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# Proposed Aberdeen Local Development Plan 2015

CONSULTATION RESPONSE – MACTAGGART & MICKEL HOMES  
JUNE 2015

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PREPARED BY COLLIERS  
INTERNATIONAL

PREPARED FOR MACTAGGART &  
MICKEL HOMES

**COLLIERS INTERNATIONAL SPECIALIST AND CONSULTING UK  
LLP**

Company registered in England and Wales no. OC392407  
 Registered office:  
 50 George Street  
 London W1U 7GA

Tel: [REDACTED]  
[www.colliers.com/uk](http://www.colliers.com/uk)

1c Exchange Crescent  
 1 Conference Square  
 Edinburgh  
 EH3 8UL

Tel: [REDACTED]

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# 1 INTRODUCTION

## 1.1 INTRODUCTION

Colliers International have been instructed by our Client, Mactaggart and Mickel Homes, to lodge responses to the proposed Aberdeen Local Development Plan 2015.

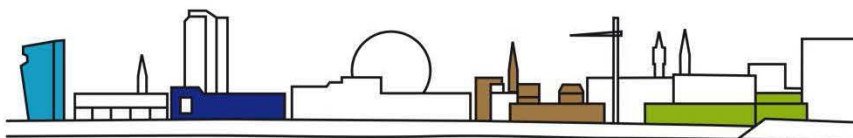
This document sets out those responses in respect of land to the south of Bucksburn Primary School, south of Inverurie Road (A96), Bucksburn. Our Clients land interests in Bucksburn relates to land previously supported, and included in the last proposed Local Development Plan. Malcolm Hay Trustees, the site owners, have long promoted the sites merits as is documented in the appendices included here. The site was, within the last pLDP, promoted for residential development of circa 80 units, capable of being developed on a site which can be integrated, well designed, landscaped and deliverable in a short/medium timescale. The Reporter at the last Local Development Plan Examination concluded that there were no overriding reasons to remove the site from the green belt and the green space network. It is argued that the Reporters findings in relation to the site were weak and that in order to allow the settlement to expand to meet local needs, and in the interest of providing a robust green belt edge in line with the provisions of SPP, this site should be removed from the green belt, the green space network, and be allocated for in the emerging LDP for residential development.

This document contains individual representation forms relating to issues of:

- Greenfield Development/Policy LR1 – Land Release Policy
- Masterplan Zones/Directions of Growth
- Policy D1 – Quality Placemaking by Design
- Policy D2 – Landscape
- Policy NE1- Green Space Networks
- Policy NE2 – Green Belt
- Policy H1 – Residential Areas

It is supported by a range of documents associated with previous rounds of Local Development Plan consultation. Full cognisance should be taken of these documents when considering the individual representations.

## 2 REPRESENTATION FORMS



## 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 20<sup>th</sup> March and Monday 1<sup>st</sup> June 2015. Please ensure all representations are with us by 5pm on Monday 1<sup>st</sup> June.**

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	Proposed Action Programme <input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report <input type="checkbox"/>	
<b>Policy/Site/Issue</b>	Greenfield Development (page 9)/land formally known as OP27 Bucksburn/Policy LR1-Land Release	<b>Paragraph(s)</b>

## What would you like to say about the issue?

Our Clients interests lie to the south of the former Bucksburn Primary School, south of the Inverurie Road (A96) at Bucksburn. Please refer to the appended information and other consultation responses when considering out comments as set out below.

In meeting the spatial strategy the pLDP calls for "New development, whether in brownfield or greenfield locations, will have to be of the best standard..." (Paragraph 2.5) There is nothing in the plan to suggest that small-scale land release on greenfield sites cannot take place, but that proposals must be of the highest quality. The plan has placed significant focus on greenfield land release and it is acknowledged that in many areas this is a necessity. The ability of greenfield sites to meet development plan needs is often viewed in the context of large-scale long-term land release. It is held that the ability of small-scale greenfield sites to be released and built-out in a timeous manner should also be explicitly acknowledged in the emerging Plan.

In that vein, paragraph 51 of Scottish Planning Policy (SPP) states that "Local development plans should show the detailed boundary of any green belt, giving consideration to: (inter alia)

- the need for development in smaller settlements within the green belt, where appropriate leaving room for expansion;
- establishing clearly identifiable visual boundary markers based on landscape features such . Hedges and field enclosures will rarely provide a sufficiently robust boundary."

In that vein it is considered that the pLDP has not drawn the green belt around Bucksburn correctly, drawing it tight to arbitrary boundaries and leaving no room for expansion. It is considered that the Council should recognise in the plan the entitlement for smaller settlements to expand to meet local requirements, utilising sites which are of a scale, nature and proximity to local services and facilities which are viable and deliverable in the short/medium term. Our Clients land at Bucksburn is such a site which is ripe for development - potentially in tandem with the adjacent site - and represents a logical and viable expansion to the urban form in this settlement.

The pLDP further notes that to meet the SDP requirements 17,000 homes have been earmarked on greenfield sites to the period up to 2026. Many of these are mixed use and are carried over from the 2012 Local Development Plan. For the Dyce/Bucksburn/Woodside area, there is a noted existing housing allowance of 3,300 up to 2026. This remains a significant figure of sites to be delivered before 2026. The greenfield allocations will be assessed against the relevant policy, Policy LR1 – Land Release Policy which states that two phases of land release on greenfield sites will take place: Phase 1 2017-2026 and Phase 2 2027-2035.

It is noted however that Phase 1 releases will be 'approved in principle' only. Consequently, it is concluded that there is real possibility that some of the larger scale sites programmed for delivery in Phase 1 will fail to meet the timescales envisaged as it is probable that significant detailed design and survey work will be required. In recognising that there are existing allocations being carried over from the existing LPD, the Council should ensure where deliverability issues arise, smaller settlements have been provided with the room to expand in a limited, logical fashion to plug any gaps in housing provision which may arise. Furthermore it is considered that complete reliance on large-scale releases may be to the detriment of smaller communities outwith or indeed adjacent to such large releases. Policy LR1 as written allows for smaller-scale proposals on land "in close proximity to an allocation" to be refused; this approach is unsupported.

It is considered that the reliance on existing allocated sites being carried out from the 2012 adopted Local Development Plan is somewhat flawed, in that there are situations where some/part of these historic allocations are large-scale and there remains a significant level of detailed work and consents to be put in place before deliverability on the ground will occur. The Council are reminded that paragraph 123 of SPP states that "A site is only considered where it can be demonstrated that within 5 years it will be free of constraint and can be developed for housing." Comments refer to PAN 2/2010: Affordable Housing and Housing Land Audits and the seven criteria listed. It is confirmed that our Clients site at Bucksburn is considered to be fully effective in terms of both the SPP and PAN. The policy does not explicitly state support for the necessity of smaller-scale land releases to occur in locations which are capable of 'plugging in' to local services and facilities. These are crucial to the area meeting its housing supply targets and demands, however it has failed to be absorbed into policy within this emerging plan.

It is noted that the Council have not suggested to include a draw-down mechanism to meet any shortfall which may occur in phase 1 of the land release schedule as proposed. In the absence of such, it is strongly urged that provisions are required to be made within the Policy LR1 regarding the role smaller-scale sites have to play in meeting overall housing targets.

## What change would you like to see made?

- the text and policy relating to greenfield and land release requires to address and reflect that smaller sites which can be released and delivered, free from constraint and taking cognisance of other plan policies have a role to play in meeting the areas housing land requirements and promoting mixed communities.



Please return the completed form by:

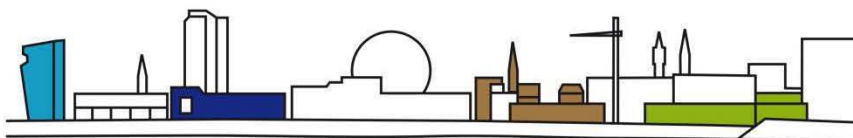
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	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
<b>Policy/Site/Issue</b>	Directions for Growth (pages 11-15)/Masterplan Zones (pages 33-34)/City Wide Plan/land formally known as OP27 Bucksburn	<b>Paragraph(s)</b>	

## What would you like to say about the issue?

Our Clients interests lie to the south of the former Bucksburn Primary School, south of the Inverurie Road (A96) at Bucksburn. The site was a proposed allocation in the previous proposed Local Development Plan (pLDP), included as OP27. It was promoted at this time for residential development of circa 80 units. A concept plan for the site is included in the appended information. Please refer to all of this appended information along with our response to Policy LR1 - Land Release, NE1-Green Space Networks and NE2-Green Belt when considering out comments set out below.

The pLDP promotes the Strategic Development Plans vision for four growth areas as the focus for development over the period up to 2035 noting however: "Development on brownfield sites is strongly encouraged. Significant allowances are also made for development on greenfield sites." (Paragraph 1.9) The pLDP states that "substantial land allocations have been made in the Dyce/Bucksburn A96 corridor close to Aberdeen Airport, which is one of the gateways to the Energetica corridor" (Paragraph 2.21). While the direction of growth is not in itself disputed, it is considered that an overreliance on these larger-scale sites to deliver may result in a lack of housing being readily available to meeting demand in shorter time periods. There is a real danger that the plan focus on masterplan zones may be to the detriment of smaller communities lying outwith or adjacent to these zones. This is noted further in our response to LR1.

The emphasis missing from this plan as currently written is deliverability and appropriate, realistic development timeframes. Large-scale allocations have a role to play in the plan area and such allocations which have been made throughout the Council area do have a place in the long-term delivery of homes and employment land, however it must be acknowledged that the funding, supporting infrastructure and overall lead-in timescales for such sites differs greatly to smaller sites. Smaller sites are more readily capable of plugging-in and integrating with existing services and facilities and should be an important element in the overall delivery of housing numbers over a plan period.

The pLDP acknowledges that "The proximity of housing and employment land allocations provides the opportunity for people to live close to places of work." (Paragraph 2.21) The Council have here acknowledged the importance of co-location of employment and residential land uses, whether that be deliver in tandem or in response to a defined need. It is considered that while larger masterplan zones are capable of delivering both uses, the plan currently does not go far enough to support small-scale residential land releases which are responding to local needs.

The Council must recognise, and this must be carried through in policy, that smaller sites have a role to play meeting housing needs and providing homes for a working population in existing settlements. This is in line with SPP which calls for "a generous supply of land for each housing market area" and "a range of attractive, well-designed, energy efficient, good quality housing." (Paragraph 110)

In that vein and turning our attention to our Clients site at Bucksburn, it is noted that the subject site has been omitted from both the Newhills Expansion and Dyce Drive (zone 3) and Greenferns masterplan (zone 4) areas (as set out in Figure 1: Masterplan Zones). Indeed it lies nestled between the two masterplan sites. While the site is currently designated green belt and part of the green space network (discussed separately) it is not considered to play an important or justified role in either of these designations. The ability of this site to form a logical extension to the adjacent residential areas of Bucksburn which links between the two masterplan Zones should be recognised and its status reviewed without delay. The masterplan areas as currently shown cannot be taken forward in isolation from the smaller settlements they border. As such and in the interest of creating a more logical and robust greenbelt boundary in this area of Aberdeen, cognisance should be given at this stage regarding the knock-on effects the masterplan development Zones will have in areas outwith or which they border, and how their development will impact on the greater Aberdeen area and countryside. In the context of the Bucksburn site, this would mean the creation of a logical green belt boundary around and through both masterplan Zone 3 and 4, thus pulling the green belt boundary south of Bucksburn and allowing smaller in-fill residential development to take place in a logical fashion, which properly rounds-off the settlement. This approach would allow our Clients site available as a viable development opportunity in close proximity to services, facilities and capable of being absorbed into the town boundary. The resultant green belt boundary would be stronger than that currently in place and through linking the boundary with the green space network beyond and within Zones 3 and 4, would meet other policy aspirations.

It is noted from the accompanying Action Programme that there remains, in some respects, significant work to be carried out in respect of the delivery of some of the masterplan zones. Timescales for the commencement of on-site build begin in 2017 and the Council are urged to realistically consider how achievable these aspirations may be and what procedures and sites are in place should a shortfall in housing numbers occur.

It is requested that the Council review the ability of the masterplan Zones to create strong landscapes within which smaller developments in local communities can take place, such as is argued to be the case in Bucksburn. The pLDP does not provide a level of information to set out how these zones are to integrate with adjacent existing settlements and what their development mean for the context and setting of smaller sites.

## What change would you like to see made?

- review of how the masterplan zones (particular zones 3 and 4) affect the area of Bucksburn highlighted and a review of the green belt and green space network to assist in linking these zones without detrimentally affecting the small area of Bucksburn which has been omitted from either zone.
- formation of a robust, defined green belt boundary linking masterplan zones 3 and 4, which allow for small-scale development/infill to take place on our Clients site at Bucksburn
- inclusion of reference to how shortfalls from the masterplan zone developments are to be dealt with as the plan progresses

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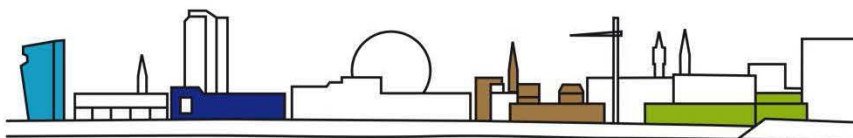
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<b>Policy/Site/Issue</b>	Policy D1-Quality Placemaking by Design/land formally known as OP27 at Bucksburn	<b>Paragraph(s)</b>

## What would you like to say about the issue?

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Policy D1 is largely supported however it is held that there are significant overlaps between this and other key policies in the successful creation of quality places and spaces. As such we would welcome acknowledgment of such policies – such as Policy D2-Landscape –in the preceding policy text.

Policy D1 sets out the criteria against which any proposals will be assessed, including the six key qualities of successful places, which echoes national policy and is therefore supported. Any development which may come forward on the above site would carefully address each of these criteria. Specifically, as as appended to this document, a concept plan for the subject site illustrates its clear relationship to the adjacent built form. Access and connectivity could be promoted via Howes Road and the A96; and via pedestrian/cycle links to the south - both east and west. Additionally, landscape works would assist in creating a robust green belt boundary and a setting for a logical residential development which is:

- distinctive;
- welcoming;
- safe and pleasant;
- easy to move around in;
- adaptable; and
- resource efficient.

Paragraph 3.4 of the Plan as written encourages “an engaging, design-led approach to secure quality placemaking through the appropriate use of pre-application discussion” and this is welcomed. The same paragraph also makes reference to the Aberdeen City and Shire Design Review Panel and while it is acknowledged that this can be a useful tool in striving for design and placemaking quality, we would welcome further information as to how sites are selected for this process and what weighting the Panel’s findings have at the application determination stage.

## What change would you like to see made?

- acknowledgment of the overlap with other related policies
- further information within the associated policy text or associated supplementary guidance regarding the design review panel



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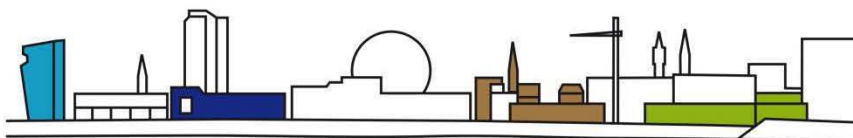
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<b>Policy/Site/Issue</b>	Policy D2 - Landscape/Site formally known as OP27 at Bucksburn	<b>Paragraph(s)</b>	

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Following on from our response to Policy D1 in meeting and delivering through sensitive layout and design the six key qualities of a successful place, Policy D2 – Landscape is a key consideration in the successful delivery of any site, providing a setting for development, a sense of welcome and important delineations between public and private spaces. In specific relation to our Clients land interests at Bucksburn, where the site is currently allocated (and continued to be proposed as) both green belt and green space networks, a strong landscape framework to integrate and provide a fitting context for development in this location could be employed. The positive impacts of a robust landscape framework are numerous, including the provision of a stronger more robust green belt boundary, and the ability to enhance green networks and their features thus assisting the creation of successful welcoming places.

