mokka was torched outside a block of flats, near the White Horse Bar. One appliance from North Anderson Drive was sent to tackle the blaze, which was put out around 2am. A Scottish Fire and Rescue Service spokesman said: "We are treating this as suspicious."



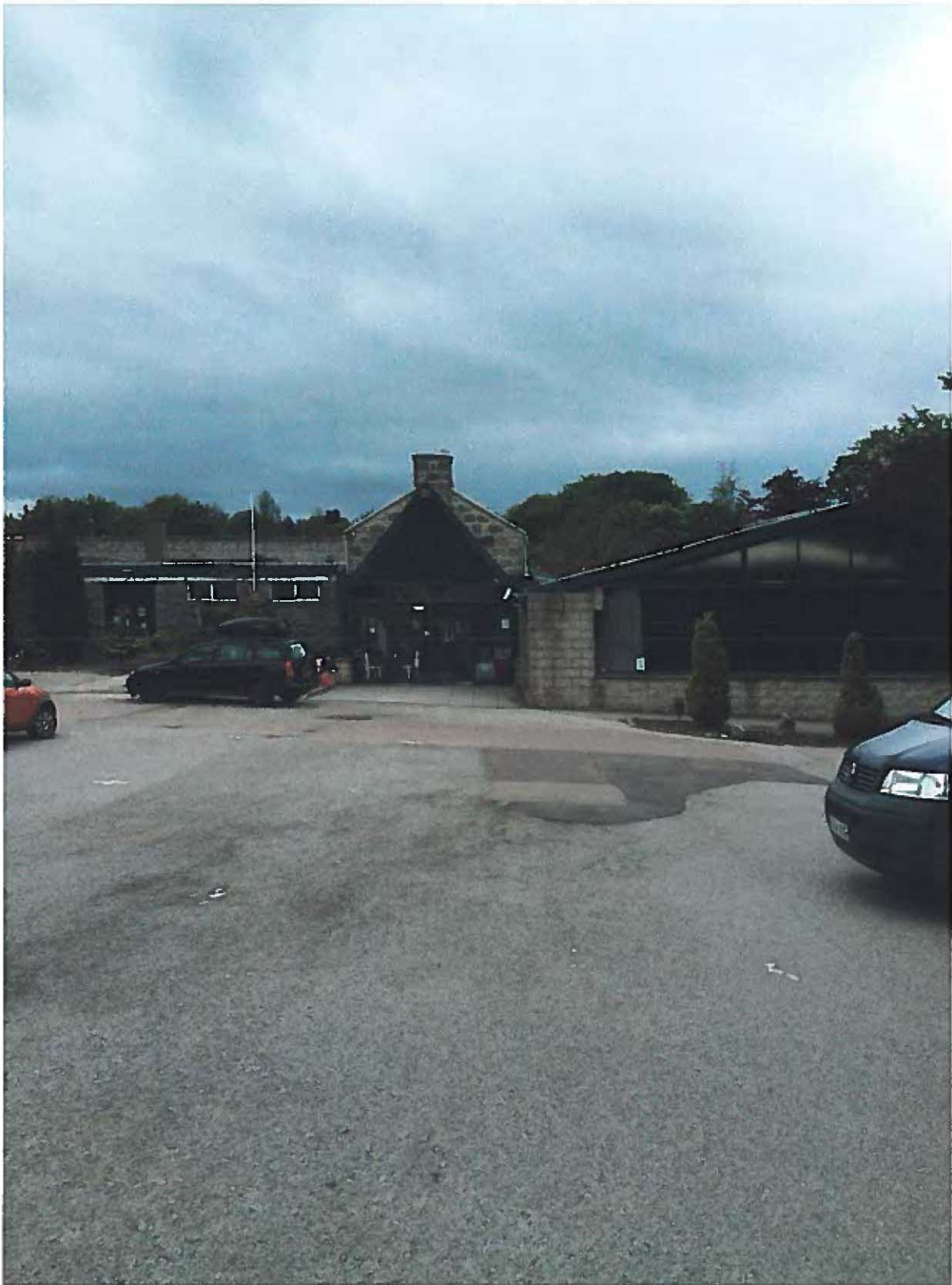
FIGHTING THE FLAMES: A number of fire appliances were in attendance at Somebody Cares in Hazlehead.

TV GUIDE
television **life!**
STARTS P18

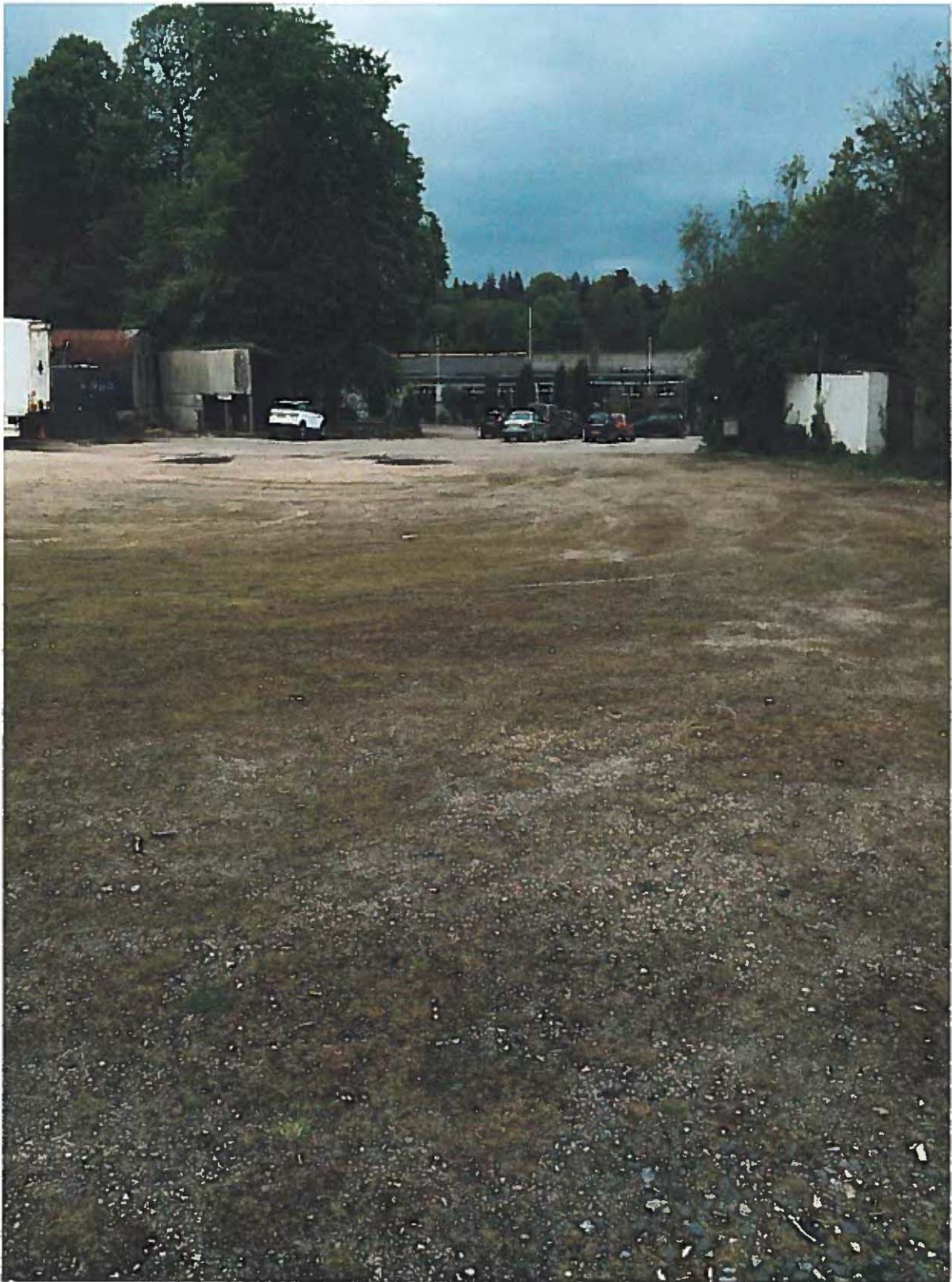
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Photograph 1
Live: 31557630 v 1



Photograph 2
Live: 31557630 v 1



Photograph 3
Live: 31557630 v 1



Photograph 4
Live: 31557630 v 1



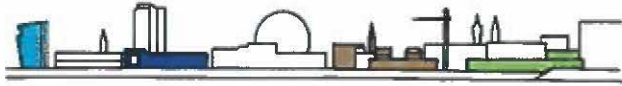
Photograph 5
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Photograph 6
Live: 31557630 v 1



Photograph 7
Live: 31557630 v 1



aberdeen local development plan



ABERDEEN
CITY COUNCIL

Supporting Document CAR4

Supplementary Guidance

Pinewood and Hazledene

Countesswells Road

Opportunity Sites 57 and 52

January 2013

The Pinewood and Hazledene Planning Brief was first produced prior to the adoption of the Local Development Plan. However the document remains valid, and the guidance derived from this still informs the City Council's decisions on such development in Aberdeen. The new Local Development Plan calls for appraisals of such reports and as part of this process the policy references within the supplementary guidance has been reviewed and updated. Therefore any queries concerning the text of the Supplementary Guidance should be directed to Planning and Sustainable Development for possible clarification



Pinewood/Hazledene

Planning Brief

1.0 INTRODUCTION

1.1 This planning brief has been initiated by Keppie Planning Ltd, Planning and Development Consultants on behalf of Ben Reid Nurseries who have already submitted a planning application for residential development on part of the land covered by this brief.

