

Proposed Aberdeen Local Development Plan 2015 Representation Form

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

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

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Tim Reid
Organisation	Urban Wilderness Ltd
On behalf of (if relevant)	The Reid Family
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Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	Site: Thornhill, Cults, Aberdeen East of OP38 Strategic Residential Development, Countesswells	Paragraph(s)	

What would you like to say about the issue?

There is inadequate land capacity, allocated within the current Local Development Plan, in the likely event that the target figure of 3000 housing units don't come forward from the OP38 Countesswells residential development.

With the Environmental Impact Assessment still underway, and with much of the multi-disciplinary detailed design yet to be initiated, it is considered inevitable that the anticipated new housing allocation numbers will not be realised.

What change would you like to see made?

Generally, to reallocate the site at Thornhill, Cults, Aberdeen for future residential development as a safeguard for housing completions at the neighbouring OP38 site at Countesswells.

Please see attached LDP representation by Urban Wilderness Ltd for further details.

Please return the completed form by:

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

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

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

Data Protection Statement

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



Proposed Aberdeen Local Development Plan 2015

Private Representation

Thornhill | Cults | Aberdeen
1 June 2015

Vision

As the Environmental Impact Assessment for the Countesswells development (OP38) continues, it is considered inevitable that the number of housing units which can be realistically delivered at Countesswells will fall short of the 3000 anticipated.

The land at Thornhill therefore provides an opportunity for additional land to be made available in the event that the anticipated shortfall arises. Housing proposals could be drawn-up by a separate developer, thereby bringing forward completions simultaneously with the larger development area at Countesswells.

The land would provide an exceptional location for housing, offering quick access to the west of Aberdeen with the planned upgrading of the Countesswells Road and construction of the Western Peripheral Route close-by, near Blacktop.

Similarly, the site has access to local leisure and recreation facilities within Hazlehead Park. Public bridleways offer cyclists, horse riders and walkers year-round access to wider Open Greenspace network. The site has potential to accommodate public rights of way as connections to Friarsfield, Cults, Countesswells and beyond to Kingswells and Aberdeen city centre.