Indeed it is strongly considered the case that the employment of a robust, sensitive and strong landscape framework can overcome a substantial level of any concerns which the local authority or statutory consultee may have in the allocation of this site for residential development. Indeed Policy D2 calls for development to “create new landscapes where none exist and where there are few existing features.” We welcome this inclusion in the Policy however conclude that it requires to be further emphasised in the Policy as a means by which other aspirations and policy provisions of the wider plan can be met, for example in relation to green space networks

**What change would you like to see made?**

- request that the policy text is expanded/amended to provide greater emphasis on the ability of a robust landscape framework to address policy considerations and significantly assist in meeting the provisions of Policy D1.

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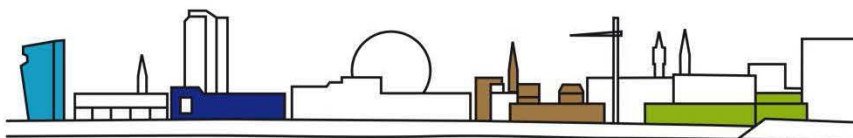
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<b>On behalf of (if relevant)</b>	Mactaggart and Mickel Homes
<b>Address</b>	1c Exchange Crescent, 1 Conference Square, Edinburgh
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<b>Telephone</b>	[REDACTED]
<b>E-mail</b>	[REDACTED]

Please tick if you would like to receive all future correspondence by e-mail

<b>What document are you commenting on?</b>	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"/>	
<b>Policy/Site/Issue</b>	Policy NE1 Green Spae Network/site formally known as OP27 Bucksburn/City Wide Plan	<b>Paragraph(s)</b>	

## What would you like to say about the issue?

Our Clients interests lie to the south of the former Bucksburn Primary School, south of the Inverurie Road (A96) at Bucksburn. The site was a proposed allocation in the previous proposed Local Development Plan (pLDP), included as OP27. It was promoted at this time for residential development of circa 80 units. A concept plan for the site is included in the appended information. Please refer to all of this appended information along with our response to Policy NE2-Green Belt when considering out comments set out below.

Land to the south of the former Bucksburn Primary School, south of the Inverurie Road (A96) at Bucksburn is designated as greenbelt (NE2) and part of the green space network (NE1) in the adopted LDP. It remains proposed as such in this pLDP.

The function of a green space network is to connect natural green spaces, habitats and communities. Under Policy NE1 – Green Space Network the Council aim to “protect, promote and enhance the wildlife, access, recreation, ecosystem services and landscape value of the Green Space Network” and “Proposals for development that are likely to destroy or erode the character and/or function of the Green Space Network will not be permitted.” It is held that development of the Bucksburn site would not destroy or erode the character and function of the Network. Strong links can be provided within a development area thereby creating and enhancing wildlife corridors and extending the overall network. In addition, ensuring a residential population exists to utilise the network via connected paths and routes is held to be a key consideration in meeting the aims of Policy NE1.

It is noted that in earlier representations to support the sites development a sketch layout was included, illustrating how the site could be accessed and external links developed. It is held that the Reporters findings at the last Examination that the site should remain designated as green belt and part of the green space network were flawed. This site is wholly capable of delivering a robust greenbelt boundary more in line with SPP whilst also providing through-links and access to the wider green space network in and around the plan area. As such the green space network designation on this site should be removed and the site designated under Policy H1-Residential Areas.

The Reporters previously placed significant emphasis on the site's function as part of the green space network and cited this as a reason for it being removed from the then proposed plan. In omitting the subject site from the pLDP the Council have relied upon the previous Reporters findings regarding the site's contribution to the green space network. However, given the location of the site and its ability to form a logical extension to the urban form in the wider area, it is held that the site does not constitute such a strong component in the wider, extensive, green space network which warrants a ban on any development taking place. It is concluded that development of this site would constitute viable development which can be successfully and sensitively designed to strengthen the character and function of the wider green space network. Taken in tandem with comments relating to the identified masterplan zones (part of a separate response) it is held that the site can be successfully developed for residential purposes while meeting the terms of Policy NE1. Indeed, the policy allows for mitigation to offset any potentially negative impacts which development might have on the network.

Ultimately it is considered that this policy does not prohibit development of this site at Bucksburn, but promotes mitigation, design excellence and integration with other aspects of the network in any plans/layouts coming forward.

It is held that the Council have failed to provide real scope within this policy to allow for development to take place in tandem with enhancements to the green space network. There is an acknowledgement that a key aim is to enhance the network, however a further sentence requires to be added to this policy to acknowledge that development opportunities may present themselves in or adjacent to designated green space network areas whereby network enhancements can be provided and in such instances the Council may - taking cognisance of all other determining issues – be minded to support such an application. The policy and use of the designation has to date implied the designation as a constraint on development taking place however this stance should not be taken forward in the emerging plan policy. It is held that wording to the following effect should also be added to the policy: “development proposals coming forward on designated green space network sites may be appropriate where such development can be shown to enhance the network and connections therein.”

## What change would you like to see made?

- It is held that wording to the following effect should also be added to the policy: "development proposals coming forward on designated green space network sites may be appropriate where such development can be shown to enhance the network and connections therein."
- removal of the green space network designation at our Clients site at Bucksburn, to allow for a sensitive residential development to take place and green networks to be created and enhanced via a well-designed and appropriate landscape framework



Please return the completed form by:

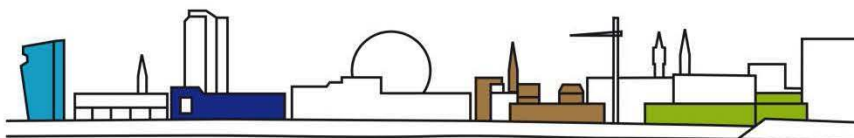
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<b>What document are you commenting on?</b>	Proposed Plan <input checked="" type="checkbox"/> Proposed Supplementary Guidance <input type="checkbox"/> Proposed Action Programme <input type="checkbox"/> Strategic Environmental Assessment Environmental Report <input type="checkbox"/>	
<b>Policy/Site/Issue</b>	Policy NE2 - Green Belt/Green Belt/Land formally known as OP27 at Bucksburn/City Wide Map	<b>Paragraph(s)</b>

## What would you like to say about the issue?

Our Clients interests lie to the south of the former Bucksburn Primary School, south of the Inverurie Road (A96) at Bucksburn. The site was a proposed allocation in the previous proposed Local Development Plan (pLDP), included as OP27. It was promoted at this time for residential development of circa 80 units. A concept plan for the site is included in the appended information. Please refer to all of this appended information along with our response to Policy NE1-Green Space Networks when considering out comments set out below.

Land to the south of the former Bucksburn Primary School, south of the Inverurie Road (A96) at Bucksburn is designated green belt within the adopted Local Development Plan, and are proposed as such within this pLDP.

The pLDP states that "safeguarding the green belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen's landscape setting and providing access to open space. The green belt directs planned growth to the most appropriate locations and supports regeneration" (Paragraph 3.99). The Council are reminded that Scottish Planning Policy (SPP) states "For most settlements, a green belt is not necessary as other policies can provide an appropriate basis for directing development to the right locations." (Paragraph 49) It also states that "The spatial form of the green belt should be appropriate to the location... Local development plans should show the detailed boundary of any green belt, giving consideration to: (inter alia) the need for development in smaller settlements with the green belt, where appropriate leaving room for expansion; establishing clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads."(Paragraph 51)

The draft green belt policy, Policy NE2, advises against any development in the green belt outwith the scope of those narrow uses listed therein. It is considered that while the Policy partially reflects SPP, the current wording of Policy NE2 does not reflect other aspects of SPP including the requirement for the planning system to be "flexible enough to accommodate changing circumstances and allow the realisation of new opportunities."(Paragraph 93) It is considered that the green belt policy of the pLDP does not contain sufficient flexibility to respond to changing circumstances and as currently set out this stringent wording is acting as a barrier to development in local plan areas where green belt designations are no longer appropriate and are failing to be flexible when a review of those boundaries in the context of development pressure takes place.

In relation to our Clients site at Bucksburn the designation of green belt in this precise location is not found to be in accordance with the overall thrust of SPP in relation to appropriateness, expansion of the settlement or indeed boundary markers. It should therefore be redrawn to reflect a clearly identifiable visual boundary marker based on the existing southern boundary of the site, the minor road which currently separates the site from adjacent the golf course. Indeed, development in this location in tandem with a strong landscape framework would provide a robust defensible boundary to the built development thereby also delineating a physical green belt boundary line for the wider area.

The site was included in the proposed Aberdeen Local Development Plan 2010 as OP27 which had the support of Council officers and members. It was allocated for 80 units. The Reporter at Examination removed the site from the plan, noting that in order to accommodate new housing on the site movement of the greenbelt boundary would be necessary. This remains the case and it is our view that this can be carried out within the provisions of SPP. This new western boundary of the green belt previously set out did not, in the Reporters view, "fulfil the requirements set out in Scottish Planning Policy (SPP) for a sufficiently robust or defensible boundary." This, it is argued, is a design and landscape issue which can be addressed through a detailed design process. There was, the Reporter considered, "no evidence before me to justify development on this additional land." The Reporter concluded "... for consistency and to improve the connectivity of the area of green space network to the east of the site with the rest of the green space corridor, I find that the site should be included in the green space network." It is strongly refuted that the Reporters findings – although binding – were in fact correct.

The site adjoins designated areas of residential development to the north and east and there exists a clear necessity for a more resilient green belt boundary to be located in this area than is currently the case. In its current form, the urban form is disjointed and the green belt as set out tightly drawn to arbitrary boundaries allows for no 'rounding-off' of development to take place. There is a design response which can be brought about to physically provide for a robust greenbelt boundary to the south, thus allowing the clearly suitable and viable development location to be utilised for local housing provision. The redrawing of the boundary around the subject site would provide important linkages to key facilities in the settlement, namely residential to recreation and the wider green network. A logical redraw stemming from the tree line south of Newton Croft Boarding (kennels, to the west of the subject site), southwards then turning to follow the minor road which separates the subject site and golf course until eventually meeting the caravan park, would provide shelter, enhance biodiversity in the wider area and release local land for local housing in a short-medium term.

## What change would you like to see made?

- more flexibility in the policy to better-reflect the thrust of SPP.
- the greenbelt boundary as depicted on the proposed City Wide Map reviewed to exclude our Clients site at Bucksburn and create a stronger boundary between the built form and the green belt beyond.

Please return the completed form by:

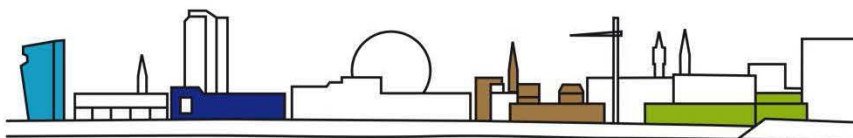
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<b>Policy/Site/Issue</b>	Policy H1-Residential Areas/land formally known as OP27 Bucksburn	<b>Paragraph(s)</b>	

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Whilst the policy as currently set out is largely acceptable, the Council should set out clarifications regarding the character area descriptions – if any exist – and what specific radius applies to 'surrounding areas'. This would assist in meeting related design excellence standards and creating successful places in line with national policy.

It is considered that should the Council be minded to include our Clients land at Bucksburn as land suited to residential development, any development in this locations would be in full accordance with the provisions of Policy H1 in that development:

- Would not constitute over development
- Would not have an unacceptable impact on the character and amenity of the surrounding areas
- Would not result in the loss of valuable open space
- Would comply with SG

## What change would you like to see made?

- the Council should set out clarifications regarding the character area descriptions – if any exist – and what specific radius applies to 'surrounding areas'.
- the inclusion of our Clients land at Bucksburn as identified in the supporting information



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# APPENDICES

*To be read in conjunction with each representation*

# 1 SITE PLAN



© Getmapping plc 2015. Plotted Scale - 1:2500

## 2 CALL FOR SITES 2008

# **Proposal for a site to be included in the Main Issues Report Form**

**Aberdeen Local Development Plan**

December 2008

**Submitted: March 2009**

Planning and Infrastructure  
Strategic Leadership  
Aberdeen City Council  
St Nicholas House  
Broad Street  
Aberdeen  
AB10 1BW

[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)



**ABERDEEN LOCAL DEVELOPMENT PLAN**

**Proposal for a site to be included in the Main Issues Report**

Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as an allocation in the Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options. This can be found on [www.aberdeencity.gov.uk/planning](http://www.aberdeencity.gov.uk/planning)

Please ensure your proposal is with us by **16 March 2009**

**Data Protection Act 1998**

How Aberdeen City Council (ACC) uses the information/data collected: The information collected in this form recorded on computer and stored securely for the purpose of processing the information. ACC will process this information fairly and lawfully and in accordance with the principles of the Data Protection Act 1998. For the purposes of processing this information Aberdeen City Council is the Data Controller.

1. Name of Proposer:  Date:

Address:

2. Name of Landowner:

Address:

**The site and your proposal**

3. What name would you like the site to be known as ?

Have you any information for the site on the internet ?  
If so please provide the web address:

The site name could be descriptive or an address.

4. Please provide a map showing the exact boundaries of the site you would like considered.

Map provided:

5. Please provide the National Grid reference of the site (8 numbers):

6. What is the current use of the site ?

Has there been any previous development on the site ?    Yes     No

If so, what was it ?

7. What do you propose using the site for ?

8. If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (Flats, Detached Houses, Terraces etc.

9. It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure ?

25%     More     Less

Affordable housing will be considered in more detail at any application stage as requirements may be less than 25%.

10. If you are proposing business uses please provide details of what you would market the land for ?

- Business and offices (Use Class 4)
- General industrial land (Use Class 5)
- Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site ?

Yes     No

Please make sure the area of land proposed for business use is shown on the site plan.



11. If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.

12. Will the proposed development be phased ?      Yes       No

If yes, then please provide details of what is anticipated to be built and when.

This is not a particularly large scale site, however, phasing of development may be appropriate. Phasing will depend upon future market conditions amongst other factors.

13. Has the local community been given the opportunity to influence/partake in the development proposal ?

Yes       No       Not yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in future.**

It is our client's wishes to listen to the views of the local community and incorporate these where appropriate taking on board the views in relation to the site. The bid proposal will be further developed following community engagement exercises.

### Sustainable Development and Design

14. Have you applied principles of sustainable siting and design to your site ?  
The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on [www.aberdeencity.gov.uk/planning](http://www.aberdeencity.gov.uk/planning).

Please provide the following information:

**A. Exposure** - does the site currently have -

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

**B. Aspect** - is the site mainly -

- North facing
- East or west facing
- South, south west or south east facing

Although the site is north facing we are confident that a layout can be designed to make best use of solar gain available at this site. North facing sites seen all the way along the southern edge of Auchmill Road.

**C. Slope** - do any parts of the site have a gradient greater than 1 in 12 ?

- Yes
- If yes, approximately how much (hectares or %)
- No  To be determined.

**D. Flooding** - are any parts of the site at risk of flooding ?

- Yes
- If yes, approximately how much (hectares or %)
- No

**E. Drainage** - do any parts of the site currently suffer from poor drainage or waterlogging ?

- Yes
- If yes, approximately how much (hectares or %)
- No

**F. Built and Cultural Heritage** - would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings ?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

**G. Natural conservation** - would the development of the site lead to the loss or disturbance of wildlife habitat or species ?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

**H. Landscape features** - would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges or stone walls ?

- Significant loss or disturbance
  - Some potential loss or disturbance
  - No loss or disturbance
- The site is bounded by a post and wire fence and drystone dyke which is in poor state of repair. Development of this site may disturb some of the features but where possible they will be retained and potentially restored.

**I. Landscape fit** - would the development be intrusive into the surrounding landscape ?

- Significant intrusion
  - Slight intrusion
  - No intrusion
- This site slopes down from the south towards Auchmill Road in the north and can be seen from the A96 when travelling southbound. Notwithstanding this the site has a backdrop of trees as well as a residential caravan site. Development of this site will not be intrusive in the surrounding landscape as no development would break the skyline and it would be set amongst other buildings and existing development.

**J. Relationships to existing settlements - how well related will the development be to existing settlements ?**

- Unrelated (essentially a new development)
  - Partially related
  - Well related to existing settlement
- The site is contiguous with the existing city boundary and is directly adjacent to other areas of development. Bucksburn is an area that has a large residential element and this development will fit comfortably with the surrounding land uses.