1.2 A draft of the planning brief was the subject of public consultation during November 2003. The text of the planning brief has been amended by Aberdeen City Council to reflect as many of the comments that have been made as is practicable. Further updates have been made to bring the guidance up to date with the latest changes in Planning Policy.

1.3 The planning brief is intended to provide advice and guidance on the key development standards that will require to be met in the submission of detailed housing proposals for the development of the existing 'greenfield' site known as Pinewood and Hazledene.

1.4 Aberdeen City Council encourages the production of design statements for all major applications, for all applications involving locations that are sensitive because of the historical, architectural or landscape context and for all applications on prominent or "landmark" sites. The essential aim is to demonstrate that the local context is appreciated and to explain how the design responds to this. Any development of the Pinewood and Hazledene site must be supported by a Design Statement.

1.5 Developers will also be expected to provide supporting information with any planning applications that are made on such matters as the site context, landscape or townscape character, landform, soils and drainage, vegetation, access, other features and services. Failure to provide satisfactory information may lead to delays in the processing of applications.

1.6 As part of any planning application lodged for the development site a Transportation Assessment (TA) will require to be submitted to support the application and will identify any mitigative measures and improvements necessary on the existing road network. The TA has to meet the requirements of SPP (para 168) and accord with the principals of sustainable development.

1.7 When detailed proposals for the site are submitted they will be expected to adhere to the principles of this Planning Brief.

2.0 PURPOSE AND OBJECTIVES

2.1 The purpose of this Planning Brief is to set out the planning framework that will guide the development process and help to deliver a development that makes best use of the location for the benefit of both the occupants and the community at large.

2.2 Please note that, as indicated in paragraphs 4.0 et seq., Aberdeen City Council has only agreed at this time to release a first phase of the overall site for a development of 150 houses as part of a review of interim land release measures to meet structure plan housing targets, until a new local plan has been adopted.

2.3 The major component of the Brief is the creation of a residential development but the proposals shall also incorporate community facilities, neighbourhood shopping and community open space, both active and passive, and a network of pedestrian and cycle paths to link these facilities with new housing areas and adjoining areas of existing housing and green space.

2.4 The brief sets out objectives in sufficient detail to amplify planning policy as set out in the adopted Aberdeen Local Development Plan, with respect to this particular site.

3.0 SITE DESCRIPTION

3.1 The site extends to approximately 27.1 hectares (66.9 acres) or there by and adjoins the western boundary of the urban edge of Aberdeen, this being demarcated by a row of trees containing a public footpath.

3.2 The proposed site is located on the western outskirts of Aberdeen City, to the west of the residential areas of Craigiebuckler and Hazlehead, which is demarcated by a row of trees and public footpath. In plan form the site between Countesswells Road and Hazledene Road forms an 'L' shaped plot of land.

3.3 The site is largely flat and low lying with the highest point approximately in the middle (90 AOD) and the land gently falling to the north (85 AOD). The site comprises fields partly used until recently for horticultural purposes and divided by a mixture of shrubby vegetation and trees along boundary stone walls, of which some are crumbling, and a mature cypress hedge.

3.4 The site is bounded as follows:

- | |
|---|
| • To the east by a well used footpath along the southern section, and the residential area of Craigiebuckler beyond. A row of mature beech trees define the boundary to the existing residential development; |
| • To the south by Countesswells Road, the Robert Gordon Academy sports facility and playing fields; |
| • To the west by Ben Reid Nurseries and mature woodland, acting as a buffer between the proposed site and Dobbies Garden Centre. Den Wood is a District Wildlife Site (No 31) part of which adjoins the north-west of the proposed development. There is public access to Den Wood; and |
| • To the north by Hazledene Road and Hazlehead Park beyond. |

3.5 The existing housing to the immediate east of the site comprises low-rise residential development, generally of one and one-and-a-half storeys in height.

4.0 PLANNING POLICY BACKGROUND

4.1 The development plan currently comprises the approved Aberdeen City and Shire Structure Plan (September 2009) and the adopted Aberdeen Local Development Plan 2012. Under the current Local Development Plan the Pinewood and Hazledene site is zoned as policy H1 - Residential Areas, with policy NE1 - Green Space Network designated to parts of the site.

4.2 On 17th June 2003, Aberdeen City Council's Policy & Strategy Committee, in considering a report on Interim Housing Land Guidance, agreed to release a first phase of the site at Pinewood/ Hazledene for a housing development of 150 units.

4.3 The Committee instructed that subsequent layouts must ensure that:

- a) There will be significant improvement in public transport in the area;
- b) the existing network of paths will be enhanced and maintained;
- c) the overspill car parking problem at the Robert Gordon College Playing Field site at Countesswells will be resolved; and
- d) after school facilities in the area will be increased.

Developers will be required to demonstrate in their proposals that these matters have been appropriately dealt with.

4.4 The development of the land is to be split into two phases comprising a southern site (Pinewood) and northern site (Hazledene). In order that future construction and infrastructure is logical and practical the southern phase of 150 houses is to be completed first.

4.5 When the design brief was first published, consideration was only given for the release of up to 150 houses. It was envisaged that the development of the second phase would be subject to a review of the local plan. The local plan has now been reviewed with the production of the Local Development Plan. The Pinewood and Hazledene sites have been allocated as Opportunity Sites, OP57 and OP52 respectively, suitable for development.

4.6 The general development shall include both family and affordable housing which is a key target of the Community Plan.

4.7 Existing residents living in the area are concerned that the local area is already deficient in a range of convenient neighbourhood services. The merits of developing parts of the site for community facilities, health and shopping shall be evaluated and form part of any development.

4.8 All proposals shall be assessed against the policies of the development plan and relevant Scottish Planning Policy (SPP) and Planning Advice Notes (PAN's) which are in force at the time of determination.

5.0 DESIGN GUIDANCE

5.1 The L-shaped area between Countesswells Road and Hazledene Road can most easily be subdivided into two parts or phases, the first of around 10.4 hectares comprising the southern three fields with a depth along the eastern boundary from Countesswells Road of just over 300 metres to coincide with the depth of the existing housing between Countesswells Crescent and Pinewood Road. Future development of the remaining second part of the L-shaped area may be considered for release at a later date as part of the new local plan.

5.2 The landscape character, physical features and biodiversity of the site and its surroundings require to be studied in bringing forward proposals for its development. The studies shall inform the process of layout and design to ensure that the development is compatible with its surroundings, and will not give rise to any adverse impacts. Where impacts are recognised the design process must demonstrate that they are capable of being adequately mitigated. In this respect, regard shall be given to available national planning guidance, including that contained within PAN44 "Fitting New Housing Development into the Landscape".

Scale and Density

5.3 a) It is considered that given the rural location of the site, the need for compatibility with neighbouring housing, and the proximity to Hazlehead Park, an average density of around twelve houses per hectare would normally be suitable for this locality. The accommodation of significant areas of open space, structure planting, a footpath network and for the more efficient and sustainable use of land, however, point to the need to consider slightly higher densities for some of the built parts of the development. Proposals will need to be considered on individual merit but the contribution that the designs make to landscape, open space, and biodiversity will be critical factors that will be used to determine whether layouts are acceptable or not.

b) In this context, and given the scale of the Pinewood and Hazledene site and the need to create a diverse and interesting residential environment, it is not considered necessary to create a uniform housing density across the whole development. All designs, however, must ensure that they fit the landscape and that any amenities currently enjoyed by existing residents are not eroded. Where a range of density and house type may be proposed therefore, developers must be able to demonstrate that layouts are compatible with existing housing areas to the east.

c) To present a 'green image' on the western edge of the City and close to Hazlehead Park, the opportunity shall be taken of providing substantial open space, green footpath links and associated structural landscaping, along with larger house plots and gardens. Each development proposal will be dealt with by reference to the Local Development Plan and associated Supplementary Guidance and on the individual merits of any accompanying layout and design details.

Layout, Design and Materials

5.4 a) New housing development shall seek to enhance the individual identity of the Pinewood and Hazledene community. Developers will be required to examine opportunities for creating a sense of place with interest and character through an imaginative use of:

• open space and landscaping
• colour and texture of building materials
• range of house types and storey height
• the provision of distinctive features and landmarks at key viewpoints(e.g. public art, group of trees, areas of open space, etc).

A key objective will be the creation of a distinctive community which is well integrated into the larger neighbourhood.

b) One way in which distinctiveness may be emphasised is by creating a distinct sense of arrival at any point of entry into the development. Retention of the frontage area of trees and vegetation along Countesswells Road will form an important element in maintaining existing character and amenity of the main approaches, and will also help to screen any development activities from road users.

c) The layout will be also be designed to retain, restore and enhance as many of the other existing landscape features, field boundaries, including stone walls and associated trees and other vegetation as possible across the site, which will help to maintain an individual sense of place and character.

d) There may be some scope for the use of different types of materials in building design (eg. facing brick, render, stone block, etc). This variation of house design and materials across the site may create additional visual interest, but the development shall maintain an element of consistency in terms of building groupings, their massing, style and detailing.

e) Whilst innovative and distinctive designs that help to give a sense of place will be encouraged, at the same time some of the traditional forms and design characteristics which are familiar to the local Aberdeen area shall be reflected in the overall layout. All designs and materials shall otherwise be of high quality and shall be compatible with the local area.