Delivery Strategy

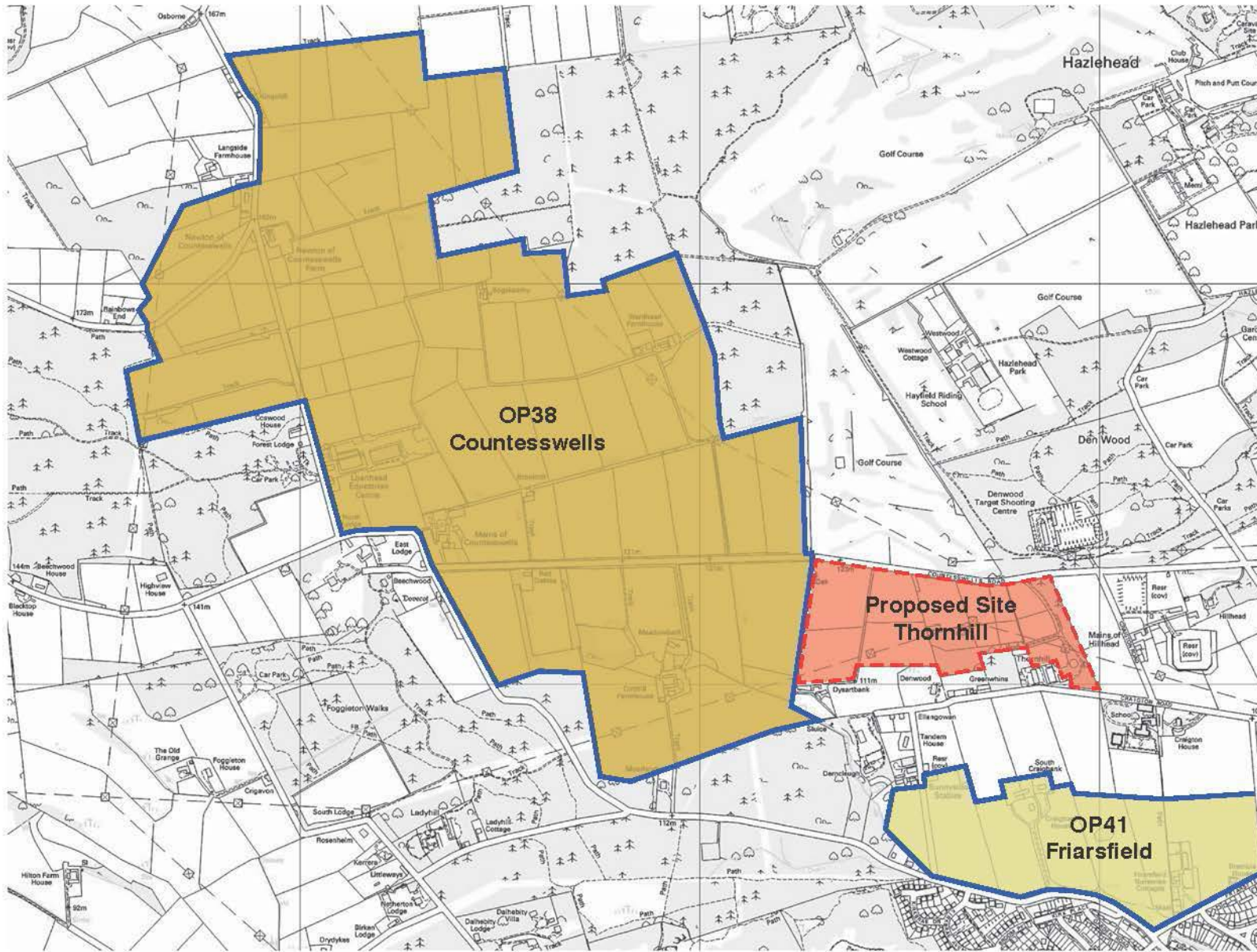
The delivery of new housing could be brought forward as the deficit at Countesswells dictated. The Thornhill site would therefore be seen as a method to safeguard the current housing estimates from the larger adjacent site.

Thornhill would be developed in line with a landscape masterplan, which incorporated best practice in terms of open space design, housing massing, layout and access to existing, well-established recreational routes in the area. The development would be phased, with land parcels released at agreed stages with the local planning authority.

In line with Aberdeen planning policy, 25% of the housing development would be made over to affordable housing.

The landowners would seek to establish a robust Development Framework for the site with the local planning authority, providing suitable Design Guidance and Design Codes to control quality and form of the development.

The design of housing layout, building elevations and their suitability within the broader landscape context would be principle design drivers, ensuring that development meets the highest levels of green open space standards and sustainable living.



Development Context

The first phase of development at Friarsfield (OP41) is almost complete with a second phase already underway.

The proposed development at Countesswells (OP38) is covered by Aberdeen Council's Land Release Policy 1 and is currently subject to an Environmental Impact Assessment

Land Designations OP38 and OP41

As proposed on the Aberdeen Local Development Plan (2016)