**K. Land use mix - will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities ?**

- No contribution
- Some contribution  To be determined
- Significant contribution

**L. Accessibility - is the site currently accessible to bus, rail, or major road network ?**

- Access more than 800 metres away  This site is well located for regular bus services in and out of the city along Auchmill Road.
- Access between 400 and 800 metres away
- Access within 400 metres

**M. Proximity to services and facilities - How close are any of the following ?**

	400m	400-800m	>800m
• Community facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Local shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• Primary schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**N. Footpath and cycle connections - are there any existing direct footpath and cycle connections to community and recreation facilities or employment ?**

- No available connections
  - Limited range of connections
  - Good range of connections
- The site has a number of existing footpath links to and from the school, as well as to the east of the site linking other residential areas. To the immediate east of the site there is a football pitch and small play area with play equipment.

**O. Proximity to employment opportunities - are there any existing employment opportunities within 1.6 kilometres for people using or living in the development you propose ?**

- None
  - Limited
  - Significant
- There are a number of small businesses and services in Bucksburn such as a bank, police station and local shops. There are also good public transport links to both Dyce and the City Centre.

**P. Contamination - are there any contamination or waste tipping issues with the site ?**

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

**Q. Land use conflict** - would the development conflict with adjoining land uses or have any air quality or noise issues ?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed ?

**R. Physical Infrastructure** - does the site have connections to the following utilities ?

- Electricity
  - Gas
  - Water and Sewage
- This site is immediately adjacent to residential development and the local school. We are confident that the site can be connected to utilities existing within the area.

If you are proposing housing, is there existing school capacity in the area ?

- Secondary capacity  To be determined
- Primary capacity

Are there any further physical or service infrastructure issues affecting the site ?

**15.** No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission:

- Contamination Report
- Flood Risk Assessment
- Drainage Impact Assessment
- Habitat/Biodiversity Assessment
- Landscape Assessment
- Transport Assessment
- Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)

**16. Does the development proposal give any benefits to the community ?**

**If so what benefits does the development bring, and how would they likely be delivered ?**

The site is currently underused but well located for residential development on the edge of the Greenbelt and adjacent to existing development. The proposed use of the site would not conflict with any of the existing adjacent uses and offers the opportunity make contributions to improve services and facilities for the local community. The site is a suitable size for the locality, contributing to the Finalised Structure Plan allocation of 21,000 new Greenfield houses within Aberdeen up to 2030.

A development of this scale has the potential to improve open space directly adjacent to the site. The football pitch and play equipment adjacent are in need of updating and have obviously been there for some time. Development at this site could also improve the safety of the users. A layout could be designed to ensure that this area to the east of the site is well lit with properties facing the play area. Footpaths around the site are likely to benefit from physical improvements to the surface and improvements to the users safety with increased street lighting and 'eyes on the street'. The area surrounding the site is largely residential with Bucksburn Primary School located immediately adjacent to the north west. Development at this site may also have the potential to contribute to improvements to facilities at the school.

The site is within easy walking distance of local shops, a bank, pub and hotel. This site is also conveniently located for local bus services in and out of Aberdeen.

Overall we believe that this site offers an opportunity to contribute to the the scale of growth proposed in the Finalised Structure Plan. The site is well related to the existing settlement and its development has the potential to improve the quality of the surrounding area.

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces.

Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the City Council on the basis of the proposal.)

**17. If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.**

• Masterplan/Framework attached

Dr Margaret Bochel  
Head of Planning and Infrastructure  
Aberdeen City Council  
Strategic Leadership  
Planning and Infrastructure  
St Nicholas House  
Broad Street  
Aberdeen AB10 1BW

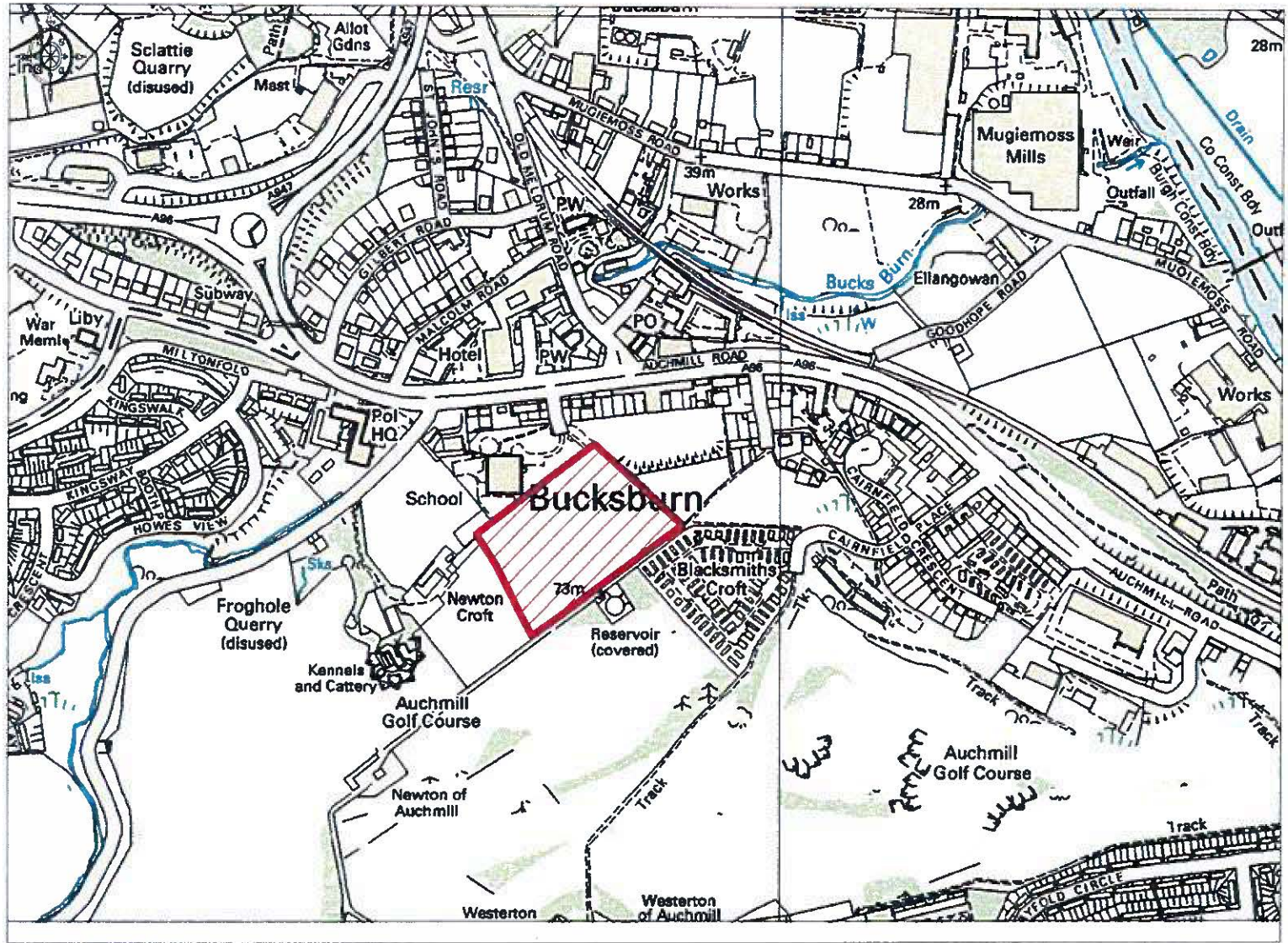
Telephone: 01224 523317

Fax: 01224 636181

E-Mail: pi@aberdeencity.gov.uk

Land Adjacent to  
Bucksburn School,  
Aberdeen Local  
Development Plan Bid

March 2009

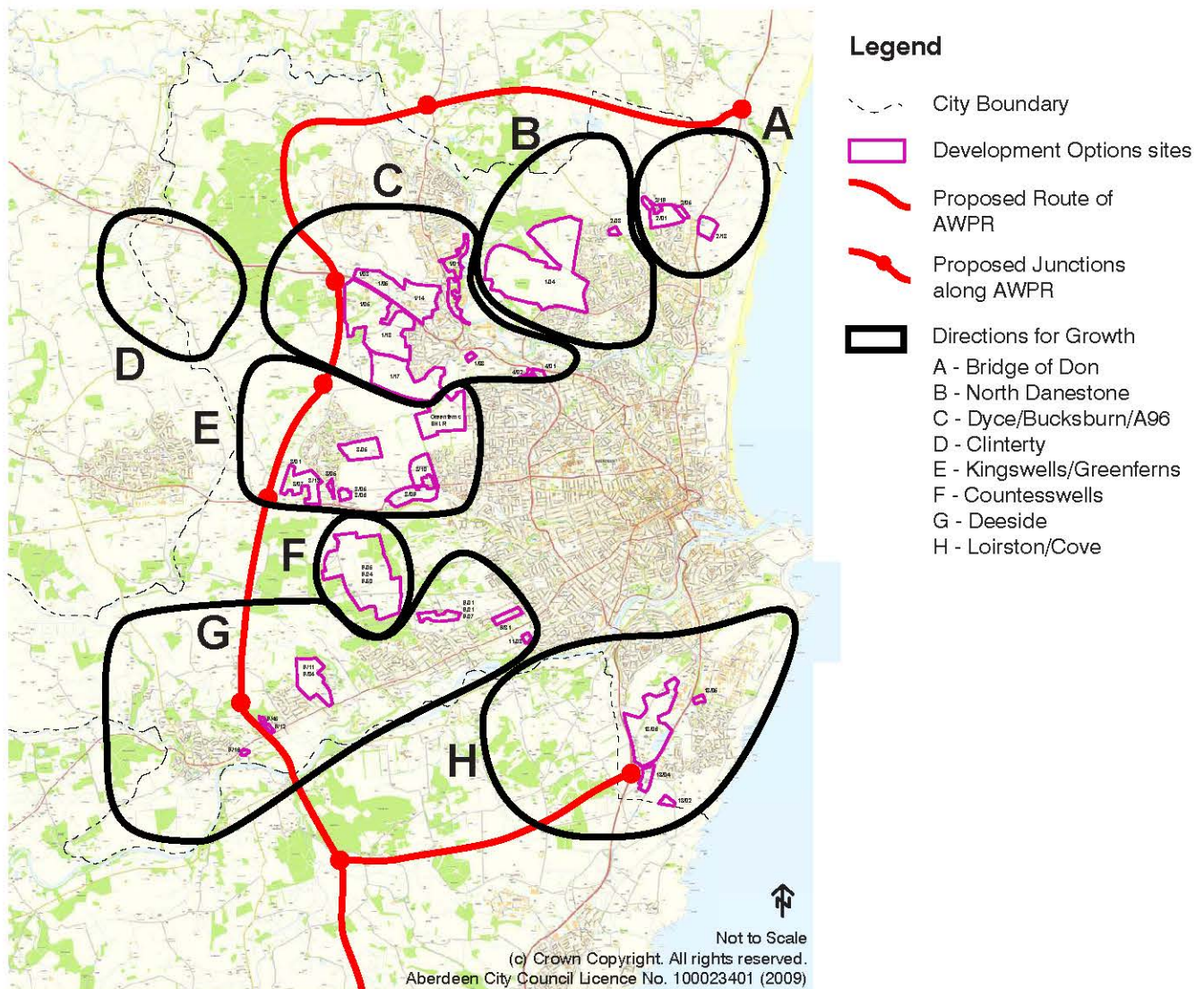


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# 3 MAIN ISSUES REPORT DEVELOPMENT OPTIONS 2009

**Figure 2 – Sites identified under the Preferred Option**



requirements (employment sites are discussed later). Because of this, we do not think it is reasonable to consider alternatives which include sites assessed as being ‘undesirable’. Arising from this, our preferred option and two reasonable alternatives emerge.

**Preferred Option = All ‘Desirable’ and ‘Promising’ Sites with phasing consistent with Structure Plan Requirements.**

3.17 Our preferred option is to identify all the 23 housing and mixed use sites that are considered to be ‘desirable’ and ‘promising’ in the assessment. This increases the likelihood that we will meet the phasing requirements of the Structure Plan and their delivery. This is essential for

this plan to be adopted. It also provides a greater choice of living environments for people.

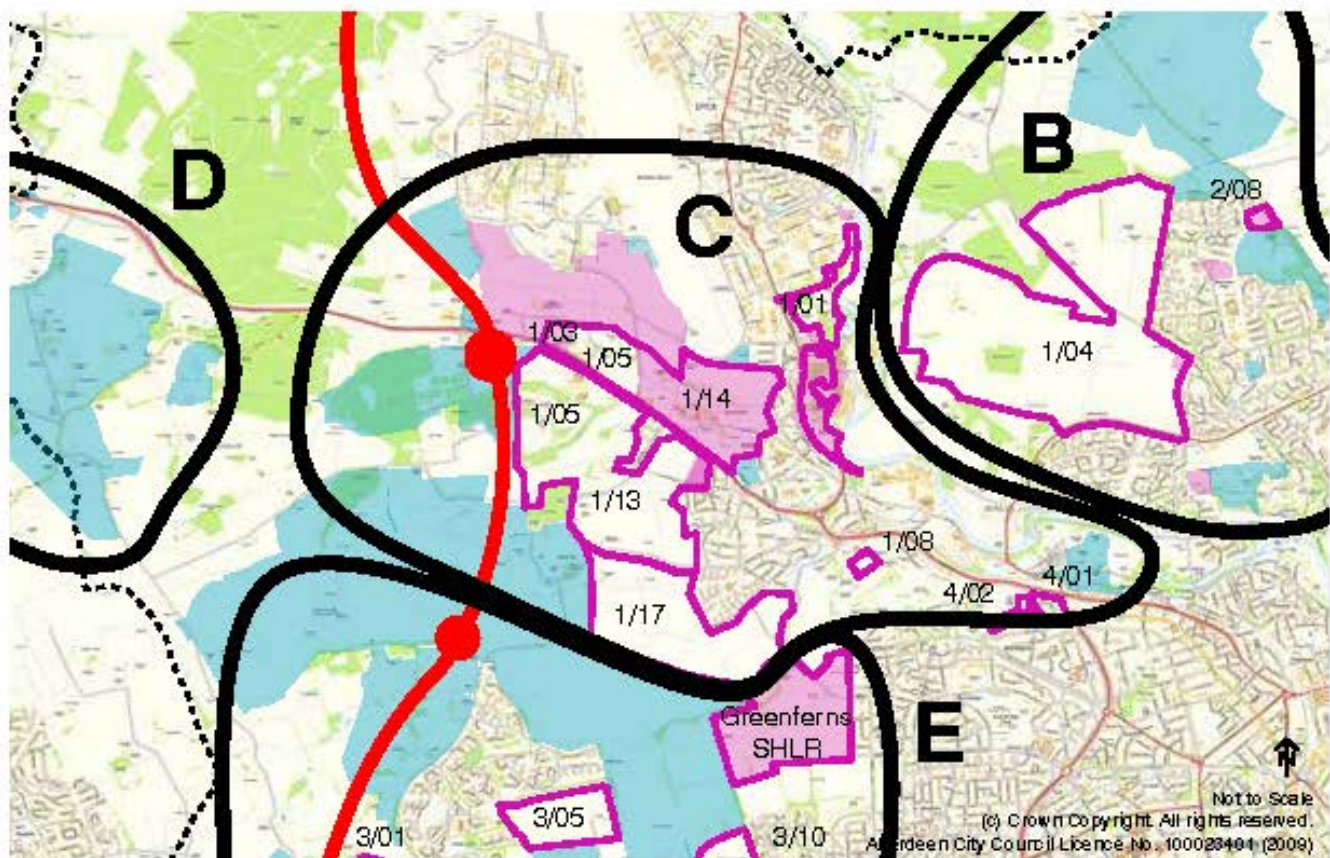
**Alternative 1 = ‘Desirable’ sites only with higher programming to meet Structure Plan Requirements**

3.18 Alternative 1 would be to identify the 19 ‘desirable’ sites only. Because there are less sites in which to spread the Structure Plan requirement, those that would be identified would have to deliver the houses within a shorter time period. This means that there are higher housing numbers allocated to sites in the first phase. However, there are doubts as to whether the identified sites could actually deliver the numbers required in time, particularly given the current economic situation.