Affordable Housing

5.5 a) The Structure Plan, Local Development Plan and Supplementary Guidance contain policies which require affordable housing to be provided as part of new housing developments. The definition of affordable housing provided by the Aberdeen City and Shire Structure Plan is:

“Housing which is made available at a cost below full market value to meet an identified need. It includes homes rented from the council and housing associations and, in some cases, homes sold or rented from the private sector.”

b) On 29th February 2012 the Aberdeen Local Development Plan was adopted by Aberdeen City Council which includes reference to affordable housing (Policy H5 - Affordable Housing). This requires that for all developments of 5 units or more there is a requirement to contribute no less than 25% of the total number of units as affordable housing.

c) Supplementary Guidance on Affordable Housing should be consulted which sets out further guidance on the provision of affordable housing from new housing developments.

Developer Contributions

- 5.6 a) Developer contributions to mitigate any infrastructure costs arising from this development, will be required to address any identified educational constraint, deficiency of community facilities, or other deficiency which will arise as a result of the development proposed.
- b) Developers cannot be expected to make good existing shortfalls but shall provide measures designed to address the consequences of their development.
- c) The Council will expect planning applications for development to include proposals which:

• Address the infrastructural aspects of the development including open space and drainage;
• Ensure that a reasonable choice of types of transport will be available to and from the development; and
• Mitigate any adverse effects that travel demand generated by development will have on the transportation system in a way that reduces the need to travel by car.

Sustainability

- 5.7 a) The design and layout of the buildings and other development shall demonstrate that it meets the standards of sustainability promoted by Aberdeen City Council. High performance building design shall allow for energy efficiency in both summer and winter conditions.
- b) Key issues from sustainability can be summarised as:
- (i) The use of building and landscape materials from sustainable sources;
 - (ii) Optimising energy efficiency by design, solar heating, solar shading and building orientation in relation to glass and solid areas;
 - (iii) The establishment and retention of trees, open spaces and other natural vegetation, as a means of attenuating climatic effect, and as a natural wildlife resource;
 - (iv) Minimising the use of hard surfacing with preference being given to more natural surfaces;
 - (v) Diverting run-off water in an acceptable way towards areas of vegetation, rather than capturing it in enclosed gullies and drains; and
 - (vi) Minimising traffic generation and movement.

Recycling Facility

- 5.8 a) The opportunity will be taken for locating a mini or small-scale household recycling centre within the development. Detailed planning applications will clearly show where and how this facility will operate.

Site Drainage

- 5.9 a) Existing natural or man-made drainage patterns across the site will be the subject of proper assessment. Developers will be required to show that any new development will not prevent or disturb natural drainage to the extent that it is likely to create water logging or flooding within, or in areas adjoining, the site. Where such assessment shows that existing open drains, water courses or springs, are likely to be impacted upon the layout will be adjusted to ensure that in the interests of maintaining existing, or new planting, and towards safeguarding wildlife habitat, existing drainage patterns will be accommodated.
- b) The development proposals shall also ensure that the disposal of surface water run-off from hard surfaces in the new development, and for other forms of urban drainage, is managed by sustainable means. They shall incorporate Best Management Practice for surface water disposal. Advice and design guidance shall be obtained from SEPA (Scottish Environment Protection Agency) during the design stage.

c) SPP paragraph 77 states that a "key consideration is the protection and enhancement of landscape, natural, built and cultural heritage, biodiversity and the wider environment, including consideration of flood risk. PAN 61 Planning and Sustainable Urban Drainage Systems contain further advice on this subject.

Boundary Treatment

5.10 a) New development shall create a new edge to this part of Aberdeen, and great care will be required informing a new relationship with both the existing urban area and the countryside. It is inappropriate for the new (western, southern and northern) boundaries to be defined only by a line of rear garden fences.

b) Substantial structured planting will be required to help reduce the visual impact of the development and subdivide the site. The depths of these will vary but the main elements shall not be less than 20m wide and, where possible, shall tie in with existing woodland and drystone field boundaries to form blocks of indigenous and diverse habitats. The character of the surrounding landscape shall be carefully assessed in order to identify the form and species of new planting.

Open Space, Play Areas, Landscaping, and Tree Issues

5.11 a) The Council's Supplementary Guidelines on open space provision for greenfield sites requires the provision of 2.8ha of open space per 1,000 people and lists four main categories that can be provided, namely:

• Sports Pitches/Playing Fields 1.6ha per 1,000 population
• Equipped Children's Playspace 0.3 ha per 1,000 population
• Informal Play/Amenity Open Space 0.5ha per 1,000 population
• Natural Greenspace/Green Corridors 1ha per 1,000 population

b) The Guideline highlights that account shall always be taken of the individual needs of a development and local site conditions in deciding open space requirements.

c) In this regard, despite the proximity of Hazlehead Park to the application site, it is considered necessary to incorporate informal local open spaces, play areas and equipped playspaces, and natural greenspace/green corridors to the levels given above.

d) A high voltage electricity power line crosses the south of the site. A reasonable buffer between it and habitable buildings or recreational open space will be required in the interests of public health and safety. The ground under the power line will not be counted as contributing towards open space requirements.

e) Proposals for the establishment and long-term maintenance of all open space areas and structured planting within the site will be required. Proposals shall meet the council's' Open Space Development Guidelines for Greenfield Sites' including those for adoption, estate factoring or other means. The transfer of responsibility for open space maintenance to individual householders will not be acceptable.

f) Scottish Planning Policy paragraph 77 states that key considerations with new development must be "the protection and enhancement of landscape, natural, built and cultural heritage, biodiversity and the wider environment, including consideration of flood risk." SPP paragraph 147 continues that "...individual trees, especially veteran trees, may also have significant biodiversity value and make a significant contribution to landscape character and quality so should be protected from adverse impacts resulting from development. The Scottish Government's control of woodland removal policy includes a presumption in favour of protecting woodland resources. Woodland removal should only be allowed where it would achieve significant and clearly defined additional public benefits. In appropriate cases compensatory planting may form part of the balance.

Some trees in the area are already protected by a Tree Preservation Order made by the City Council.

g) Developers must demonstrate that layouts have been designed to minimise tree loss. Written justification for the removal of any existing tree or group of trees will be required. Moreover, proposals for future tree planting shall be included within each detailed planning permission.

h) A scheme for the physical protection of trees during the construction phase of any development, including those in close proximity but which may be growing in adjoining areas, will be required before building commences on the ground.

i) Areas of existing or proposed planting, open spaces, or those to be planted up as part of an approved landscape scheme, shall not be used for construction or storage activities whilst the scheme is being built. Planting will be carried out during the first available planting season following commencement of the development unless otherwise agreed in writing. A maintenance programme for landscaping works, and the means by which they will be put into effect, will also be required.

j) A plan will be required before development commences illustrating where on the site the storage of soil, spoil, building materials, workers parking and site offices will be located. The choice of location of these shall ensure that they do not adversely affect the amenity of adjoining residential areas, users of Hazlehead Park, or traffic on Countesswells Road whether by vehicle movements, visual disturbance, noise, smoke or dust pollution.

k) Structural planting and any other landscaping shall comply with the Council's landscape guidelines. In particular landscaping shall be prepared with a clear design philosophy in mind and where it is not clear developers may be asked to provide a relevant landscape statement.

l) Soft landscaping treatments will be expected to provide a definite structure or theme for the development. Landscape plans shall show precisely how proposed trees and shrubs are to be distributed around the site, and clearly show whether it is proposed to retain, remove, or replace existing elements, with justifications where necessary.

m) Planting details shall include reference to specific species, their location, grouping arrangements, density or spacing, and planting sizes. Areas for planting need to be of sufficient size to hold species which will have some landscape impact, be in scale with adjacent buildings, and accommodate planting without affecting adjoining areas or vice versa.

Plot Considerations

5.12 a) The overall pattern of development (plot ratios) shall generally respect the surrounding area.

b) Garden ground for all types of housing on the site (ie. detached, semi-detached, terraced and flats) shall provide adequate space for drying areas, refuse storage and sitting out.

Window-to-Window Distances

5.13 a) The new housing development shall ensure that no privacy or overlooking problems result, either within the site or to neighbouring properties adjoining the site.

b) The minimum distance between windows of directly facing habitable rooms shall be no less than 18m. This can be relaxed where such windows are at an angle from each other.

Overshadowing

5.14 a) The height and positioning of houses shall not have an overpowering, overshadowing or visually intrusive impact on neighbouring properties.

Parking within the Plot

- 5.15 a) Residential parking shall comply with the standards set by and in consultation with the City Council, and will depend on the sizes of individual houses (ie. no. of bedrooms).
- b) A minimum driveway length of 6m shall be provided at each plot to ensure that a car can be parked without overhanging the footway. All driveways will be appropriately surfaced and completed prior to the houses being occupied.
- c) Detached garages will require to be finished in the same materials as used in the house. Running business from garages would not be permitted and integral garages would not be allowed to change use without the written permission of the planning authority (to ensure that adequate off-street parking is still provided).