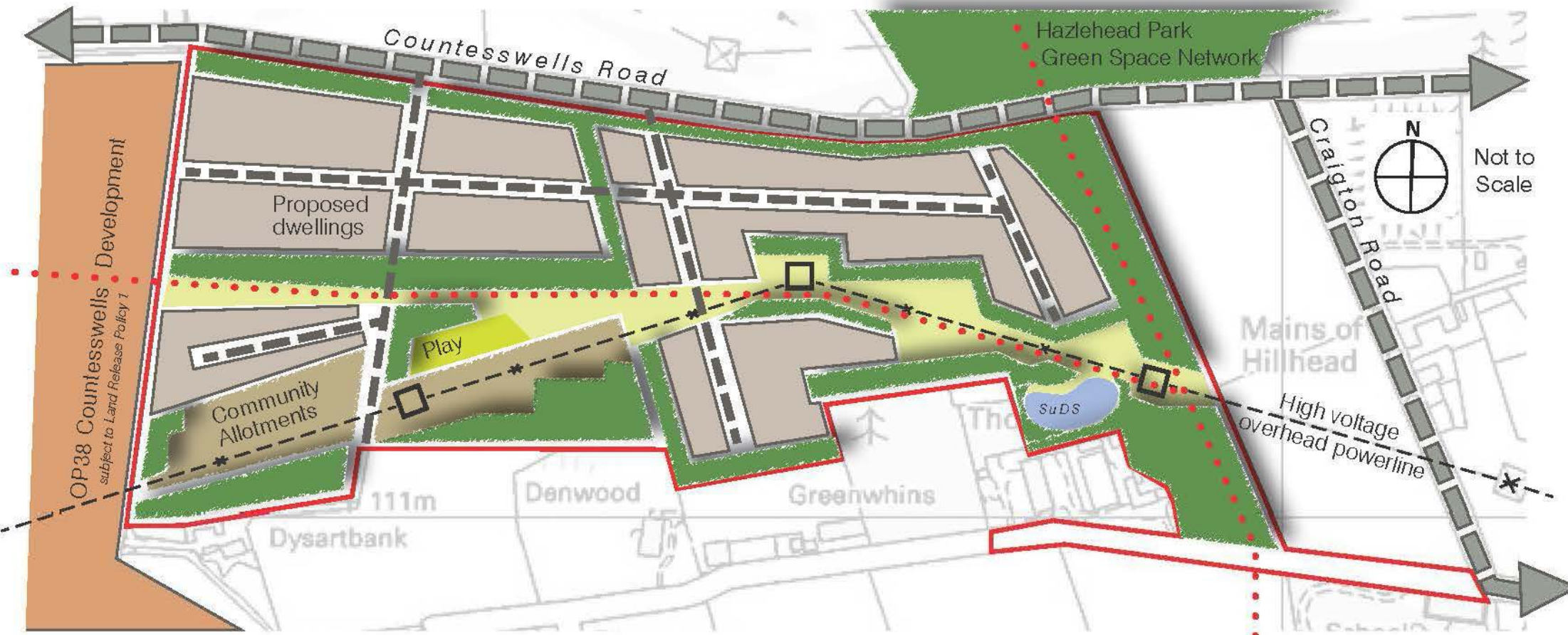
View Looking North, Top East Field

Animal pasture is enclosed by established woodland (with ornamental native and exotic deciduous and coniferous species) provide excellent protection from the cold north-easterly winds. It also screens the proposed development site from the busy Countesswells Road



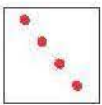
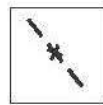





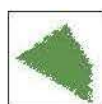
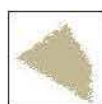
View Looking North, Top West Fields

Dry-stone dykes provide historic linear boundaries, with coniferous shelter-belt planting along the Countesswells Road providing a good screen from passing traffic and provide a strong sense of visual containment. High voltage overhead power lines remove any sense of tranquility or wildness