### Area C Dyce and Bucksburn - Preferred Option

	Sites	Units/ Size
Housing 2007 – 2016	1/01 Stoneywood 1/05 Craibstone 1/13 Rowett South 1/17 Greenferns Landward 1/08 Land near Bucksburn School	500 homes 750 homes 1000 homes 750 homes 80 homes
Housing 2017 – 2023	1/05 Craibstone 1/13 Rowett South 1/17 Greenferns Landward	250 homes 700 homes 250 homes
Housing 2024 – 2030	1/13 Rowett South	240 homes
Employment Land 2007 - 2023	1/03 Walton Farm	1.5 ha
Strategic Reserve Employment Land 2024 - 30	1/05 Craibstone North 1/14 Rowett North	18.5 ha 34.5 ha



#### Legend

- City Boundary
- Proposed Route of AWPR
- Proposed Junctions along AWPR
- Development Options sites
- Sites allocated in the Local Plan
- Development Options assessed as undesirable

# 4 PROPOSED LOCAL DEVELOPMENT PLAN

## Dyce, Bucksburn and Woodside

2.25 Substantial land allocations have been made in the Dyce/Bucksburn A96 corridor close to Aberdeen Airport, which is one of the gateways to the Energetica corridor. The proposed AWPR will provide benefits to this area with a junction proposed at the A96. In addition, a Park and Ride site is already proposed in this area along with a new access road into the Dyce Drive area. The proximity of housing and employment land allocations opens up the opportunity for people to live close to places of work.

Table 6 Development at Dyce, Bucksburn and Woodside

Sites	Local Development Plan period		Future Growth
	2007-2016	2017-2023	2024-2030
OP24 Stoneywood	500 homes	-	-
OP26 Craibstone North and Walton Farm	1.5 ha employment		18.5 ha employment
OP27 Land near Bucksburn School	80 homes	-	-
OP28 Rowett North	34.5 ha employment		
OP29 Craibstone South	750 homes	250 homes	
OP30 Rowett South	1,000 homes	700 homes	240 homes
OP31 Greenferns Landward	750 homes	250 homes	500 homes
OP135 Woodside	300 homes		
<b>Housing Total</b>	<b>3,380 homes</b>	<b>1,200 homes</b>	<b>740 homes</b>
<b>Employment Land Total</b>	<b>36 ha</b>		<b>18.5 ha</b>

### Notes

- Combined Masterplan required for OP26 and OP28.
- Combined Masterplan required for OP29, OP30 and OP31.
- Dyce Drive Planning Brief and Indicative Masterplan was approved as Supplementary Guidance in March 2004. It covers a section of this site and further land to the north.
- Rowett Research Institute Development Framework was approved as Supplementary Guidance in November 2008. It covers the whole site and was based on the continuing role as a research facility. It has now been proposed that the site will become vacant and available for development in 2011, therefore this document will require to be reviewed.

# 5 SUMMARY PLDP REPRESENTATIONS & RESPONSES – ISSUE 18

<b>Issue (ref and heading):</b>	<b>OTHER ALLOCATED SITES: DYCE AND BUCKSBURN OP15, OP16, OP17, OP20, OP22, OP27</b>	<b>18</b>
<b>Development Plan reference:</b>	OP15 Bankhead Academy, OP16 BP, Dyce (part) Centre, OP17 Former Garden School, OP20 Hopecroft, OP 22 Mugiemoos Mill, Mugiemoos Road, Bucksburn and OP27 Land near Bucksburn School	
<b>Body or person(s) submitting a representation raising the issue (reference no.):</b>		
Mr Alexander G. Shirran of Bucksburn and Newhills Community Council (65), Ms Jessie Baxter (257), Ms Nicola Abrams of Scottish Environmental Protection Agency (408), Mrs Betty Smith (587), Mrs Rhonda Reekie of Scottish Green Party (611), Mrs Elizabeth Manson (616), Mr James Welsh of Halliday Fraser Munro Planning on behalf of Mr. Malcolm Hay (766), Mrs Catherine Thornhill of Ryden LLP on behalf of Goodmand Real Estate Adviser (UK) LTD on behalf of ABPP Developments LTD (916), Mr Eddie Sim (1192), Mr Richard Johnson (1414), Mr Stephen Booth of Aberdeen City Council - Asset Management (1519).		
<b>Provision of the Development Plan to which the issue relates:</b>	Other smaller sites for residential and mixed use development	
<b>Summary of the representation(s):</b>		
<p>Aircraft flight path issues &amp; retention of granite building within OP15</p> <p>65: Concerns regarding safety and noise due to site OP15 Bankhead Academy being located in a flight path. The original granite fronted building should be retained in site OP15.</p> <p>Road traffic issues</p> <p>65, 611: Consideration should be given to the traffic generated by new development in the area, including the construction of the new waste paper disposal site in Sclattie Quarry and significant housing proposals. Council expects Aberdeen Western Peripheral Route and Haudigan improvements to solve traffic problems alone.</p> <p>Revisions to boundary of OP16</p> <p>916: Whilst the continued designation of OP16 BP Dyce (part) Centre as Mixed Use is welcomed, the changes to the relevant opportunity site boundary between the approved Local Plan and the Proposed Plan are questioned. The BP site, as OP103 in the Aberdeen Local Plan, has now been revised as OP16 BP Dyce (part) Centre, which strangely includes only that part of the site which has already obtained planning permission and is soon to be developed, omitting the portion of the former OP103 which has not been granted permission for redevelopment.</p> <p>Relationship between OP17 and existing properties</p> <p>616: Object to any development on OP17 that would be higher than the existing property heights, or which would impact on privacy of existing property at 15 Glen Gardens.</p>		

## Support for OP17

1519: Support development of OP17 Former Carden School for residential purposes.

## Object to site OP20

587: Object to development of OP20 Hopecroft, other sites are more suitable. There are traffic issues in this area and building more houses will only make these problems worse. The mature trees on Forrit Brae/Hopetoun Grange must be protected. Houses should be built beside available schools. Bats, badgers and red squirrels have all been seen in this area. The population of Aberdeen is falling. The pedestrian link and right of way adjacent to this site must remain. The site is in the airport flight path and development here contradicts current Aberdeen Local Plan policy 40: Housing & Aberdeen Airport.

1192: Object to development on OP20 Hopecroft. This site is greenbelt and any increase in traffic from the new development would cause further disruption to the unsuitable road layout.

1414: Objects to the development of site OP20 Hopecroft. Noise at the site will be excessive, with the Council's assessment of aircraft noise inadequate and misleading. Concerns expressed about design and materials of future housing, given that previous approval on site was unsympathetic to local styles & materials. Concern over potential for loss of protected trees. Affordable housing will be insufficient and potentially located in areas most affected by excessive airport noise.

## Support OP22, but raises concerns over traffic and routes to school

65: Support development for OP22 Mugiemoss Mill, however there will be a problem of increased traffic on Mugiemoss Road which is already congested. Walkways and cycle paths should be incorporated into the site to allow children to travel to Stoneywood School.

## Object to OP22

257: Object to development of OP22 Mugiemoss Mill. Development of this scale requires supporting infrastructure (such as Aberdeen Western Peripheral Route, third don and additional Dee Crossing), and otherwise will simply lead to further congestion, particularly at existing river crossings. Associated environmental impact of traffic congestion.

## Ecological status of Buck's Burn & impact on River Don

408: OP22 Bucks Burn is at moderate ecological status because of changes to beds and banks and diffuse pollution. Also lies close to the River Don which is at moderate status because of alterations to beds and banks, diffuse pollution and sewage pollution.

## Provision of allotments

611: Any planning application for OP22 Mugiemoss Mill should provide land for community allotments.

#### Access to OP27 & impact of development

65: Site OP27 Land Near Bucksburn School - concerns over the existing access to the school. It would not be suitable for the increased traffic generated by the development. The houses proposed for OP27 would need to be single storey or one and a half storey maximum due to the topography and visibility of the site.

Support OP27, but query Green Belt zoning of adjacent land

766: Support development on OP27 Land Near Bucksburn School, but questions the Green Belt zoning of land immediately to the south-west. The Green Belt boundary indicated in the review is not reflected in the Proposed Plan, with this land to the south-west of the site failing to fulfil any of the functions of Green Belt land as set out in Scottish Planning Policy.

#### **Modifications sought by those submitting representations:**

##### Revisions to boundary of OP16

916: The entire area of OP16 should be identified as mixed use. The proposed Green Space Network designation that runs along the western fringe of the site OP103 in the extant Aberdeen Local Plan (2008) and overlays plot C should be removed and the approved development brief for the former BP Headquarters Complex (April 2008) is to be added to the list of Supplementary Guidance to the Aberdeen Local Development Plan.

##### Object to site OP20

1192, 1414: Leave OP20 as greenbelt.

##### Ecological status of Buck's Burn & impact on River Don

408: Opportunities to protect and improve the watercourses within OP22 must be considered. An appropriate way forward would be to insert the following text into the 'other factors' section of each of the allocation summaries as set out in Appendix 2 for the following sites: "Any Masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment."

##### Provision of allotments

611: Allotments should be a requirement within any planning permission given for OP22.

Support OP27, but query Green Belt zoning of adjacent land

766: The Green Belt designation to the south of site OP27 should be re-drawn to better reflect the findings of the Green Belt review, which did not indicate the land immediately to the south-west of the site being included within the Green Belt.

#### **Summary of response (including reasons) by planning authority:**

##### Aircraft flight path issues & retention of granite building within OP15

65: While opportunity sites identified are considered to be generally suitable for

development, detailed assessment of any proposal will be required through submission of a planning application and assessment against the relevant policies contained in the development plan. Within the Proposed Plan, policy D4: Aberdeen's Granite Heritage, encourages the retention of existing granite buildings throughout the city, even if not listed or in a Conservation Area. Conversion and adaptation of redundant granite buildings will be favoured. Where a large or locally significant granite building that is not listed or in a Conservation Area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building. The impact of airport noise upon development will be a material consideration in the assessment of planning applications within the immediate surrounds of the airport and particularly under the aircraft flight path. Applications for such development, including for site OP15 Bankhead Academy, will be expected to submit supporting information, generally in the form of a noise assessment, to demonstrate that noise will be within tolerable levels and that a suitable level of amenity can be attained. Policy H8 of the Proposed Plan states that development within areas where noise would exceed stated levels will not be permitted. Statutory consultation arrangements exist for the safeguarding of aerodromes through the provisions of Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) (Scotland) Direction 2003 and the accompanying circular 2/2003 (RD7).

#### Road traffic issues

65, 611: The combination of transport modelling and gathering the views of partners and stakeholders has helped the Council to identify requirements for new walking and cycling infrastructure, including Core Paths, as well as public transport and roads. Infrastructure requirements will need to be reflected in any Masterplan or planning application for development. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council through the Masterplan process and any subsequent planning application in accordance with the Infrastructure and Developer Contributions Manual (CD25). All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. Policy D3 of the Proposed Plan ('Sustainable and Active Travel') requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. These measures demonstrate a clear link between the development taking place and the level of transport infrastructure improvements required.

#### Revisions to boundary of OP16

916: Site OP16 BP Dyce (part) Centre was carried forward from the extant Aberdeen Local Plan (CD12) and was included in the extant Plan following scrutiny by Reporters through the Public Local Inquiry process. In the Reporter's Report (CD11) BP Dyce (part) was considered under Issue 44. It should be noted from the outset that this site was identified as a development opportunity in the 2008 Aberdeen Local Plan (CD12). In this instance, we should draw your attention to paragraph 78 of Circular 1/09 Development Planning (CD4) which states "Scottish Ministers intend the appointed person to, within the bounds of the issues raised in the representations, primarily examine the appropriateness and sufficiency of the content of the Proposed Plan. (. . . . .) The appointed person should generally not recommend modifications to parts of the Plan



which have been examined in previous examinations or rolled forward from previous Plans, unless circumstances have clearly changed." We therefore consider that matters on the principle of development on this site has already been addressed through the existing Local Plan. The former BP Headquarters site in Dyce (Site OP16 in Proposed Plan, Site OP103 in extant Aberdeen Local Plan) has retained its zoning as a mixed use area, though the opportunity site boundary shown in the Proposed Plan now covers a smaller area, reflecting only that part of the site which has had planning permission granted for redevelopment. The alteration to the boundary is of limited significance, as any proposal for the redevelopment of the remaining parts of the former BP site will be assessed against the continued zoning of the site as a mixed use area, the relevant policies contained in the Local Development Plan, as adopted, and the approved Planning Brief for the site. If the Reporters are so minded the approved Planning Brief can be included in the list of supplementary guidance to be brought forward with the Proposed Plan. The designated Green Space Network is a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways. The network includes designated Natural Heritage Sites, as set out in policy NE8, links between habitats and open spaces identified in Aberdeen's Open Space Audit 2010 (CD23), as well as opportunities for future use for physical activity and access to the outdoors. Designation of an area of land to the west of site OP16 BP, Dyce, within site OP103 BP Dyce from the extant Aberdeen Local Plan, does not preclude development on the site, but requires particular attention to be paid to the impact of any development proposal on the character or function of the Green Space Network. As the contribution made by this site towards the Green Space Network has been established through the Open Space Audit, it is not considered appropriate to remove the designation.

#### Relationship between OP17 and existing properties

616: While opportunity sites identified are considered to be generally suitable for development, detailed assessment of any proposal will be required through submission of a planning application and assessment against the relevant policies contained in the Development Plan. Interested parties will have the opportunity to make representations on more detailed aspects of a proposal, such as height of buildings, design etc, on submission of an application for planning permission. Impact on privacy as a result of all new development and design issues, including the relationship of new development with its surroundings, both built and n natural, will be material considerations in assessment of an application for planning permission.

#### Support for OP17

1519: Welcome supporting comment for OP17 Former Carden School.

#### Object to site OP20

587, 1192, 1414: Site OP20 Hopcroft was carried forward from the extant Aberdeen Local Plan (CD12) and was included in the extant Plan following scrutiny by Reporters through the Public Local Inquiry process. In the Reporter's Report (CD11) Hopcroft was Issue 52. It should be noted from the outset that this site was identified as a development opportunity in the 2008 Aberdeen Local Plan. In this instance, we should draw your attention to paragraph 78 of Circular 1/09 Development Planning (CD4) which states "Scottish Ministers intend the appointed person to, within the bounds of the issues raised in the representations, primarily examine the appropriateness and sufficiency of the

content of the Proposed Plan. . . The appointed person should generally not recommend modifications to parts of the Plan which have been examined in previous examinations or rolled forward from previous Plans, unless circumstances have clearly changed." We therefore consider that matters on the principle of development on this site have already been addressed through the existing Local Plan. Reallocating site OP20 Hopecroft back to green belt land is not considered to be appropriate as its suitability for residential development has been established through the inquiry process for the existing Aberdeen Local Plan (2008) and it will contribute towards the housing land supply. During the inquiry process, reporters recommended that the land currently designated as OP20 Hopecroft be allocated for residential development, with a capacity for 30 dwellings, with the benefits of employment opportunities nearby and the site's robust boundaries mentioned specifically. It was concluded by the reporter that these advantages would outweigh noise issues if residential development were to be restricted to the southern, less noisy part of the field and if such noise mitigation as is possible was to be provided. It is therefore considered that the principle of development of 30 homes on this site has been established by the reporters' findings at the Public Local Inquiry, which took into account representations based on noise issues at that time.