Pedestrian and Vehicular Circulation, Public Transport and Car Parking

- 5.16 a) The main access to Phase 1 of the site will be made off Countesswells Road, at the southern end of the site, by means of a new road junction. Future development of Phase 2 if approved by the Council will require that this access road be extended and looped around the site to connect with the northern end of Countesswells Avenue. Accommodation will be required for public transport access with convenient stopping, picking up or dropping off points.
- b) When completed the main access road through the development will be to Local Distributor standard. There will be no frontage access to the dwellings from this road.
- c) All other new Residential Roads will be designed to General Access Road standard. Measures will be incorporated to reduce speed limits to 20mph, and traffic calming measures will be introduced where required to ensure that vehicles will not present safety risks to pedestrians or other road users.
- d) Footpath widths will generally be 2m within the residential areas. However, as the width of footway relates to the scale of development and the anticipated demands by pedestrians and cyclists, this may be increased to 3m in places to ensure safety and the avoidance of conflicts.
- e) The intention of the brief is to maintain and enhance the existing paths provision for walking and cycling, in line with the Land Reform (Scotland) Act 2003. Irrespective of their legal status, any existing paths of long standing that the Council is aware of will be treated as rights of way to be protected.
- f) Pedestrian movements shall be made as convenient, safe and pleasant as possible by careful attention to the design and layout of pedestrian routes. These pedestrian routes shall reflect the routes which people will wish to commonly take and shall be more direct and attractive to use than vehicular routes. Provision for cyclists will also be included.
- g) The location of such amenities as neighbourhood shopping facilities, schools, bus services and local recreation areas will serve to determine the routes that pedestrian and cycle paths will take. Routes will be designed to coincide where possible with existing pathways or along former field boundaries and pass through attractively landscaped corridors which will vary in width but shall not be less than 10 metres wide. Existing vegetation, trees and walls shall be retained or restored to enhance these routes.
- h) Any cycle paths provided within the development site, should be aimed at connecting with any wider city network and by design within the site be separated from vehicular and where possible pedestrian traffic.
- i) Safe crossing points shall be provided for pedestrians and cyclists at roads with significant traffic flows. Cycle and footpath routes shall link into adjoining areas and the wider public network, and seek to safeguard the amenity of residents within and immediately outwith the area covered by this brief.

j) The City Council has identified public transport minimum accessibility standards which require:

- | |
|--|
| • regular and frequent public transport, which is defined as a bus (and/or train) at least every 15 minutes, and |
| • which is available within 400m of the site. |

k) At present public transport in the immediate area does not operate to these standards particularly in the evenings and at weekends. Steps shall be taken in the design of any new development to ensure that all of the ways of making public transport more readily available, and to encourage its use, have been investigated and put in place before the development is completed. Developers will be required to demonstrate what measures have been taken.

l) With respect to the need to address the current overspill car parking problem at the Robert Gordon College Playing Field site at Countesswells. However this may be proposed to be resolved, the onus will be on the developer to demonstrate that any proposed scheme addresses the problem adequately, is environmentally friendly and will work safely.

Accessibility for all

5.17 a) Access to the development shall be provided for all sections of the community. In this respect, the layout will be expected to incorporate the following:

- | |
|--|
| • pedestrian routes of a sufficient width to allow prams, double pushchairs and wheelchairs to pass; |
| • dropped kerbs at all crossing points; and |
| • the provision of ramps (1:12 maximum gradient) in addition to steps, where appropriate. |

Designing Out Crime

5.18 a) The design and layout of the development shall aim to create a physical environment which makes crime more difficult and reduces people's fear of crime. Regard shall be given to PAN 46 "Planning for Crime Prevention". Contact should be made with the Grampian Police Architectural Liaison Officer at an early stage in the design of the development.

b) In this regard, the following measures will be considered:

- | |
|---|
| • open space and play areas should be overlooked by houses to increase surveillance opportunities; |
| • traffic calming measures to slowdown the movement of vehicles and ensure that they are capable of being observed; |
| • the provision of pedestrian routes across the development site should be designed to allow residents to become aware of strangers and reduce the opportunities for unobserved or hidden access to areas in close proximity to houses; |
| • the use of deterrent or prickly shrub species in vulnerable areas and planting set back from the edges of paths, entrances and windows; and |
| • sufficient levels of street lighting to be provided throughout the site. |

c) In general there will be a need to introduce design measures to reduce the likelihood of anti-social activity around houses, footpaths and cycleways and open spaces, including the use of such areas by motor-cyclists.

Services

5.19 a) The locations of services at the site will be thoroughly investigated and plotted on a plan(s) for submission with any detailed application for planning permission. Care must be taken that the proposed routes of new service tracks will not impact on existing areas of trees or other vegetation; or cross areas of proposed landscaping that may be disturbed during any subsequent maintenance work.

b) New telephone and electrical services shall be by means of underground supply. Electrical substations shall be located within suitably designed enclosures to reduce noise and improve safety. Where substations are readily visible consideration will also need to be given to softening their impact by appropriate landscaping.

Further detailed advice should be obtained from the Council's Masterplanning, Design and Conservation Team.

For further information, please contact:

**Masterplanning, Design and Conservation
Enterprise, Planning and Infrastructure
Aberdeen City Council
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Marischal College
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Aberdeen
AB10 1AB**

Phone: 01224 522155

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Email: pi@aberdeencity.gov.uk

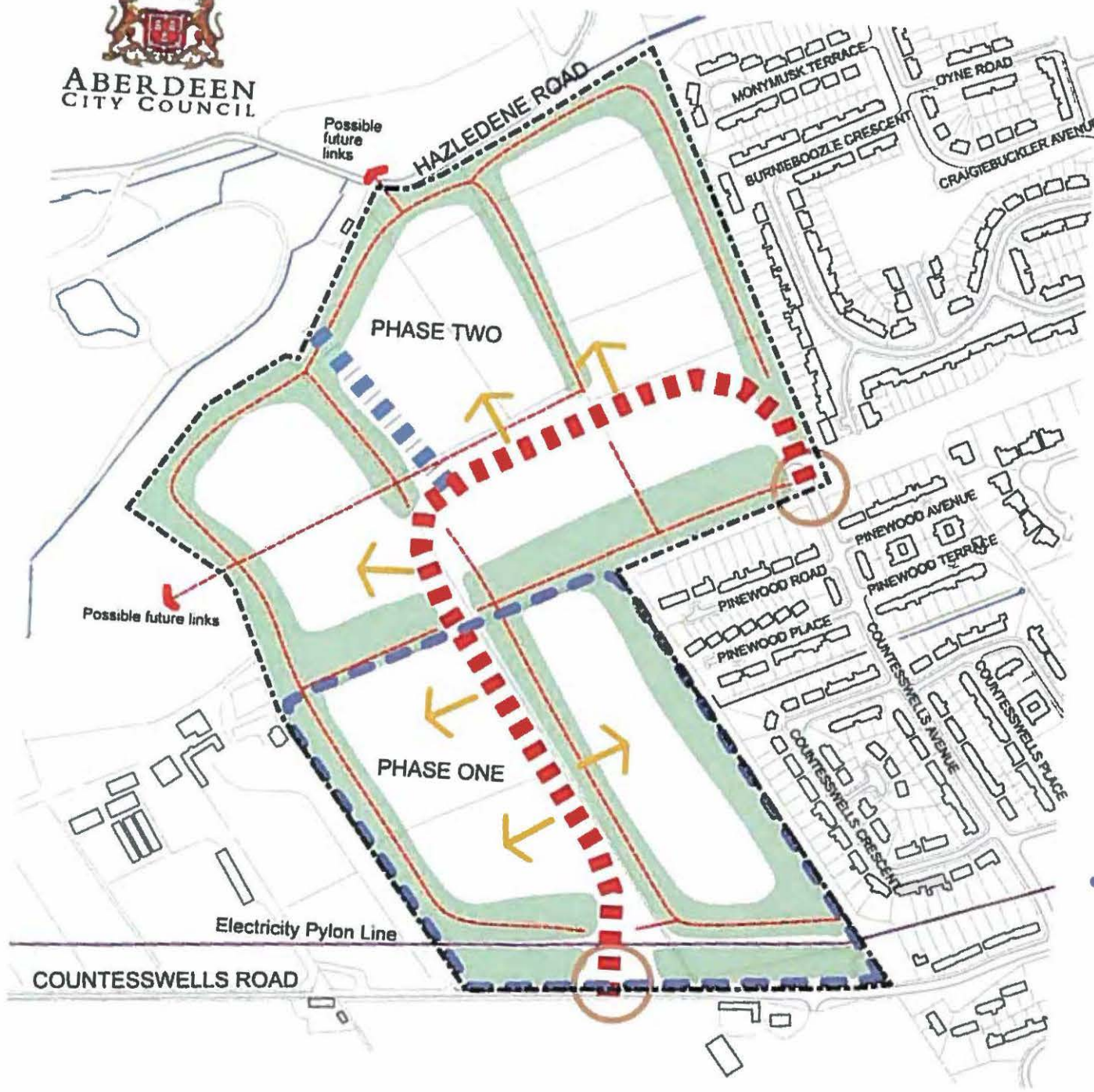
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ABERDEEN
CITY COUNCIL