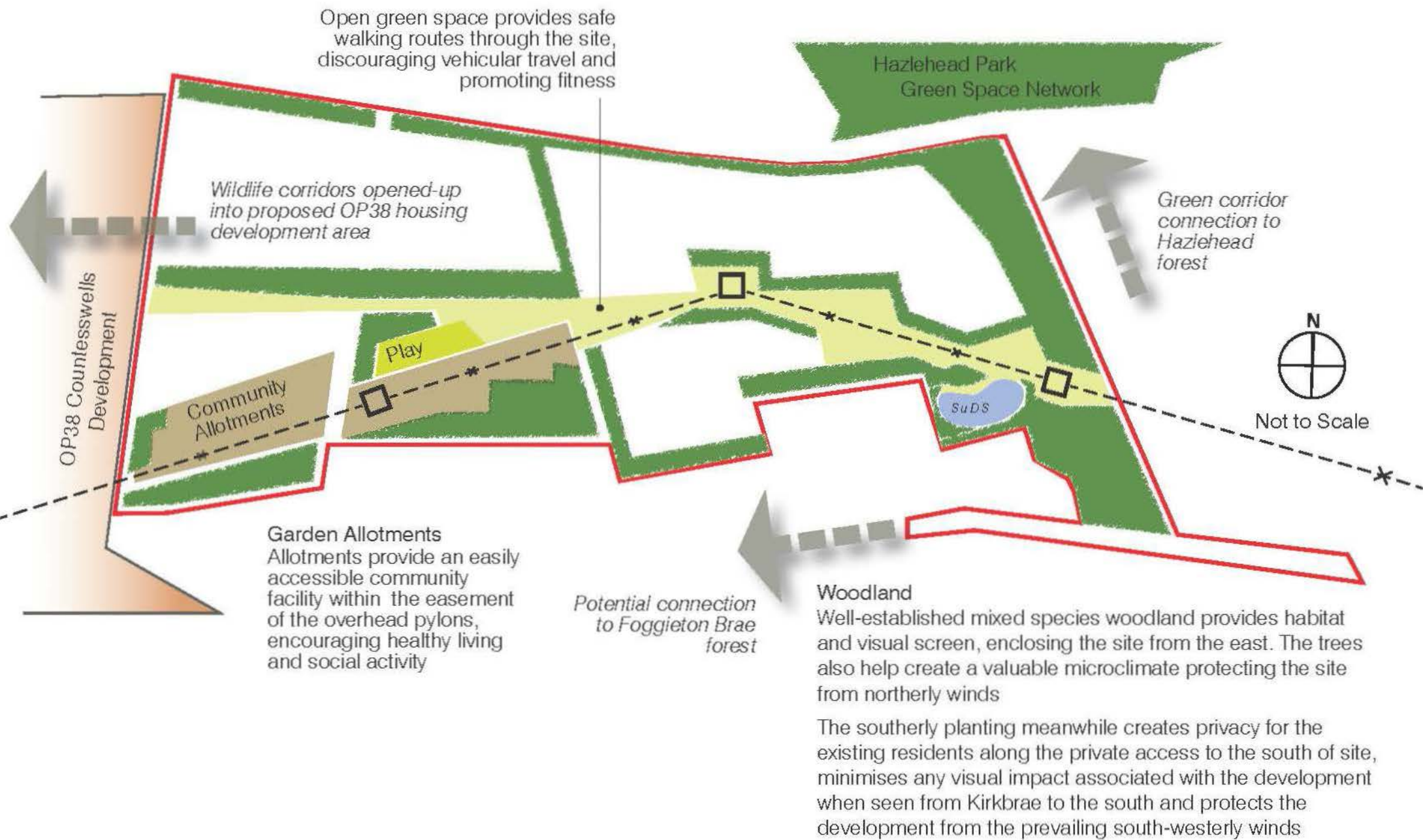


Not to Scale

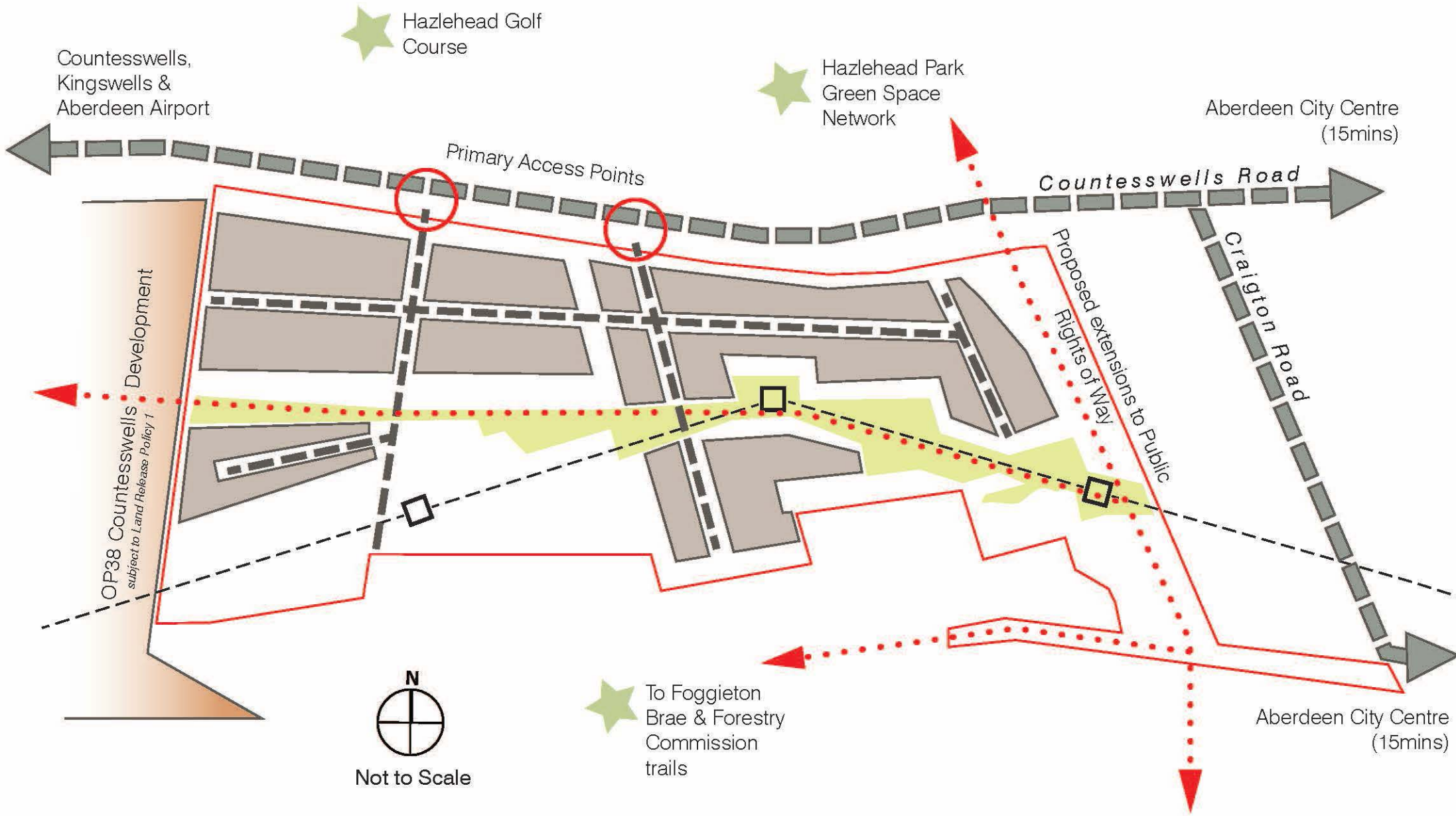
Legend

- | | | | | | | | | | |
|---|---|---|--|---|------------------------|---|---------------------------|---|---------------------------|
|  | New pathways connecting to existing network |  | Existing high voltage overhead powerline |  | Site red line boundary |  | Existing main road |  | Proposed vehicular access |
|  | Proposed open green space |  | Proposed residential |  | Structure planting |  | Community allotment space | | |

Illustrative Framework Plan



Green Infrastructure



Access & Movement

Summary

The land at Thornhill, Cults offers Aberdeen's local planning authority an opportunity to safeguard the strategic housing allocation and ensure that the anticipated completion targets are met.

The site offers an excellent location for new housing, with fast access into the City by car and with new bus and cycle links becoming available with the upgrading of the Countesswells Road. In addition, the site is located within the limits of the Western Peripheral Route, in a highly sustainable location, with excellent access also to the areas north, west and south of the City.

There is significant potential for easy connections to local high quality recreational amenity, namely the Golf Course, public rights of way within Hazlehead Park, the Shooting Range, Countesswells and Fogieton Forest trails.

The site is naturally well protected by established woodland, offering a south-facing microclimate, shielded from cold northerly winds. The site is located on flat ground, with the topography gently sloping to the south of the site, lending itself to sustainable urban drainage options such as swales and ponds optimised for recreational amenity.

Representation made on behalf of:

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