All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. This is reflected in Policy T2 Managing the Transport Impact of Development, while Policy D3 of the Proposed Plan ('Sustainable and Active Travel') requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. In terms of any existing right of way, this policy states that existing access rights will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained through the provision of suitable alternative routes. The requirement for new educational infrastructure as a result of development will be taken into account through policy I1: Infrastructure Delivery and Developer Contributions. Development must be accompanied by the infrastructure (including schools infrastructure), services and facilities required to support new or expanded communities and the scale and type of development proposed. Section 3.72 of the proposed Local Development Plan states that where trees are considered to be at risk from development or construction, we may require information and safeguarding measures in accordance with standards as set out in supplementary guidance on protecting trees and woodlands (RD95). In addition, policy NE5: Trees and Woodlands sets out that that proposals resulting in the loss of, or damage to, established trees and woodlands that have natural or cultural heritage value or contribute to the character, biodiversity or amenity of an area will be resisted. Policy NE8: Natural Heritage seeks to protect wildlife by requiring ecological assessments where there is evidence to suggest that habitat or species of importance exist within any given site which is the subject of a planning application. Affordable housing for the site should be set in accordance with policy H5 Affordable Housing, which states that developments of five or more units should contribute no less than 25% of the total number of units as affordable housing. This figure was set having had consideration for Planning Advice Note 74 Affordable Housing (RD29), which sets a benchmark of 25% affordable housing. Further details on provision of affordable housing is contained in the Council's Affordable Housing Supplementary Guidance (RD68).

Support OP22, but raises concerns over traffic and routes to school

65: Welcome supporting comment for OP22 Mugiemoos Mill. Site OP22 Mugiemoos Mill, as contained in the Proposed Plan, offers an opportunity for the redevelopment of the vacant paper mill site and adjoining industrial land. The combination of transport modelling and gathering the views of partners and stakeholders has helped the Council to identify requirements for new walking and cycling infrastructure, including Core Paths, as well as public transport and roads. Infrastructure requirements will need to be reflected in any Masterplan or planning application for development. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council through the Masterplan process and any subsequent planning application in accordance with the Infrastructure and Developer Contributions Manual (CD25). All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. Policy D3 of the Proposed Plan ('Sustainable and Active Travel') requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. These measures demonstrate a clear link between the development taking place and the level of transport infrastructure improvements required.

Object to OP22

257: Site OP22 Mugiemoos Mill was carried forward from the extant Aberdeen Local Plan (CD12) and was included in the extant Plan following scrutiny by Reporters through the Public Local Inquiry process. In the Reporter's Report (CD11) Mugiemoos Mills was Issue 38. It should be noted from the outset that this site is identified as a development opportunity in the 2008 Aberdeen Local Plan (CD12). In this instance, we should draw your attention to paragraph 78 of Circular 1/09 Development Planning (CD4) which states "Scottish Ministers intend the appointed person to, within the bounds of the issues raised in the representations, primarily examine the appropriateness and sufficiency of the content of the Proposed Plan. (. . . . .) The appointed person should generally not recommend modifications to parts of the Plan which have been examined in previous examinations or rolled forward from previous Plans, unless circumstances have clearly changed." We therefore consider that matters on the principle of development on this site have already been addressed through the existing Local Plan.

Site OP22 Mugiemoos Mill, as contained in the Proposed Plan, offers an opportunity for the redevelopment of the vacant paper mill site and adjoining industrial land. The Council has identified an integrated package of measures in the Local Transport Strategy (RD34), also reflected in the Regional Transport Strategy (RD30), for improving the transport network and the Aberdeen Western Peripheral Route and Third Don Crossing are important parts of this package. Aberdeen City Council, Aberdeenshire Council, the North East Scotland Transport Partnership and the Scottish Government are all committed to the delivery of the Aberdeen Western Peripheral Route. This scheme is currently subject to legal challenge so a delivery timescale is difficult to establish at this point in time. Aberdeen City Council support the delivery of the Aberdeen Western Peripheral Route as soon as possible. Any development implemented before or after the Aberdeen Western Peripheral Route would need to provide appropriate mitigation measures including any additional infrastructure required. The planning application for the Third Don Crossing proposal was approved subject to conditions on 23rd February 2011 (RD50). In addition the Local Development Plan Cumulative Impact Assessment

has identified the need for further capacity improvements across Persley Bridge.

#### Ecological status of Buck's Burn & impact on River Don

408: The suggestion for the inclusion of text regarding existing water features is accepted, however, we feel that as the suggested text relates to the delivery of the site that it would be best placed in the Action Programme (CD 20) as opposed to Appendix 2. If the Reporter is so minded, the Action Programme will be amended to include reference to site OP22 Mugiemoos Mills and to include the following text: "Any Masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment".

#### Provision of allotments

611: Site OP22 Mugiemoos Mill, as contained in the Proposed Plan, offers an opportunity for the redevelopment of the vacant paper mill site and adjoining industrial land. We would agree that allotments need to be considered as part of the open space requirements. This issue will be dealt with in the Open Space Supplementary Guidance (RD82). This states that developments that are likely to cause a demand for small-scale, local food production, such as high density housing or flats will require to include the provision of allotments as part of their open space provision. Figure 5 of the Guidance outlines the quantitative and accessibility standards for allotments expected.

#### Access to OP27 & impact of development

65: As this site is to be developed for more than 50 homes, the developer will be required to prepare a masterplan prior to applying for planning permission. This will set out the key principles of the design approach taken, including preferred layout, access to and from the site, relationship with existing buildings and topographical features and delivery of infrastructure such as roads and educational/health facilities where necessary. All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. Policy D3 of the Proposed Plan ('Sustainable and Active Travel'). Masterplanning of this site should take into account Policy D3: Sustainable and Active Travel, which requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. Access to nearby schools will be an important consideration.

#### Support OP27, but query Green Belt zoning of adjacent land

766: Site OP27 Land Near Bucksburn School, in common with all other development options validly submitted, was subject to scoring against the Council's sustainability checklist, and found to be a promising site for development. The proposal to develop further land in this area has come very late in the process and was not brought up at either the Development Options or Main Issues stages. There has been no opportunity for the public or anyone else to comment on this. The Proposed Plan identifies sufficient greenfield housing land for the first two Structure Plan phases and most of the third phase. The green belt boundary shown in the Green Belt Review (CD19) is to reflect the original development option for the site. Land to the south remains as greenbelt in order

to protect the recreational value and setting of the golf course. Following selection of appropriate sites for development to meet Structure Plan requirements, the designation of land as green belt can enable the planning authority to direct planned growth to the most appropriate locations, a specific function of green belt designation in Scottish Planning Policy (CD3).

**Reporter's conclusions:**

**Reporter's recommendations:**

# 6 REPORTERS FINDINGS – ISSUE 18

<p>Issue 18</p>	<p><b>OTHER ALLOCATED SITES: DYCE AND BUCKSBURN OP15, OP16, OP17, OP20, OP22, OP27</b></p>	
<p>Development plan reference:</p>	<p>OP15 Bankhead Academy, OP16 BP, Dyce (part) Centre, OP17 Former Carden School, OP20 Hopecroft, OP 22 Mugiemoos Mill, Mugiemoos Road, Bucksburn and OP27 Land near Bucksburn School</p>	<p><b>Reporter:</b> Katrina Rice</p>
<p><b>Body or person(s) submitting a representation raising the issue (reference no.):</b></p>		
<p>Bucksburn &amp; Newhills Community Council (65) Jessie Baxter (257) Scottish Environmental Protection Agency (408) Betty Smith (587) Scottish Green Party (611) Elizabeth Manson (616)</p>	<p>Malcolm Hay (766) ABPP Developments Ltd (916) Eddie Sim (1192) Richard Johnson (1414) Aberdeen City Council (1519)</p>	
<p>Provision of the development plan to which the issue relates:</p>	<p>Other smaller sites for residential and mixed use development</p>	
<p><b>Planning authority's summary of the representation(s):</b></p>		
<p>Aircraft flight path issues &amp; retention of granite building within OP15 65: Concerns regarding safety and noise due to site OP15 Bankhead Academy being located in a flight path. The original granite fronted building should be retained in site OP15.</p> <p>Road traffic issues 65, 611: Consideration should be given to the traffic generated by new development in the area, including the construction of the new waste paper disposal site in Scattie Quarry and significant housing proposals. Council expects Aberdeen Western Peripheral Route and Haudigan improvements to solve traffic problems alone.</p> <p>Revisions to boundary of OP16 916: Whilst the continued designation of OP16 BP Dyce (part) Centre as Mixed Use is welcomed, the changes to the relevant opportunity site boundary between the approved Local Plan and the Proposed Plan are questioned. The BP site, as OP103 in the Aberdeen Local Plan, has now been revised as OP16 BP Dyce (part) Centre, which strangely includes only that part of the site which has already obtained planning permission and is soon to be developed, omitting the portion of the former OP103 which has not been granted permission for redevelopment.</p> <p>Relationship between OP17 and existing properties 616: Object to any development on OP17 that would be higher than the existing property heights, or which would impact on privacy of existing property at 15 Glen Gardens.</p> <p>Support for OP17 1519: Support development of OP17 Former Carden School for residential purposes.</p> <p>Object to site OP20 587: Object to development of OP20 Hopecroft, other sites are more suitable. There are traffic issues in this area and building more houses will only make these problems worse. The mature trees on Forrit Brae/Hopetoun Grange must be protected. Houses should be built beside available schools. Bats, badgers and red squirrels have all been seen in this area. The population of Aberdeen is falling. The pedestrian link and right of way adjacent to this site must remain. The site is in the airport flight path and development here contradicts current Aberdeen Local Plan policy 40: Housing &amp; Aberdeen Airport.</p> <p>1192: Object to development on OP20 Hopecroft. This site is greenbelt and any increase in traffic</p>		

from the new development would cause further disruption to the unsuitable road layout.

1414: Objects to the development of site OP20 Hopecroft. Noise at the site will be excessive, with the Council's assessment of aircraft noise inadequate and misleading. Concerns expressed about design and materials of future housing, given that previous approval on site was unsympathetic to local styles & materials. Concern over potential for loss of protected trees. Affordable housing will be insufficient and potentially located in areas most affected by excessive airport noise.

Support OP22, but raises concerns over traffic and routes to school

65: Support development for OP22 Mugiemoos Mill, however there will be a problem of increased traffic on Mugiemoos Road which is already congested. Walkways and cycle paths should be incorporated into the site to allow children to travel to Stoneywood School.

Object to OP22

257: Object to development of OP22 Mugiemoos Mill. Development of this scale requires supporting infrastructure (such as Aberdeen Western Peripheral Route, third don and additional Dee Crossing), and otherwise will simply lead to further congestion, particularly at existing river crossings.

Associated environmental impact of traffic congestion.

Ecological status of Buck's Burn & impact on River Don

408: OP22 Bucks Burn is at moderate ecological status because of changes to beds and banks and diffuse pollution. Also lies close to the River Don which is at moderate status because of alterations to beds and banks, diffuse pollution and sewage pollution.

Provision of allotments

611: Any planning application for OP22 Mugiemoos Mill should provide land for community allotments.

Access to OP27 & impact of development

65: Site OP27 Land Near Bucksburn School - concerns over the existing access to the school. It would not be suitable for the increased traffic generated by the development. The houses proposed for OP27 would need to be single storey or one and a half storey maximum due to the topography and visibility of the site.

Support OP27, but query Green Belt zoning of adjacent land

766: Support development on OP27 Land Near Bucksburn School, but questions the Green Belt zoning of land immediately to the south-west. The Green Belt boundary indicated in the review is not reflected in the Proposed Plan, with this land to the south-west of the site failing to fulfil any of the functions of Green Belt land as set out in Scottish Planning Policy.

#### **Modifications sought by those submitting representations:**

Revisions to boundary of OP16

916: The entire area of OP16 should be identified as mixed use. The proposed Green Space Network designation that runs along the western fringe of the site OP103 in the extant Aberdeen Local Plan (2008) and overlays plot C should be removed and the approved development brief for the former BP Headquarters Complex (April 2008) is to be added to the list of Supplementary Guidance to the Aberdeen Local Development Plan.

Object to site OP20

1192, 1414: Leave OP20 as greenbelt.

Ecological status of Buck's Burn & impact on River Don

408: Opportunities to protect and improve the watercourses within OP22 must be considered. An appropriate way forward would be to insert the following text into the 'other factors' section of each of the allocation summaries as set out in Appendix 2 for the following sites: "Any Masterplan should take account of the existing water features within the site, the pressures which apply to these



features and should direct developers to look for opportunities to protect and improve the water environment."

Provision of allotments

611: Allotments should be a requirement within any planning permission given for OP22.

Support OP27, but query Green Belt zoning of adjacent land

766: The Green Belt designation to the south of site OP27 should be re-drawn to better reflect the findings of the Green Belt review, which did not indicate the land immediately to the south-west of the site being included within the Green Belt.

**Summary of response (including reasons) by planning authority:**

Aircraft flight path issues & retention of granite building within OP15

65: While opportunity sites identified are considered to be generally suitable for development, detailed assessment of any proposal will be required through submission of a planning application and assessment against the relevant policies contained in the development plan. Within the Proposed Plan, policy D4: Aberdeen's Granite Heritage, encourages the retention of existing granite buildings throughout the city, even if not listed or in a Conservation Area. Conversion and adaptation of redundant granite buildings will be favoured. Where a large or locally significant granite building that is not listed or in a Conservation Area is demolished, the City Council will expect the original granite to be used on the principal elevations of the replacement building. The impact of airport noise upon development will be a material consideration in the assessment of planning applications within the immediate surrounds of the airport and particularly under the aircraft flight path. Applications for such development, including for site OP15 Bankhead Academy, will be expected to submit supporting information, generally in the form of a noise assessment, to demonstrate that noise will be within tolerable levels and that a suitable level of amenity can be attained. Policy H8 of the Proposed Plan states that development within areas where noise would exceed stated levels will not be permitted. Statutory consultation arrangements exist for the safeguarding of aerodromes through the provisions of Town and Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosives Storage Areas) (Scotland) Direction 2003 and the accompanying circular 2/2003 (RD7).

Road traffic issues

65, 611: The combination of transport modelling and gathering the views of partners and stakeholders has helped the Council to identify requirements for new walking and cycling infrastructure, including Core Paths, as well as public transport and roads. Infrastructure requirements will need to be reflected in any Masterplan or planning application for development. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council through the Masterplan process and any subsequent planning application in accordance with the Infrastructure and Developer Contributions Manual (CD25). All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. Policy D3 of the Proposed Plan ('Sustainable and Active Travel') requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. These measures demonstrate a clear link between the development taking place and the level of transport infrastructure improvements required.

Revisions to boundary of OP16

916: Site OP16 BP Dyce (part) Centre was carried forward from the extant Aberdeen Local Plan (CD12) and was included in the extant Plan following scrutiny by Reporters through the Public Local Inquiry process. In the Reporter's Report (CD11) BP Dyce (part) was considered under Issue 44. It should be noted from the outset that this site was identified as a development opportunity in the 2008 Aberdeen Local Plan (CD12). In this instance, we should draw your attention to paragraph 78 of Circular 1/09 Development Planning (CD4) which states "Scottish Ministers intend the appointed

person to, within the bounds of the issues raised in the representations, primarily examine the appropriateness and sufficiency of the content of the Proposed Plan. (. . . . .) The appointed person should generally not recommend modifications to parts of the Plan which have been examined in previous examinations or rolled forward from previous Plans, unless circumstances have clearly changed." We therefore consider that matters on the principle of development on this site has already been addressed through the existing Local Plan. The former BP Headquarters site in Dyce (Site OP16 in Proposed Plan, Site OP103 in extant Aberdeen Local Plan) has retained its zoning as a mixed use area, though the opportunity site boundary shown in the Proposed Plan now covers a smaller area, reflecting only that part of the site which has had planning permission granted for redevelopment. The alteration to the boundary is of limited significance, as any proposal for the redevelopment of the remaining parts of the former BP site will be assessed against the continued zoning of the site as a mixed use area, the relevant policies contained in the Local Development Plan, as adopted, and the approved Planning Brief for the site. If the Reporters are so minded the approved Planning Brief can be included in the list of supplementary guidance to be brought forward with the Proposed Plan. The designated Green Space Network is a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways. The network includes designated Natural Heritage Sites, as set out in policy NE8, links between habitats and open spaces identified in Aberdeen's Open Space Audit 2010 (CD23), as well as opportunities for future use for physical activity and access to the outdoors. Designation of an area of land to the west of site OP16 BP, Dyce, within site OP103 BP Dyce from the extant Aberdeen Local Plan, does not preclude development on the site, but requires particular attention to be paid to the impact of any development proposal on the character or function of the Green Space Network. As the contribution made by this site towards the Green Space Network has been established through the Open Space Audit, it is not considered appropriate to remove the designation.