PINEWOOD and HAZLEDENE Planning Brief

Figure 1 - Indicative Layout



-  Planning Brief Boundary
-  Proposed Distributor Road
-  New Road Junction
-  Access Road
-  Stone Dykes to be Retained
-  Structure Planting
-  Footpath / Cycle Path Links
-  Possible future link
-  Phase 1 Boundary



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- KEY**
- Carrigeway: Black bituminous macadam
 - Shared surface (space) carrigeway smaller scale road sets warm grey colour
 - Shared surface (route) or similar. Mid to dark grey units staggered bond
 - Driveways: Tegula or similar material mid grey units in staggered bond
 - Private Lawn
 - Existing trees to be retained and protected in place during all construction works
 - Proposed trees : native species such as birch, alder, Scots pine, beech
 - Proposed street trees planted within a 5m wide verge: 25-30cm girth semi-mature stock
 - Hedges. Height varies
 - Public open space (parkland)
 - 1.8m Timber fence to backgardens
 - "Homezone"
 - Stone wall. Height 'generally 675mm to front gardens, 1.8m to rear gardens'
 - Benches

Notes

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surface water drainage to connect into SUDs system

Foul Water drainage to connect into existing foul water drainage system



- Townhouse (15no) (TH)
 - Sycamore (4no)
 - Maisto (10no)
 - Clak (31no)
 - Spruce (8no)
 - Cedar (7no)
- 78no. houses

Rev.	Date	Description
F	6/1/13	future link noted
E	31/10/13	plot 24(c), plot 35(b) adjusted Bus stop removed
D	11/10/13	Plots adjusted to allow for neighbouring trees amenity area to north
C	06/09/13	turning area created Zone B plots 31-37
B	04/09/13	emergency access link shown
A	31/07/13	Path to Ben Reid nursery removed.

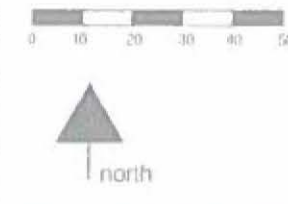
Pinewood/Hazeldene

Drawing Title

Zone B & C site plan including parkland

dandara
Maitland Building
Crabskone Estate
Bucksburn
Aberdeen
AB21 9TR

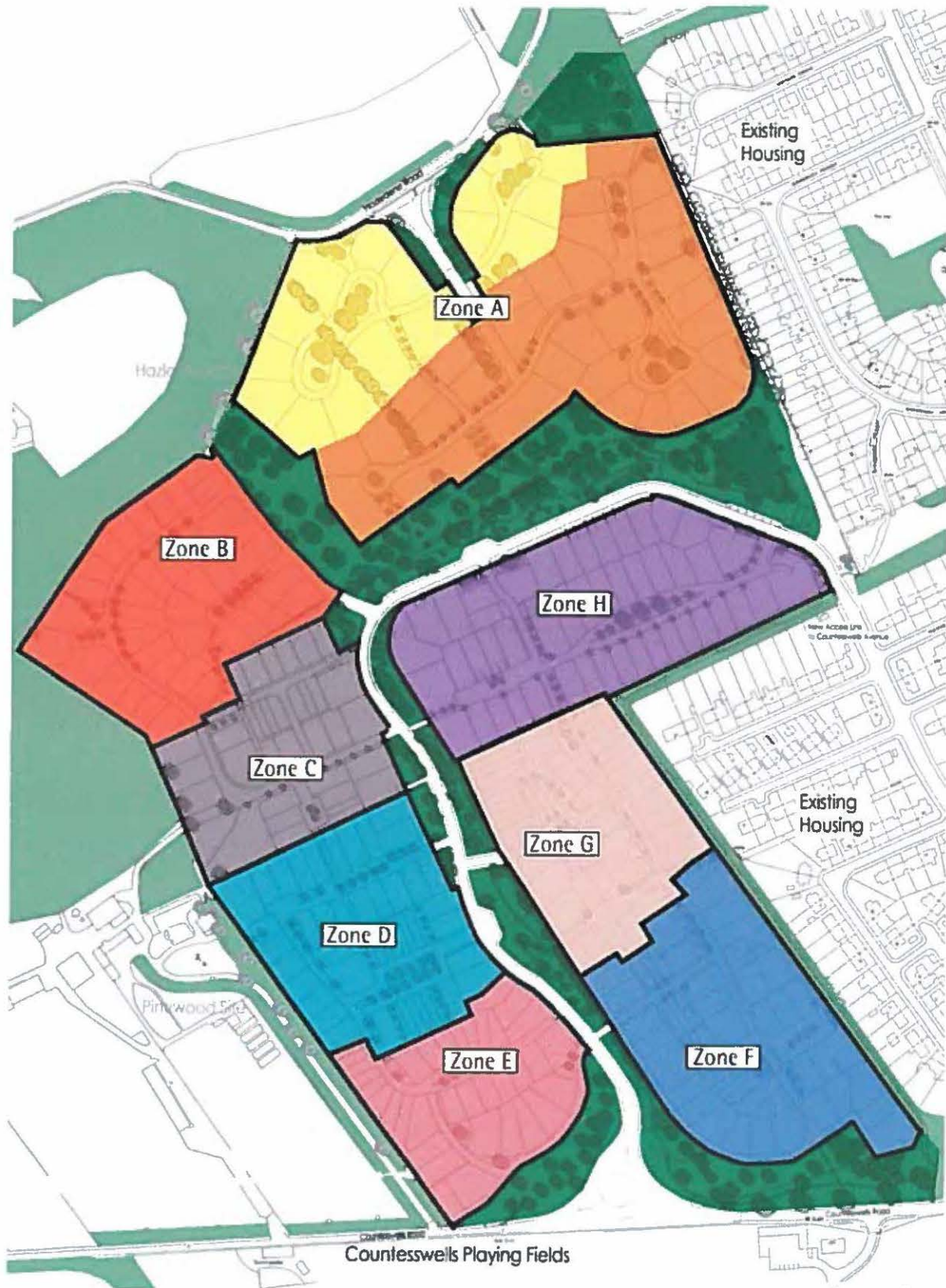
Status	
File Ref.	
Scale	1:1000@A2 1:500@A0
Date	July 13
Drawn	SC
Drawn No.	B_APL_05
Rev.	F



Possible future pedestrian link
(area to be landscaped to allow for possible future provision of path to adjoining land)

Pinewood (PPI A7/2178)

Supporting Document CAR5



DL/GMS

15 December 2014

COPY

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Mr Alan Massie
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4, Marischal College
Broad Street
Aberdeen AB10 1AB

Supporting Document CAR7

Dear Alan

Hazlehead development/bus service

Thank you for meeting with myself and Duncan on 10 December when you provided details on the proposed development at Hazlehead.

We acknowledge that high quality public transport links to the development will improve the access, attractiveness and sustainability of the development. As a major operator of local bus services in Aberdeen, we agree to work closely with you to identify and develop potential bus travel solutions. Amongst the potential solutions/options to be considered are:

- extension of an existing service to the proposed development,
- a re-routing of existing services to the proposed development,
- the provision of a new service linking the development with key destinations such as the city centre.

We are willing to consider all possible funding streams for any service improvement/addition with regards to the development.

Please don't hesitate to get in touch if we can provide any further information or advice at this stage.

Kind Regards

Daniel Laird
Commerical Manager
daniel.laird@firstgroup.com
cc. Lucy Greene

Former Dobbies Garden Centre Site, Hazlehead Park: Accessibility Note



Date 28 May 2015
From Ally Weir
To Alan Massie (CR), Elaine Farquharson-Black (BP)
Subject Former Dobbies Site - Accessibility

Supporting Document CAR8

1 Introduction

This note has been prepared to demonstrate the accessibility of the former Dobbies Garden Centre site off Hazledene Road, Aberdeen.

2 Walking & Cycling

There are a number of off-road paths within Hazlehead Park, suitable for both pedestrians and cyclists. On-road walking and cycling is also deemed to be safe due to the low levels of traffic using the park roads. Figure 1 shows the walking/cycling routes around the site.

3 Public Transport

Proposals for the Pinewood residential development, adjacent to the former Dobbies site, include a new loop road from Countesswells Road, with access taken from a new roundabout, linking in to Countesswells Avenue to the east. Bus stops will be provided on this link, and the existing First 15 service will be extended to include this area. This service currently operates between Beach Retail Park and Countesswells Avenue, via Union Street, at 30 minute intervals. The existing pedestrian routes, combined with the proposed Pinewood pedestrian infrastructure, will form a complete walking route between the bus stops and the former Dobbies site, as shown in Figure 2.

Discussions are ongoing with First Bus on the extension of current services or contributions towards the introduction of a new service into the area as part of proposals for a 5 star hotel development, immediately to the west of the former Dobbies site.

4 Vehicular Access

The section of Hazledene Road to the east of the former Dobbies site is being upgraded as part of the Pinewood/Hazledene developments.

The PPIp application for a 5 star hotel adjacent to the former Dobbies site includes proposals for upgrading and re-surfacing Hazledene Road, from the Hayfield Riding School to Craigiebuckler Avenue, to accommodate the uplift in traffic potentially generated by the proposed hotel. These proposals mean that no further improvements would be required in order to serve the former Dobbies site.

Figure 1 – Walking/Cycling Routes

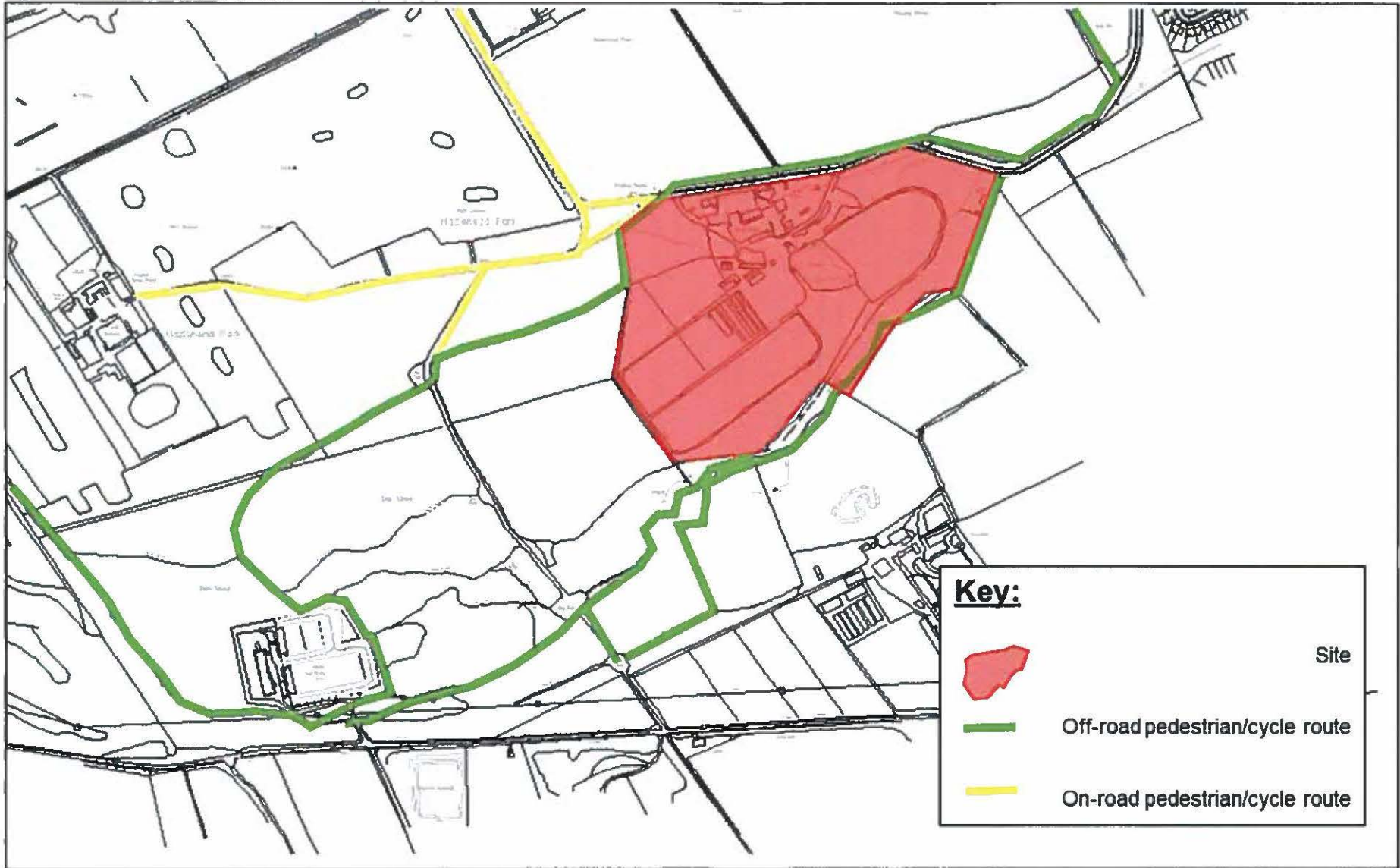
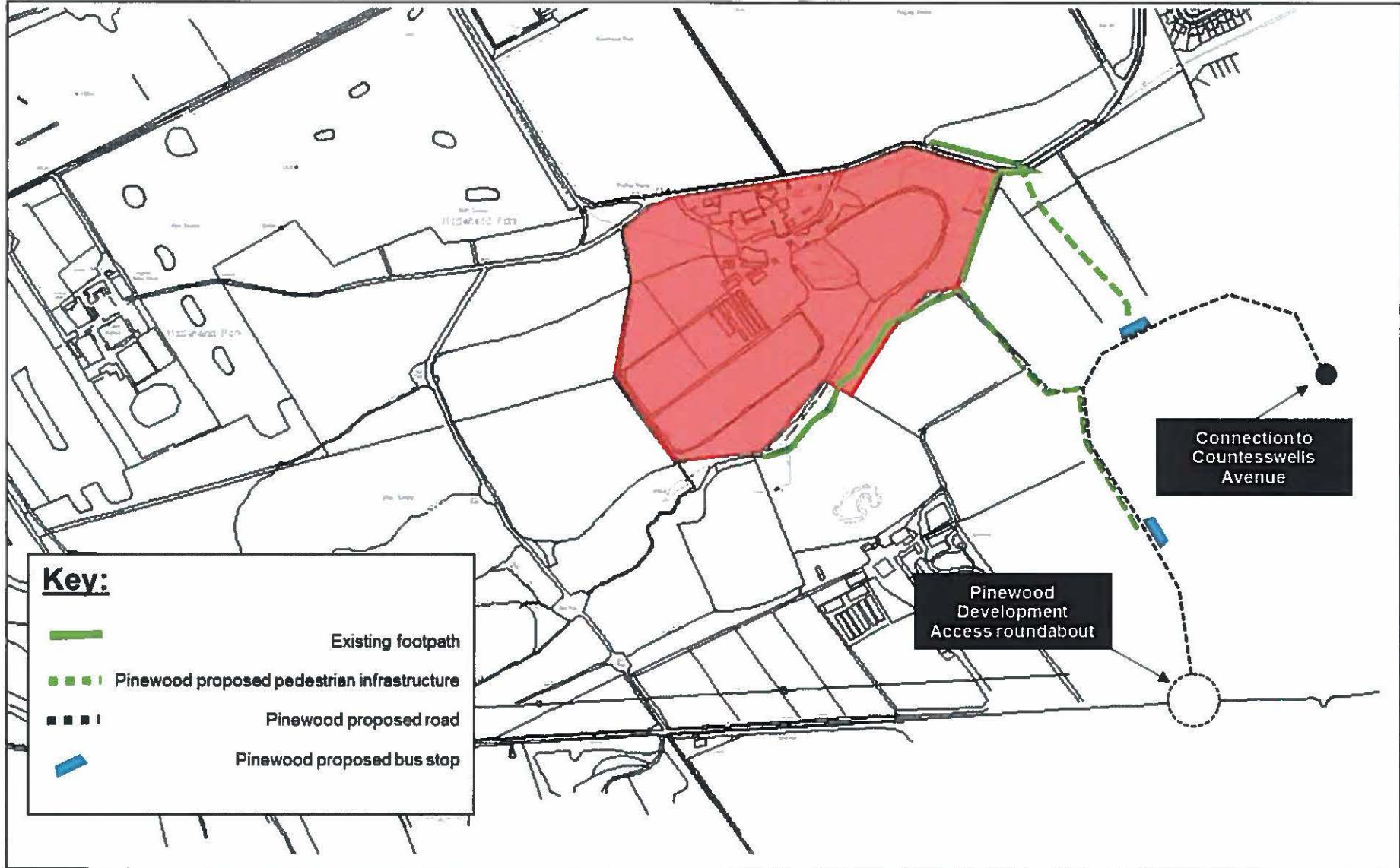


Figure 2 – Public Transport Connectivity



FORMER DOBBIES GARDEN CENTRE: ECOLOGICAL OVERVIEW

Supporting Document CAR9

1.1 Scope

EnviroCentre was commissioned by Burness Paull (on behalf of their client), to undertake an ecological overview of a site known as The Former Dobbies Garden Centre, near Hazlehead, Aberdeen.

The overview was requested to highlight any obvious, notable ecological features present on the parcel of land; and to describe the status of the site in terms of its current function. The aim of the overview was to inform representations to the Aberdeen Local Development Plan Review in relation to masterplan development designs for the site.

1.2 Site Description

The site, known as the 'Former Dobbies Garden Centre', is located at Ordnance Survey Grid Reference NJ 89487.04909, situated at an elevation of 98m above sea level. The site is bounded to the north by Hazeldene Road and large sports pitches, to the east by new build residential dwellings, and to the south and west by woodland, an equestrian centre, golf course and other accessible green spaces.

1.3 Method

A walk-over appraisal of the broad habitats on site was undertaken by an ecologist on the 26th May 2015.

No targeted habitats or species survey has been undertaken.

1.4 Results

The following results constitute a broad baseline 'snap-shot' of the site.

1.4.1 General Site Description

The site comprises a redundant garden centre including buildings (occupied and derelict), cleared bare ground, rubble and spoil heaps, derelict polytunnel infrastructure and defunct greenhouses. The plant growing infrastructure is being overgrown by plants and trees. Many of the trees present are young, established examples of species that were being commercially grown on site.