#### Relationship between OP17 and existing properties

616: While opportunity sites identified are considered to be generally suitable for development, detailed assessment of any proposal will be required through submission of a planning application and assessment against the relevant policies contained in the Development Plan. Interested parties will have the opportunity to make representations on more detailed aspects of a proposal, such as height of buildings, design etc, on submission of an application for planning permission. Impact on privacy as a result of all new development and design issues, including the relationship of new development with its surroundings, both built and n natural, will be material considerations in assessment of an application for planning permission.

#### Support for OP17

1519: Welcome supporting comment for OP17 Former Carden School.

#### Object to site OP20

587, 1192, 1414: Site OP20 Hopecroft was carried forward from the extant Aberdeen Local Plan (CD12) and was included in the extant Plan following scrutiny by Reporters through the Public Local Inquiry process. In the Reporter's Report (CD11) Hopecroft was Issue 52. It should be noted from the outset that this site was identified as a development opportunity in the 2008 Aberdeen Local Plan. In this instance, we should draw your attention to paragraph 78 of Circular 1/09 Development Planning (CD4) which states "Scottish Ministers intend the appointed person to, within the bounds of the issues raised in the representations, primarily examine the appropriateness and sufficiency of the content of the Proposed Plan. . . The appointed person should generally not recommend modifications to parts of the Plan which have been examined in previous examinations or rolled forward from previous Plans, unless circumstances have clearly changed." We therefore consider that matters on the principle of development on this site have already been addressed through the existing Local Plan. Reallocating site OP20 Hopecroft back to green belt land is not considered to be appropriate as its suitability for residential development has been established through the inquiry process for the existing Aberdeen Local Plan (2008) and it will contribute towards the housing land supply. During the inquiry process, reporters recommended that the land currently designated as OP20 Hopecroft be allocated for residential development, with a capacity for 30 dwellings, with the benefits of employment opportunities nearby and the site's robust boundaries mentioned specifically. It was concluded by the reporter that these advantages would outweigh noise issues if

residential development were to be restricted to the southern, less noisy part of the field and if such noise mitigation as is possible was to be provided. It is therefore considered that the principle of development of 30 homes on this site has been established by the reporters' findings at the Public Local Inquiry, which took into account representations based on noise issues at that time.

All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. This is reflected in Policy T2 Managing the Transport Impact of Development, while Policy D3 of the Proposed Plan ('Sustainable and Active Travel') requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. In terms of any existing right of way, this policy states that existing access rights will be protected and enhanced. Where development proposals impact on the access network, the principle of the access must be maintained through the provision of suitable alternative routes. The requirement for new educational infrastructure as a result of development will be taken into account through policy I1: Infrastructure Delivery and Developer Contributions. Development must be accompanied by the infrastructure (including schools infrastructure), services and facilities required to support new or expanded communities and the scale and type of development proposed. Section 3.72 of the proposed Local Development Plan states that where trees are considered to be at risk from development or construction, we may require information and safeguarding measures in accordance with standards as set out in supplementary guidance on protecting trees and woodlands (RD95). In addition, policy NE5: Trees and Woodlands sets out that that proposals resulting in the loss of, or damage to, established trees and woodlands that have natural or cultural heritage value or contribute to the character, biodiversity or amenity of an area will be resisted. Policy NE8: Natural Heritage seeks to protect wildlife by requiring ecological assessments where there is evidence to suggest that habitat or species of importance exist within any given site which is the subject of a planning application. Affordable housing for the site should be set in accordance with policy H5 Affordable Housing, which states that developments of five or more units should contribute no less than 25% of the total number of units as affordable housing. This figure was set having had consideration for Planning Advice Note 74 Affordable Housing (RD29), which sets a benchmark of 25% affordable housing. Further details on provision of affordable housing are contained in the Council's Affordable Housing Supplementary Guidance (RD68).

Support OP22, but raises concerns over traffic and routes to school

65: Welcome supporting comment for OP22 Mugiemoos Mill. Site OP22 Mugiemoos Mill, as contained in the Proposed Plan, offers an opportunity for the redevelopment of the vacant paper mill site and adjoining industrial land. The combination of transport modelling and gathering the views of partners and stakeholders has helped the Council to identify requirements for new walking and cycling infrastructure, including Core Paths, as well as public transport and roads. Infrastructure requirements will need to be reflected in any Masterplan or planning application for development. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council through the Masterplan process and any subsequent planning application in accordance with the Infrastructure and Developer Contributions Manual (CD25). All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. Policy D3 of the Proposed Plan ('Sustainable and Active Travel') requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. These measures demonstrate a clear link between the development taking place and the level of transport infrastructure improvements required.

Object to OP22

257: Site OP22 Mugiemoos Mill was carried forward from the extant Aberdeen Local Plan (CD12) and was included in the extant Plan following scrutiny by Reporters through the Public Local Inquiry process. In the Reporter's Report (CD11) Mugiemoos Mills was Issue 38. It should be noted from the outset that this site is identified as a development opportunity in the 2008 Aberdeen Local Plan

(CD12). In this instance, we should draw your attention to paragraph 78 of Circular 1/09 Development Planning (CD4) which states "Scottish Ministers intend the appointed person to, within the bounds of the issues raised in the representations, primarily examine the appropriateness and sufficiency of the content of the Proposed Plan. (. . . . .) The appointed person should generally not recommend modifications to parts of the Plan which have been examined in previous examinations or rolled forward from previous Plans, unless circumstances have clearly changed." We therefore consider that matters on the principle of development on this site have already been addressed through the existing Local Plan.

Site OP22 Mugiemoos Mill, as contained in the Proposed Plan, offers an opportunity for the redevelopment of the vacant paper mill site and adjoining industrial land. The Council has identified an integrated package of measures in the Local Transport Strategy (RD34), also reflected in the Regional Transport Strategy (RD30), for improving the transport network and the Aberdeen Western Peripheral Route and Third Don Crossing are important parts of this package. Aberdeen City Council, Aberdeenshire Council, the North East Scotland Transport Partnership and the Scottish Government are all committed to the delivery of the Aberdeen Western Peripheral Route. This scheme is currently subject to legal challenge so a delivery timescale is difficult to establish at this point in time. Aberdeen City Council supports the delivery of the Aberdeen Western Peripheral Route as soon as possible. Any development implemented before or after the Aberdeen Western Peripheral Route would need to provide appropriate mitigation measures including any additional infrastructure required. The planning application for the Third Don Crossing proposal was approved subject to conditions on 23rd February 2011 (RD50). In addition the Local Development Plan Cumulative Impact Assessment has identified the need for further capacity improvements across Persley Bridge.

#### Ecological status of Buck's Burn & impact on River Don

408: The suggestion for the inclusion of text regarding existing water features is accepted, however, we feel that as the suggested text relates to the delivery of the site that it would be best placed in the Action Programme (CD 20) as opposed to Appendix 2. If the Reporter is so minded, the Action Programme will be amended to include reference to site OP22 Mugiemoos Mills and to include the following text: "Any Masterplan should take account of the existing water features within the site, the pressures which apply to these features and should direct developers to look for opportunities to protect and improve the water environment".

#### Provision of allotments

611: Site OP22 Mugiemoos Mill, as contained in the Proposed Plan, offers an opportunity for the redevelopment of the vacant paper mill site and adjoining industrial land. We would agree that allotments need to be considered as part of the open space requirements. This issue will be dealt with in the Open Space Supplementary Guidance (RD82). This states that developments that are likely to cause a demand for small-scale, local food production, such as high density housing or flats will require to include the provision of allotments as part of their open space provision. Figure 5 of the Guidance outlines the quantitative and accessibility standards for allotments expected.

#### Access to OP27 & impact of development

65: As this site is to be developed for more than 50 homes, the developer will be required to prepare a masterplan prior to applying for planning permission. This will set out the key principles of the design approach taken, including preferred layout, access to and from the site, relationship with existing buildings and topographical features and delivery of infrastructure such as roads and educational/health facilities where necessary. All development proposals must demonstrate that sufficient measures have been taken to minimise the traffic generated as a result of that development. Development must be accompanied by a package of transport infrastructure measures including road network improvements of a level commensurate with the scale of development and sufficient to support new or expanded communities. Policy D3 of the Proposed Plan ('Sustainable and Active Travel'). Masterplanning of this site should take into account Policy D3: Sustainable and Active Travel, which requires new development to be designed in order to minimise travel by private car, improve access to services and promote healthy lifestyles. Access to nearby schools will be an important consideration.

Support OP27, but query Green Belt zoning of adjacent land  
 766: Site OP27 Land Near Bucksburn School, in common with all other development options validly submitted, was subject to scoring against the Council's sustainability checklist, and found to be a promising site for development. The proposal to develop further land in this area has come very late in the process and was not brought up at either the Development Options or Main Issues stages. There has been no opportunity for the public or anyone else to comment on this. The Proposed Plan identifies sufficient greenfield housing land for the first two Structure Plan phases and most of the third phase. The green belt boundary shown in the Green Belt Review (CD19) is to reflect the original development option for the site. Land to the south remains as greenbelt in order to protect the recreational value and setting of the golf course. Following selection of appropriate sites for development to meet Structure Plan requirements, the designation of land as green belt can enable the planning authority to direct planned growth to the most appropriate locations, a specific function of green belt designation in Scottish Planning Policy (CD3).

**Reporter's conclusions:**

**OP15**

1. Bankhead Academy, now vacant, is an imposing granite building with more modern extensions. The site is located in a residential area within walking distance of local amenities and is of a size, almost 3 hectares, which offers the opportunity to design a high quality housing development. As part of this design process Policies D4 – Aberdeen’s granite heritage, T2 – Managing the transport impact of development and D3 – Sustainable and active travel will need to be applied. I consider that these policies contain adequate safeguards to encourage the retention of the granite building where appropriate and to assess and manage the traffic impact of this or other development in the local area. Any planning application will also have to satisfy Policy H8 – Housing and Aberdeen Airport with regard to residential amenity and aircraft noise. I therefore agree that the concerns raised can be dealt with at the planning application stage.

**OP16**

2. This site is identified in both the adopted local plan and the emerging local development plan as a mixed use area where applications for development or change of use must take into account the existing uses and character of the surrounding area. Similar policies therefore apply to the site in both plans. No policy relates to the opportunity site only, therefore the reduction in the area of the opportunity site does not impact on the policy context of the site as a whole. It does not prevent development which is compliant with the mixed use area’s policy taking place on the rest of the site. The opportunity site boundary merely indicates that part of the site which has planning permission (I note that demolition has now commenced on site) and I do not consider that any amendment to the boundary is necessary. I do however agree that the wording in appendix 2 should be amended to reflect this updated position.

3. The areas of green space around the mixed use area perform an important function in linking this predominantly urban area to the rural area to the east of Dyce and soften the urban character of the surrounding residential and business development. The area to the west is particularly important as a buffer between the mixed use area and the road network. Policy NE1 – Green space network does not prevent developments crossing the green space network but ensures that such developments should take into account the coherence of the network where necessary. I do not regard this as unduly onerous and consider that the green space network designation should remain along the western fringe of the mixed use area.

4. I note that a development brief has been approved for the site and agree that it should be identified as supplementary guidance to be brought forward with the local development plan.

**OP17**

5. While noting the concerns expressed, I agree that the appropriate process to deal with matters of detailed design is at the planning application stage when all of the design related policies in the local development plan will need to be adhered to. In particular, Policy H1 on residential areas states that proposals for new residential development should not have “an unacceptable impact on

the character or amenity of the surrounding area,” which would in this case include the privacy of surrounding properties.

#### **OP20**

6. This site is allocated for housing in the adopted local plan and on the evidence before me I do not consider that circumstances have changed since its previous allocation. I acknowledge the concerns expressed about traffic issues, aircraft noise, affordable housing, the design of any future housing and existing trees, wildlife and pedestrian links. However there are in my view adequate safeguards contained within the natural environment, design, housing, transport and other policies proposed in the local development plan, to ensure that these concerns can be adequately addressed at the planning application stage. I therefore do not propose any amendment to the existing allocation. (See also issue 112 – Housing and Aberdeen airport).

#### **OP22**

7. This site is allocated for mixed use in the adopted local plan and on the evidence before me I do not consider that circumstances have changed since its previous allocation. Concerns are expressed about the impact of this level of development on the existing transport infrastructure. I agree that schemes such as the Aberdeen Western Peripheral Route (AWPR), Third Don Crossing and Haudagain roundabout will be essential elements in ensuring that the road network can accommodate the overall level of development proposed in the local development plan. However I consider that the policies proposed in the plan and in particular the requirement for transport assessments will ensure that the transport impacts of developments which come forward before the implementation of these larger transport schemes can be adequately assessed. Policy I1 on infrastructure delivery and developer contributions is clear in requiring development to be accompanied by the infrastructure required to support the scale and type of development proposed. I therefore do not propose any amendment to the existing allocation.

8. Policy D3 on sustainable and active travel seeks to improve and protect links suitable for non-motorised use between residential, employment and other facilities. I agree that pedestrian/cycle links with nearby schools should be an important element in the design of any development proposed.

9. I acknowledge the opportunities which the masterplanning/planning brief process provides for the protection and improvement of the water environment. I note that the council has no objection to such a reference being included in the relevant section of the action programme which accompanies the local development plan. While I agree that this level of detail would be more appropriate in the action programme than in appendix 2, I have no remit to recommend changes to the action programme.

10. The provision of community allotments can have numerous benefits for both existing and new communities in areas of development. Policy NE4 requires the provision of public open space in new residential development and the text at paragraph 3.69 refers to allotments as one of the more useful and publically desirable types of open space. I consider that the policy, together with the requirements set out in the proposed open space supplementary guidance will give sufficient advice on when allotments should be provided. I do not consider that a specific reference to provision at Mugiemoor Mill is necessary in the plan.

#### **OP27**

11. The green belt at this location in the adopted local plan follows the boundary of Bucksburn School and a single track lane to the east providing a clearly identifiable green belt boundary. In order to accommodate housing site OP27, the proposed new green belt boundary has been moved westwards away from the single track lane and now follows a stone wall/wire fence to the south of Bucksburn School with agricultural fields on either side of the wall/fence. This new western boundary would not in my view fulfil the requirements set out in Scottish Planning Policy (SPP) for a sufficiently robust or defensible boundary. The representation (766) argues that the boundary should be moved further west to follow a line of trees which I agree are a strong visual feature in accordance with SPP guidance.

12. However this would then introduce the possibility of development on the fields to the north and south of Newton Croft. Although the representation (766) seeks to justify the amendment to the green belt boundary I have no evidence before me to justify development on this additional land. Furthermore for the reasons given under issues 1 and 2, I find that adequate housing and employment land has already been provided to meet the allowances set in the structure plan and that there is no numerical justification to allocate further housing or employment sites at this time. Therefore the only way to provide a defensible green belt boundary at this location is to return to the boundary as designated in the adopted local plan by deleting site OP27.

13. Site OP27 is allocated for 80 houses and I do not consider that given the level of development proposed in the rest of the Dyce, Bucksburn and Woodside area (3,300 houses), its deletion would impact on the overall spatial strategy of the local development plan. While I agree that the site is in a location close to many local facilities, I have also noted the concerns expressed in representation 65 and in the council's own assessment of the site (in CD13 – Development Options Assessment Report 2010 and CD19 – Green Belt Review 2010), about its possible access and topographical constraints.

14. Taking all of the above into account and in order to ensure a robust defensible green belt boundary for this part of Bucksburn, I consider that site OP27 should be deleted and the land returned to the green belt as designated in the adopted local plan. All of the existing green belt in this location is also designated as part of the green space network and the site was covered by this designation in the adopted local plan. Therefore for consistency and to improve the connectivity of the area of green space network to the east of the site with the rest of the green space corridor, I find that the site should also be included in the green space network.

#### Reporter's recommendations:

Modify the plan by:

1. Amending the other factors section for site OP16 to reflect the up-to-date planning position.
2. Adding a reference to Policy H2 – Mixed Use Areas, stating the intention to bring forward the development brief for the former BP Headquarters Complex (April 2008) as supplementary guidance.
3. Deleting site OP27 and designating it as green belt and part of the green space network.

## 7 AMENDED LDP – OP27



Page 17: [1] Deleted		ACCPProfile		06/01/2012 16:47:00	
OP27 Land near Bucksburn School	80 homes	-	-	-	-

Page 19: [2] Deleted		ACCPProfile		06/01/2012 16:57:00	
OP54 Malcolm Road	71 homes	-	-	-	-

Page 19: [3] Deleted		ACCPProfile		06/01/2012 17:03:00	
OP133 Mid Anguston	8 homes	-	-	-	-

Page 20: [4] Deleted		ACCPProfile		06/01/2012 17:15:00	
OP79 Blackhills of Cairnrobin	-	-	-	3.5ha employment	-

Page 80: [5] Deleted		ACCPProfile		06/01/2012 16:48:00	
<b>OP27</b>	Land near Bucksburn School	2.4 ha	Land Release Policy/Green Space Network	Opportunity for development of 80 homes.	

Page 83: [6] Deleted		ACCPProfile		06/01/2012 16:57:00	
<b>OP54</b>	Malcolm Road	8ha	Land Release Policy	Site capable of accommodating 71 homes.	

Page 85: [7] Deleted		ACCPProfile		06/01/2012 17:03:00	
<b>OP133</b>	Mid Anguston, Peterculter	2.6 ha	Land Release Policy	Site capable of accommodating 8 homes.	

Page 87: [8] Deleted		ACCPProfile		06/01/2012 17:15:00	
<b>OP79</b>	Blackhills of Cairnrobin	3.5 ha	Land Release Policy	Opportunity for development of 3.5ha of employment land on this Council owned site.	

Page 100: [9] Deleted		ACCPProfile		06/01/2012 17:20:00	
<b>Blackhills of Cairnrobin.</b> Land at Blackhills of Cairnrobin. The site is South of Cove Road and West of the Leiths Quarry at Blackhills. The planning authority's ownership of the preferred site extends to 3.5ha. Grid Reference NO940999.				OP79	

Page 100: [10] Deleted		ACCPProfile		09/01/2012 14:07:00	
<b>Forrit Brae, Playing Fields.</b> Land is part of the OP30 Rowett development proposal. It is unlikely that development would be permitted on this site as it is currently a recreational ground. Grid Reference is NJ881105.				OP30	

# 8 CALL FOR SITES 2013

HALLIDAY FRASER MUNRO  
PLANNING

Our Ref: P1911/001/JW/jv  
Your Ref:

14 June 2013

**BY EMAIL**

Aberdeen Local Development Plan  
Planning and Infrastructure  
Strategic Leadership  
Aberdeen City Council  
St Nicholas House  
Broad Street  
Aberdeen AB10 1BW

Dear Sirs

**DEVELOPMENT BID  
ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW  
LAND ADJACENT TO BUCKSBURN SCHOOL, ABERDEEN**

**For The Hay Trustees**

I write enclosing a Local Development Plan Bid for the above site at land adjacent to Bucksburn School to be included within Aberdeen's future Main Issues Report (MIR). This proposal is submitted on behalf of our client the Hay Trustees.

We believe that this site offers the opportunity to add to the provision of new housing for Aberdeen City in a location which has scope for future development. Development in this location can contribute to the quality of adjacent open space as well as the pedestrian network around the site. Local shops and facilities can also benefit from nearby development and we feel that the site offers the opportunity to develop in Bucksburn without having a detrimental impact on the character of the area.

A new primary school is planned as part of the amalgamation of Bucksburn and Newhills Primary Schools. The project is underway, with funding identified and the new school is programmed to be open in 2015. We understand that the new school will not be on the current Bucksburn School site. This means that by the time this allocation comes on stream Bucksburn Primary School site is likely to be disused creating further potential for the redevelopment of this area along with the proposed bid site to provide additional benefits to the local community.

You will recall this proposal was an allocation in the Proposed Aberdeen Local Development Plan 2010 (OP27) and was supported by both officers and

CARDEN CHURCH  
6 CARDEN PLACE  
ABERDEEN  
AB10 1UR

TELEPHONE  
(01224) 388700

FACSIMILE  
(01224) 388777

E-MAIL  
PLANNING@hfm.co.uk



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ARIBA ARIAS

IAN G FRASER  
B ARCH (HONS)  
RIBA PRIAS

DAVID HALLIDAY  
BSC (HONS)  
PG DIP ARCH (ABDN)

DIRECTOR OF PLANNING  
BOB G REID  
BA(HONS) MCD MRTPI

REGIONAL DIRECTOR  
STEVE CRAWFORD  
BSC (HONS) MRTPI



14 June 2013

Development Bid – Land adjacent to Bucksburn School

members. The allocation was removed by the Reporter at the LDP Examination, which we questioned the legitimacy of at the time, given there was no outstanding issue to be examined. We have enclosed previous correspondence with regard to this matter for reference.

The Bucksburn site is of a scale that makes it more deliverable in the short term than other larger sites. The Reporter suggested that this site was easy to delete from the LDP because there were other large allocations in this area that could deliver the homes required as stated in the extract from the Reporter's findings below:

*"Site OP27 is allocated for 80 houses and I do not consider that given the level of development proposed in the rest of the Dyce, Bucksburn and Woodside area (3,300 houses), its deletion would impact on the overall spatial strategy of the local development plan."*

However, it is abundantly clear that large-scale, flagship allocations take time to come forward and the lead in times for actually delivering homes on the ground are significantly greater than was anticipated at the time of the Examination.

The Proposed Action Plan (September 2010), available at the time of the Examination, showed sites such as OP30 within the Dyce / Bucksburn Area delivering 1000 houses in the period 2007 – 17. The Action Plan published in May 2012 after the Examination showed the same OP30 site delivering 150 houses over the same period.

It is therefore apparent, as argued during the previous plan review, that smaller, more deliverable sites can make a modest, but integral contribution to the delivery of housing land across the City. We respectfully request that this site is taken forward as a preferred option in the forthcoming LDP.

Please find appended with this letter:

- A copy of the bid pro-forma titled "Proposal for a site to be included in the Main Issues Report"; and
- A map showing the proposed site in its local context with an indicative layout illustrating how the site might be developed in the future.
- Copy of letter to Chief Reporter following Examination of the current Local Development Plan.
- Copy of letter from ACC regarding removal of this site as an allocation in the Proposed Aberdeen Local Development Plan 2010 by Reporters.



3

14 June 2013

Development Bid – Land adjacent to Bucksburn School

If you require anything further please do not hesitate to contact me.

Yours faithfully



**James Welsh**  
**Senior Planning Consultant**  
**For Halliday Fraser Munro**



Encs.



# Aberdeen Local Development Plan Review

## Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

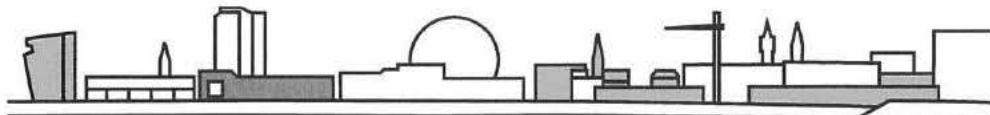
**Please ensure your proposal is with us by 14th June 2013.**

### Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer:  Date:

Address:

Postcode:

Telephone:

Email:

2

Name of landowner:

Address:

### The site and your proposal

3 What name would you like the site to be known as?  
[The site name could be descriptive or an address]

Have you any information for the site on the internet? If so please provide the web address:

4 Please provide a map showing the exact boundaries of the site you would like considered.

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

Has there been any previous development on the site? Yes  No

If so, what was it?

7 What do you propose using the site for?

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

We suggest that the site can accommodate around 50 - 80 units with a mix suitable for the context of the site and the local area.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25%  More  Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes  No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose.

[Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

- 12 Will the proposed development be phased? Yes  No

If yes, then please provide details of what is anticipated to be built and when.

This is not a particularly large scale site, however, phasing of development may be appropriate. Phasing will depend upon future market conditions amongst other factors.

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes  No  Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

It is our client's wishes to listen to the views of the local community and incorporate these where appropriate taking on board the views in relation to the site. The comments made to the previous LDP review have been considered when preparing this bid.



## Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

Please provide the following information:

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

Although the site is north facing we are confident that a layout can be designed to make best use of solar gain available at this site. North facing sites seen all the way along the southern edge of Auchmill Road.

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

To be determined.

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

The site is bounded by a post and wire fence and drystone dyke which is in poor state of repair. Development of this site may disturb some of the features but where possible they will be retained and potentially restored.

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

This site slopes down from the south towards Auchmill Road in the north and can be seen from the A96 when travelling southbound. Notwithstanding this the site has a backdrop of trees as well as a residential caravan site. Development of this site will not be intrusive in the surrounding landscape. No development would break the skyline and it would be set amongst other buildings in an urban context.

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

The site is contiguous with the existing city boundary and is directly adjacent to other areas of development. Bucksburn is an area that has a large residential element and this development will fit comfortably with the surrounding land uses.

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

This site is well located for regular bus services in and out of the city along Auchmill Road.

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

The site has a number of existing footpath links to and from the school, as well as to the east of the site linking other residential areas. To the immediate east of the site there is a football pitch and small play area with play equipment.

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited      There are a number of small businesses and services in Bucksburn such as a bank, police station and local shops. There are also good public transport links to both Dyce / Aberdeen Airport and the City Centre which are key employment hubs in the North East.
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas      This site is immediately adjacent to residential development and the local school. We are confident that the site can be connected to utilities existing within the area.
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area?

- Secondary Capacity      We understand there are a number of re-zoning's occurring in relation to this area and capacity will be available at local schools to accommodate the proposed scale of development.
- Primary Capacity

Are there any further physical or service infrastructure issues affecting the site?

The site is accessed via the same vehicular route as Bucksburn Primary School. Bucksburn Primary School is to be amalgamated with Newhills Primary School at a new site and therefore capacity at this junction will improve. We have also previously discussed access options with the adjacent land owner and there is potential to create a secondary access to this site via Howes Road as well as an emergency route via the road leading to the covered reservoir just to south of the site. There are a number of access options available to serve this site.

**15** No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input type="checkbox"/>

**16** Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

The development of this site will make a contribution to affordable housing provision in the local area and can improve the quality and accessibility to open space. The adjacent play park would benefit from upgrading and this development may be able to contribute to that.

**17** If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document  
(for example if you need it in a different  
format or in another language), please  
phone us on 01224 523317.

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ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমেটের  
যোগাযোগ সাহায্যের জন্য দয়া করে  
: 01224 523317  
নম্বরে যোগাযোগ করবেন।

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如果需要語言/傳譯及其他形式的傳訊支援服務，  
請聯絡：01224 523317。

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Если требуется помощь при выборе  
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способов общения, звоните по  
телефону: 01224 523317

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للحصول على مساعدة بخصوص اللغة/ الترجمة  
و وسائل الاتصال الأخرى، الرجاء الاتصال  
بالرقم التالي: 01224 523317

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valodu/tulkošanu un citiem iespējamām  
komunikāciju atbalsta formātiem, lūdzu  
zvanīt 01224 523317

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Jej jus turite sunkumu su kalba/ vertimu  
ar kitomis bendravimo formomis,  
skambinkite 01224 523317

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tłumacza lub innej pomocy w  
porozumiewaniu się, proszę zadzwonić  
pod numer: 01224 523317



**Thank you for taking the time to complete this form.**  
Please return completed forms to:

Local Development Plan Team  
**Enterprise, Planning and Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Or email it to: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)



Our Ref. P1453/JW/BR//jv  
Your Ref.  
Contact Margaret Bochel  
Email mbochel@aberdeencity.gov.uk  
Direct Dial 01224 523313  
Direct Fax 01224 636181



**ABERDEEN**  
CITY COUNCIL

31 January 2012

Bob Reid  
Halliday Fraser Munro  
Carden Church  
6 Carden Place  
ABERDEEN  
AB10 1UR

Planning & Sustainable Development  
**Enterprise, Planning and  
Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

Dear Mr Reid

**Aberdeen Local Development Plan – Reporters Findings for OP27 Land at Bucksburn School**

Thank you for your letter of 20<sup>th</sup> January in respect of the above.

As you will be aware by now, the Council meeting of 25 January decided to accept all of the modifications made by the Reporters in their Examination Report into the Proposed Local Development Plan.

We are aware that representation made by Halliday Fraser Munro was in support of the allocation of OP27 Land at Bucksburn School. However, representation was also made that further land adjacent to the site should be taken out of the green belt. This would have involved a change to the green belt boundary which ran along OP27 in the Proposed Plan.

In response to these representations, the Council argued that the green belt boundary should remain as it was in the Proposed Plan. We therefore had an unresolved issue as defined by Regulation 27. This means that it was properly an issue that should be considered at Examination and your representations and our response was forwarded to the DPEA on that basis.

We should note that the way in which representations were divided or grouped into issues was presented to full Council on 27<sup>th</sup> April 2011 where the Schedule 4 submissions were agreed. These were sent to the DPEA in May and the Examination began in June. The opportunity was therefore available to those who made representations to question the means by which the Council assembled the Schedule 4 forms before the Examination began.

GORDON MCINTOSH  
DIRECTOR



**AGE POSITIVE**  
scotland



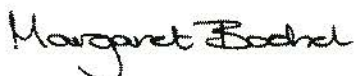
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The Reporters took the view that, taking into consideration the comments received on this issue from the Council, yourselves and another unresolved representation from Bucksburn and Newhills Community Council, that the green belt boundary should be returned to that shown in the adopted 2008 local plan. The Reporter's view was that there was no numerical justification for taking further land out of the green belt. In addition, they felt that the green belt boundary as shown in the Proposed Plan did not meet the requirements of SPP in terms of being sufficiently robust or defensible. Although this stance was contrary to what both the Council and Halliday Fraser Munro argued, it cannot be regarded as an unreasonable one given the information they had before them or one that was outwith their remit to decide.

This issue was raised at the Council meeting by one of the local members. We expressed the view that, although the decision was one which neither the Council or HFM argued for, given the above, it is not one that should be challenged under the 3 exemptions provided for by the Regulations. The Council agreed with that view.

Please do not hesitate to contact me should you require any further information.

Yours sincerely



**Margaret Bochel**  
**Head of Planning and Sustainable Development**

PROJECT		CATEGORY		PROGRAM	
TEAM LEADER		DATE		PROJECT	
-2 FEB 2011		INFORMATION		ACTION	
HALLIDAY FRASER MUNRO					



HALLIDAY FRASER MUNRO  
PLANNING

P1453/JW/BR//jv

20 January 2012

Lindsey Nicoll  
Director & Chief Reporter  
Directorate for Planning and Environmental Appeals

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Dear Ms Nicoll

**ABERDEEN LOCAL DEVELOPMENT PLAN  
REPORTERS FINDINGS  
ALLOCATION OP27 - LAND ADJACENT TO BUCKSBURN SCHOOL  
DELETION FROM FINALISED PLAN  
ON BEHALF OF – MALCOLM HAY (MAJOR JAMES HAY TRUST)**

I write on behalf of our client, Malcolm Hay who is the land owner of the site in reference to the Examination of the Aberdeen City Local Development Plan and specifically to the Reporters' deletion of site OP27 (land adjacent to Bucksburn Primary School) from the plan. We have several concerns which we believe warrant further scrutiny and potential amendment to the decision letter at the very least.

This site was identified by the planning authority as a preferred option from the very outset of the plan-preparation process and Halliday Fraser Munro were appointed to progress indicative layouts and public consultation on behalf of the land owner. Both officials and politicians supported the allocation of this land for residential use.

When the Proposed Plan was passed to the DPEA for the Reporters to examine the plan there were no outstanding issues relating to the principle of developing the proposed allocation at OP27. The representation submitted by Halliday Fraser Munro (ref#766) was clearly a letter of support. It actively supported the allocation and we do not believe that letters from promoters of allocations can be used as a basis for deleting that allocation. Clearly there was no 'issue' raised in the Halliday Fraser Munro representation since it was a supportive letter on behalf of the land owner.