Photo 1: Cleared bare ground



Photo 2: Rubble piles and defunct greenhouses

Additionally a series of square, enclosed field systems accompany the hard landscape and infrastructure. These field systems show signs of past use as growing enclosures, perhaps also containing polytunnels etc. sheltered from prevailing winds by tall linear cypress hedgerows. Ground cover is dominated by pastoral grassland that appears to have been grazed occasionally by horses.



Photo 3: Sheltered grassland



Photo 4: Former growing infrastructure

Small coupes of Sitka spruce are present in the south aspect of the site. These are perhaps remnants of the growing of commercial tree species for forestry plantations. These coupes have been fragmented by the control of vegetation adjacent to the power lines.

A small orchard is present in the south aspect of the site, adjacent to a narrow burn. The orchard has been severely browsed by large mammals (horses, deer), and is largely defunct.

1.4.2 Walk-over Results

The following observations were made:

- No obvious field signs of notable faunal species were discovered;
- Ecological connectivity is provided via established linear tree features and a narrow burn in the south east of the site;
- An invasive non-native plant species (Japanese Knotweed) is present in at least two locations; and
- Fire has damaged part of the site.



Photos 5: Japanese Knotweed



Photo 6: Fire damage to buildings

1.5 Further Study at Masterplan and Planning Permission Stages

It is considered that as part of the development of the site, the following studies would be required at masterplan stage:

- Contaminated Land Phase 1 appraisal (non-ecology);
- Phase 1 Habitat Survey and Wetland Assessment;
- Invasive Species Survey;
- Tree Survey including:
 - Tree constraints plan; and
 - Broad arboricultural impact assessment.
- Protected Species Survey targeting:
 - Birds;
 - Invertebrates;
 - Red squirrel;
 - Bat activity and tree roost assessments;
 - Badger;
 - Water vole; and
 - Reptiles.
- Culminating in a Preliminary Ecological Appraisal (PEA) according to guidelines published by the Chartered Institute of Ecology and Environmental Management (CIEEM)

Depending on the findings of the above, it is considered that some or all of the following studies would be required at a detailed planning application stage:

- Detailed habitats assessments including Groundwater Dependant Terrestrial Ecosystems (GWDTEs);
- Updated arboricultural impact assessment dependent on utilities and design iterations;
- Arboricultural method statements;
- Updated bat roost inspections/activity surveys;
- Updated red squirrel and badger surveys;
- Species licence applications where necessary; and
- Culminating in an Ecological Impact Assessment (EclA).

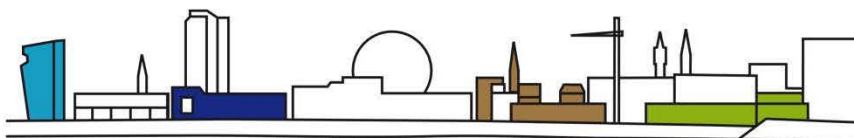
1.6 Conclusion

The Former Dobbies Garden Centre is a mixture of abandoned commercial infrastructure, remnant short term tree planting and fallow growing areas, enclosed by large cypress hedges; neighboured by semi-mature crops of commercial plantation trees. It is likely that the land has been subject to intense fertilisation, herbicide and fungicide treatment over a period of decades. Following the re-location of the garden centre, the majority of the site is redundant. Some buildings are in use by a support charity and an interiors business; others are derelict or have been destroyed by fire.

Development of the site is likely to result in the removal of vegetation in places; and the retention of screening and connecting vegetation in others. Trees present on site, which are remnant of the nursery process, are ideal for translocation within a landscaping scheme.

Importantly, the control/eradication of invasive plant species (Japanese Knotweed) was not successful during the site's time as an operational garden centre, and is unlikely to be addressed in the current land use. Japanese knotweed is likely to spread naturally or via the informal recreational access on site. The nearby burn is a perfect vector for the spread of such a plant. A Japanese knotweed management plan is therefore essential.

If properly planned, redevelopment of the site is unlikely to be significantly constrained by ecological features. Importantly, development would provide an opportunity to: eradicate invasive plant species, re-establish and enhance riparian woodland of the burn, remediate any undesirable conditions relating to the site's former commercial use (e.g. broken greenhouses, waste, land contamination if found to be present), manage existing and new tree stock to achieve a high amenity standard, and to affirm and invest in the green infrastructure connections typical of the wider area.



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 type="radio"/> Mrs <input checked="" type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	Elaine Farquharson-Black
Organisation	Burness Paull LLP	
On behalf of (if relevant)	Carlton Rock Limited	
Address	Union Plaza 1 Union Wynd Aberdeen	
Postcode	AB10 1DQ	
Telephone	01224 621621	
E-mail	efb@burnesspaull.com	

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	Removal of Urban Green Space Land at Jesmond Drive, Bridge of Don	Paragraph(s)

What would you like to say about the issue?

The Proposed Plan incorrectly includes land at Jesmond Drive as Urban Green Space, rather than as part of the existing built up area.

What change would you like to see made?

The land outlined in red on the attached plan (Document JD1) should be removed from Urban Green Space and included within the existing built up area of Bridge of Don.

The Council granted planning consent reference A4/0409 for the erection of 32 sheltered housing units, 10 special needs houses, a medical centre, nursery school and shopping centre on the area shown outlined in a dashed red line on the attached plan (Document JD2). This consent has been implemented. The land shown as Urban Green Space sits within the site covered by the 2004 permission and therefore already benefits from a planning permission for a mixed use development.

The merits of including the land as urban Green Space have already been considered by the Council and a Scottish Government Reporter.

As part of preparation of the Finalised Aberdeen Local Plan: Green Spaces – New Places, the Council resolved to reflect the grant of outline planning permission by identifying the site as an opportunity site, reference OP104. This was upheld by the Reporter at the examination into the 2008 Local Plan who stated that “there should be an ‘Opportunity Site OP104’ with boundaries as proposed in Proposed Change G6 and Proposed Changes at Map 4”. The Reporter concluded that the Council had not demonstrated any evidence to justify the site being required as active open space. He saw limited value in retaining an undeveloped area and required the removal of the Urban Green Space zoning from the entire site. He went on to state “The Urban Green Space (GS34) designation should be removed from the whole Opportunity Site”. A copy of the proposed changes Map 4 forms Document JD3. The site boundary reflects the planning permission reference A4/0409.

Despite the Council accepting the Reporter’s findings, the Proposals Map which was prepared as part of the adopted Plan failed to follow the boundaries of the outline planning permission and also failed to remove the Urban Green Space from the consented site.

That error was perpetuated in the 2012 Local Development Plan, which not only carried forward the Urban Green Space which the Reporter in 2008 had said should be removed, but also further reduced the boundary of the opportunity site. The Reporter at the examination into the 2012 LDP did not consider the site boundaries in any detail as he noted that planning permission had already been granted and that the development was underway on the site.

It is clear that the current LDP zoning and the emerging 2016 LDP contravenes the Council’s and Scottish Government’s findings on the site. Since the land is already covered by an implemented planning permission, it requires to be included within the built up area.

There is current planning application for the erection of 21 affordable units on the land in question. The application is in line with the Council’s stated requirement for more affordable homes and is supported by Grampian Housing Association.

Document JD4 is the indicative layout for the site which demonstrates how the land can be sensitively laid out to provide an attractive development sitting within considerable landscaped grounds, which are partly private and partly public. Critically, all open space will be actively maintained. The existing pedestrian footpath through the area will be preserved. Indeed, it is submitted that the walking experience will be enhanced through active management of the areas, the security provided by overlooking from residences and provision of benches. The Community Council supports the erection of residential units on the site rather than retention as vacant land which underlines that the site is not considered to be an important amenity area by the local residents.

It is hope that planning permission for the affordable units will be granted prior to adoption of the 2016 Plan which provides further justification for removing the Urban Green Space zoning from the land.

Supporting Documents:

Document JD1 Site plan

Document JD2 A4/0409 site plan

Document JD3 Proposed Changes Plan

Document JD4 Indicative layout for application 150369

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.