CARDEN CHURCH  
6 CARDEN PLACE  
ABERDEEN AB10 1UR

TELEPHONE  
(01224) 388700

FACSIMILE  
(01224) 388777

E-MAIL  
PLANNING@hfm.co.uk



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CHARTERED PLANNING  
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SPACE PLANNERS  
PROJECT MANAGERS

PARTNERS

JOHN HALLIDAY  
DIP ARCH (ARBON)  
ARBA ARIAS

IAN G FRASER  
DIP ARCH (HONS)  
RBA ARIAS

HAMISH B MUNRO  
DIP ARCH (ARBON)  
RBA ARIAS

DIRECTOR OF  
PLANNING  
BOB G REID  
DIP ARCH (HONS) MCD MRTP

REGIONAL  
DIRECTOR  
VEVE CRAWFORD  
BSC (HONS) MRTP



20/11

20 January 2012

DPEA – Land at Bucksburn School

The Local Community Council passed comment on a number of allocations including OP27 (ref#65) and commented that the access ***“would need to be given some thought”***. However, this was not an objection to the allocation and was more in the nature of design advice (which, incidentally, we fully take on board). Nevertheless, yet again there was no unresolved “objection” to this site that warranted examination.



Despite there being no unresolved objection, the Reporter’s findings concluded that ***“the only way to provide a defensible green belt boundary at this location is to return to the boundary designated in the adopted local plan by deleting site OP27.”***

Clearly something doesn’t quite add up and in the circumstances our client believes he has been treated most unfairly. In an attempt to understand what has transpired we have looked very carefully at the legislation and the sequence of events.

We are reasonably clear about the meaning of Regulation 21 set out in Circular 1/2009 (Development Planning). Regulation 21 of the T&CP (Development Planning) (Scotland) Regulations 2008 “limits the scope of matters to be assessed in an examination to issues raised in representations...the appointed person would have the ultimate ability to add to or redefine the issue to be assessed, **but at all times these must be limited to issues raised in the original representations.**” (Paragraph 75, Scottish Planning Circular 1/2009, *Development Planning*). We find it difficult to imagine that letters of support would count as ‘issues raised in the original representation’.

It is abundantly clear that Halliday Fraser Munro response to consultation on the Aberdeen Proposed Local Development Plan was supporting the allocation of OP27 (a copy of this representation is attached for the avoidance of any doubt).



20 January 2012

DPEA – Land at Bucksburn School

In the interests of positive planning we made additional comments about how the implementation of the proposal might fit better with GSN and GB boundaries. The boundaries and opportunity site boundaries didn't sit as comfortably as they might within the PLDP diagrams. We therefore made positive suggestions about the green belt boundary in respect of the adjacent land (not OP27), given that in our view it did not reflect the findings of the earlier Green Belt Review, and that in conjunction with the allocation of OP27 a better 'fit' could easily be set out in the Finalised LDP. This sort of "tidying-up" is best done at this stage with emphasis on the plan-led system.



The GSN/GB comments seem then to have been 're-defined' in terms of Regulation 21, as a representation against the NE1 policies. This has probably transpired within the processing work categorising representations, when planners in the planning authority were recording and marshalling all the comments – e.g. dividing policy comments from site allocation comments. These then went in different directions and were examined by two separate reporters. Reporter Rice examined the "supporting" comments made by ourselves. Reporter Russell examined our Greenspace Network commentary as a representation against the plan.

I don't doubt that the two Reporters came together and agreed the present outcome – however its basis under Regulation 21 was clearly a letter of support – not an objection. In our view that clearly makes the removal of OP27 invalid and thus unfair.

So we fail to see how a letter supporting the allocation can be redefined by the Reporter to such an extent that it results in the removal of an allocation to which there was no objection. Notwithstanding the planning substance, there has been a procedural glitch – which is easily understandable given the scale of the examination.

Nevertheless, that excuse would not be fair to our client. We would ask that you give urgent consideration as to whether the removal of this site from the Aberdeen Local Development Plan was within the scope of assessment open to the Reporters and suggest that the decision letter is amended to retain site



4

20 January 2012

DPEA – Land at Bucksburn School

OP27. There is some urgency to considering this matter, as the Reporters Findings will be reported to Full Council on 25<sup>th</sup> January 2012.

We look forward to hearing from you.

Yours sincerely

A solid black rectangular box used to redact the signature of Bob Reid.

**Bob Reid**  
**Director of Planning**  
**For Halliday Fraser Munro**

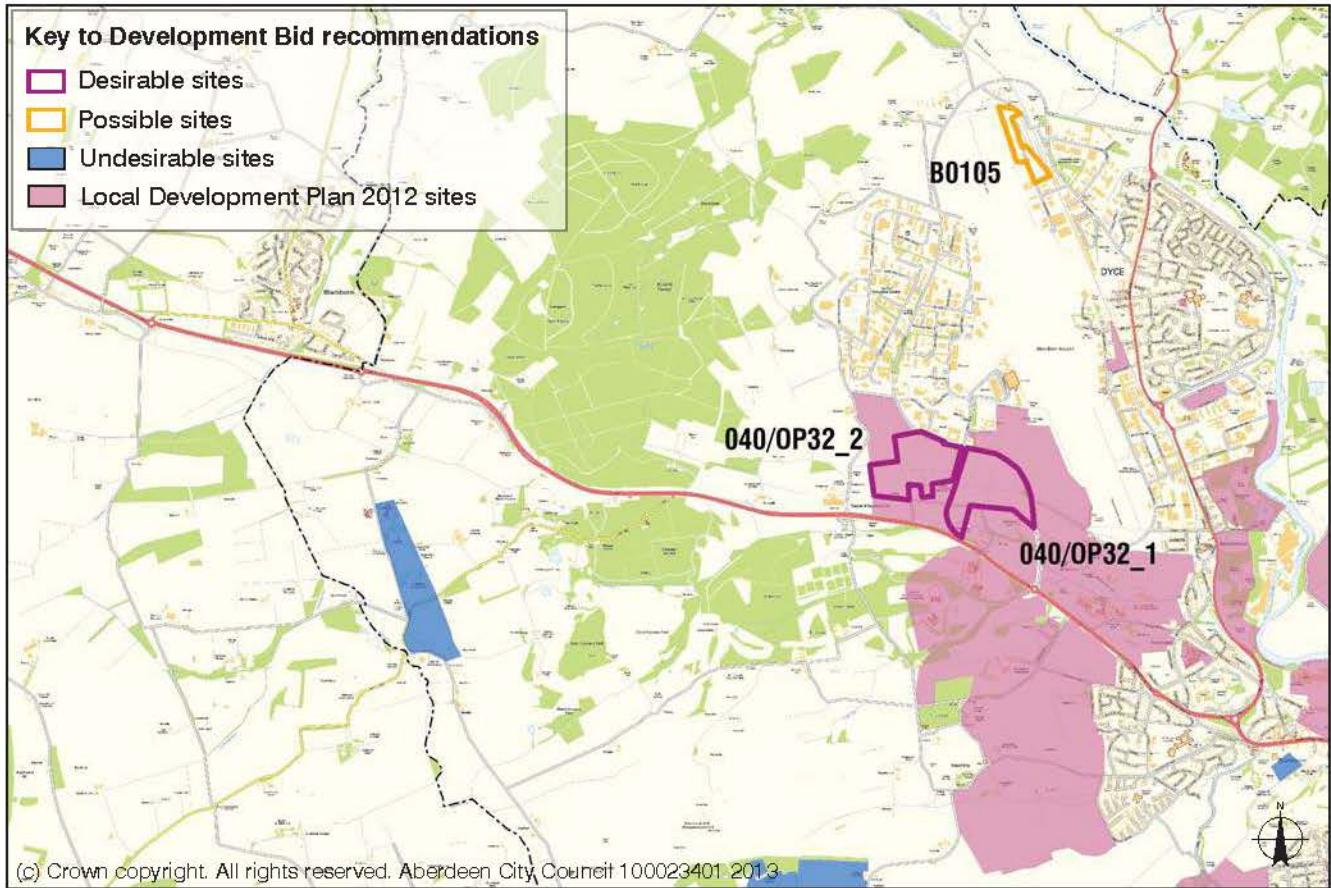
cc. Malcolm Hay – Major James Hay Trust  
cc. Margaret Bochel – Aberdeen City Council

Encs.

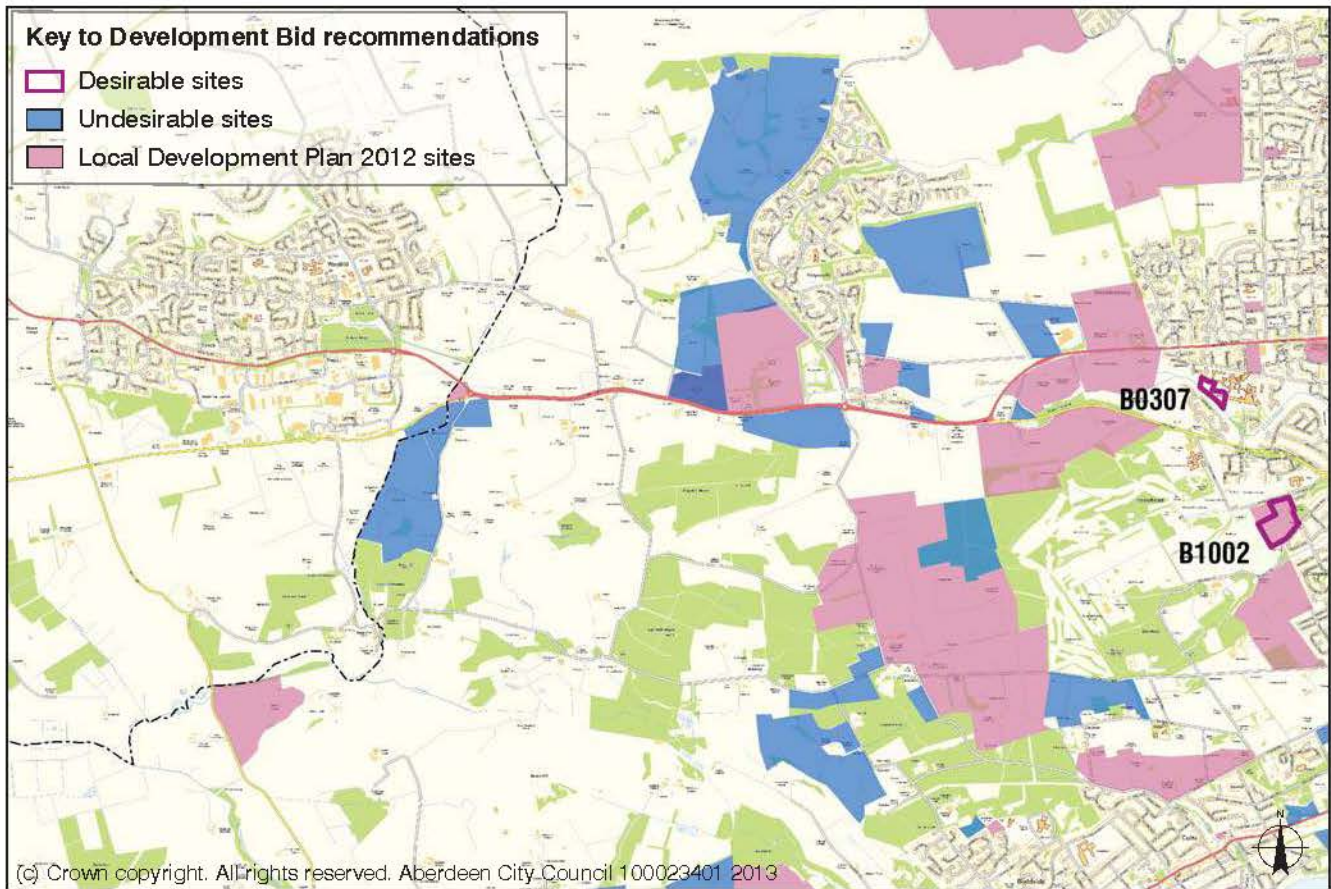


## 9 MAIN ISSUES REPORT 2013

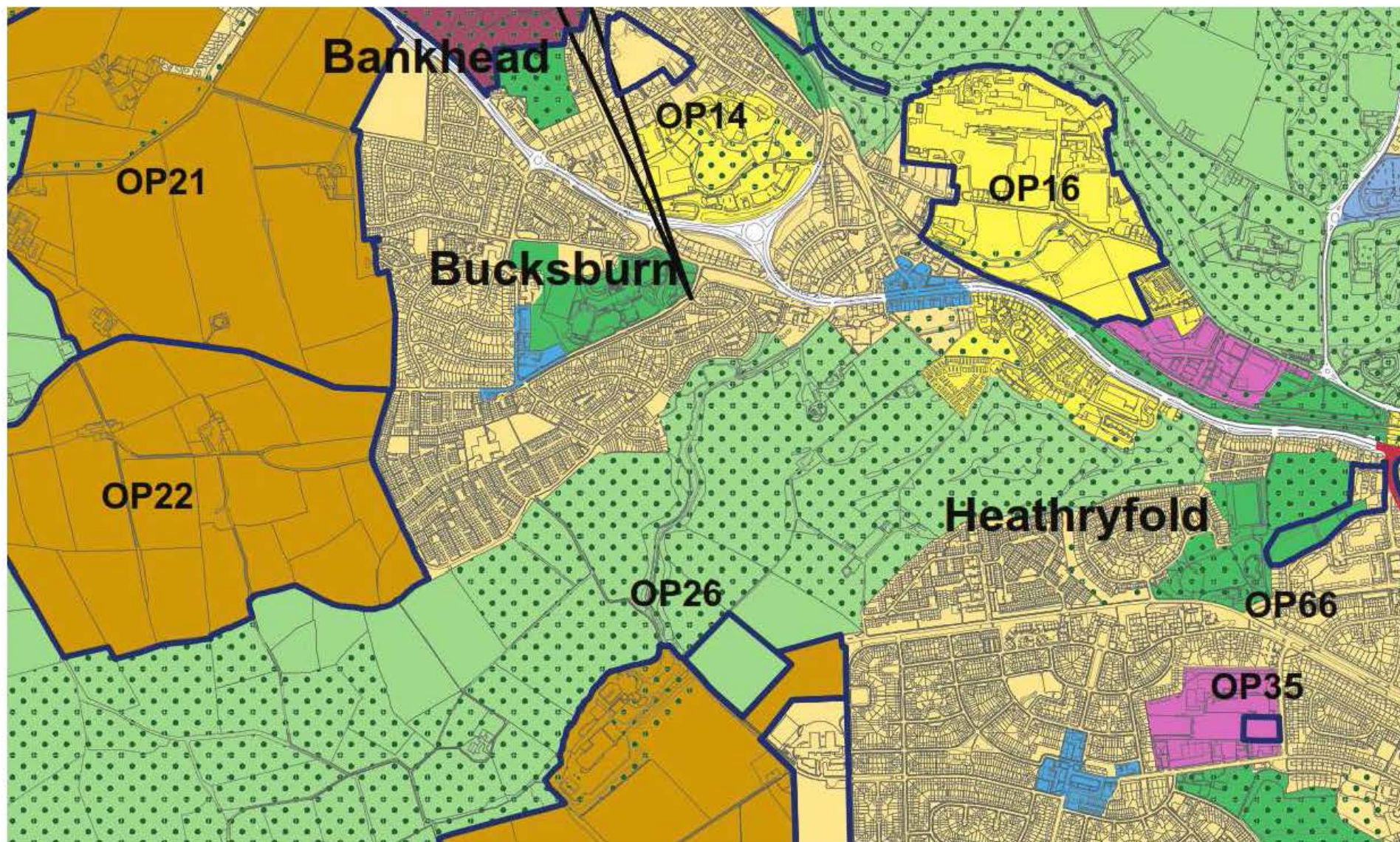
**Map 3 : Dyce and Bucksburn**



**Map 4 : Kingswells and Countesswells**



# 10 PROPOSED LDP PLAN 2015





## CONTACT DETAILS

Colliers International  
1x Exchange Crescent  
1 Conference Square  
Edinburgh  
EH3 8UL

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