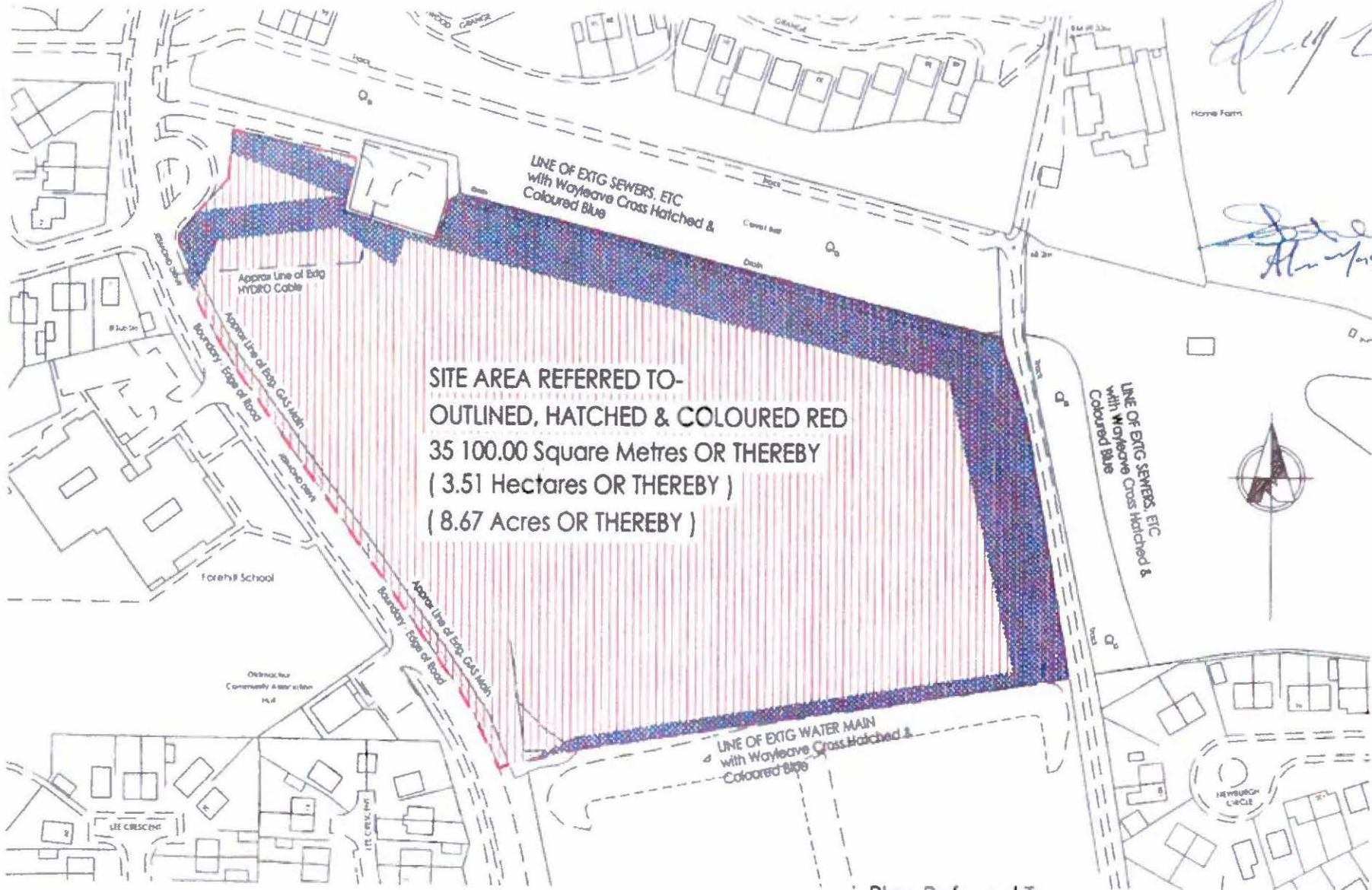
Data Protection Statement

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.



This is the Plan 1 referred to in the foregoing Minute of Agreement between Aberdeen City Council and Carlton Rock Limited

Alan Fraser
Director
Director

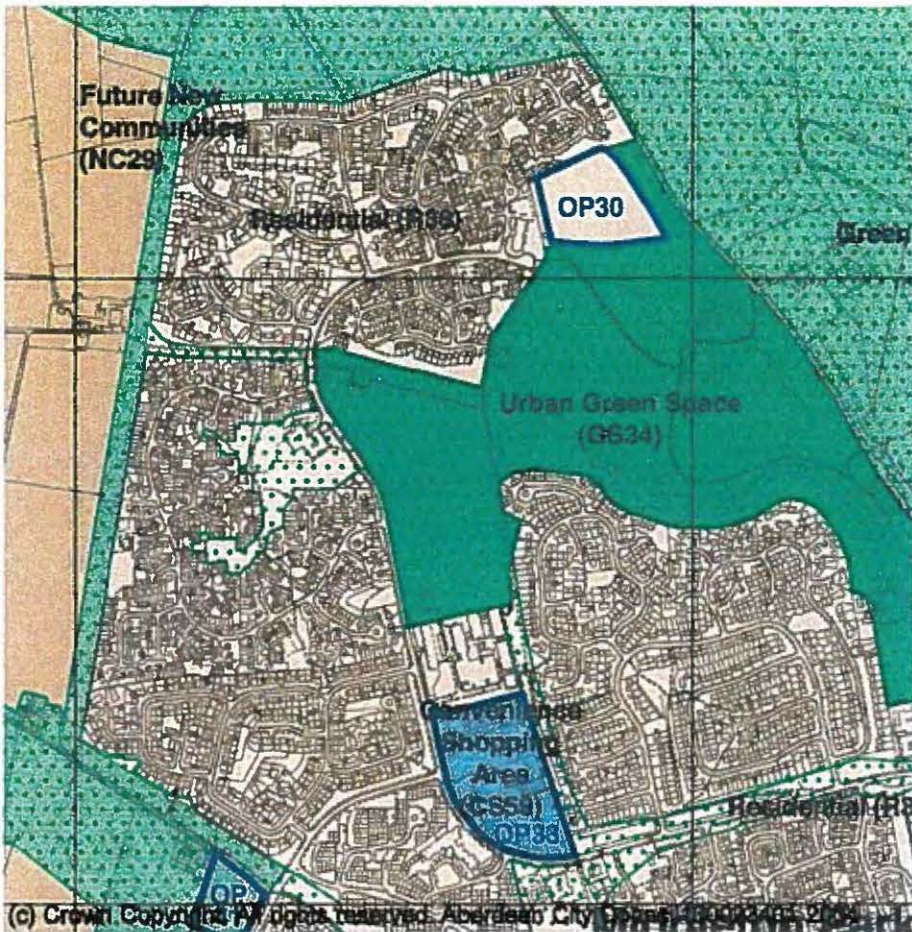


Site Plan Layout scale 1:1250

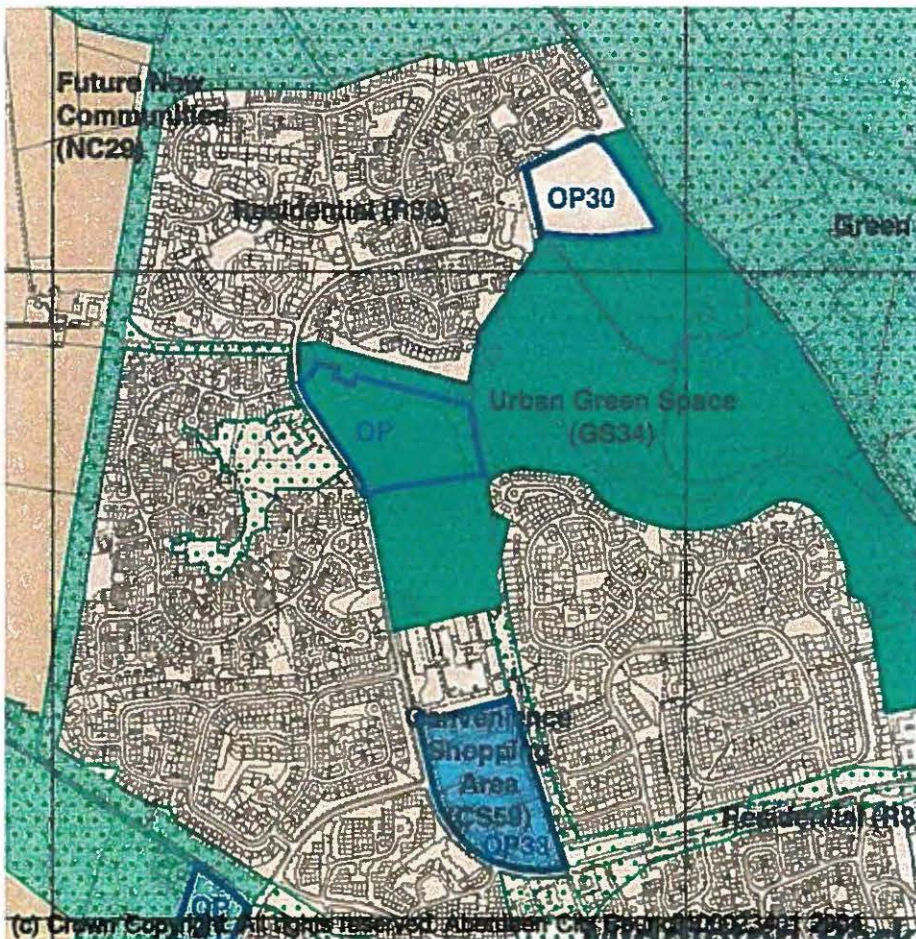
Plan Referred To -
Site at Jesmond Drive, Bridge of Don,
Aberdeen. date - June 2000 Rev. E - AS AMENDED - Oct 2004

Jesmond Drive, Bridge of Don

Site No. 15



[a]
Extract from 2004 Aberdeen
Finalised Local Plan

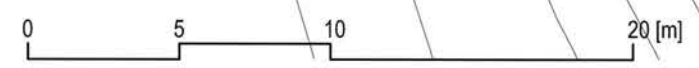


[b]
Proposed changes to 2004
Aberdeen Finalised Local Plan



JESMOND DRIVE

PEDESTRIAN PATH



Residential Development at Jesmond Drive, Aberdeen

FLOORPLANS PROPOSED - GROUND

1:250 @ A3 1505 D(0-02A

dma david murray associates
 Chartered Architects The Radar Station, Donmouth Road, Aberdeen AB23 8DR 01224 709600 admin@dma-architects.co.uk
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