

Proposed Aberdeen Local Development Plan 2015 Representation Form

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

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

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>	Gary Purves
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On behalf of (if relevant)	Mr and Mrs Nicol	
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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	Greenbelt and Green Space Network designations.	Paragraph(s)

What would you like to say about the issue?

The land at Heathvale, Cove (see separate paper) no longer merits the Greenbelt and Green Space Network designations.

What change would you like to see made?

The land at Heathvale, Cove should be removed from the Greenbelt and Green Space Network and an alternative land use such as residential development should be considered (see separate paper for fuller explanation).

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.

Land at Heathvale, Cove

Response to the Proposed Plan

Mr and Mrs Nicol

May 2015



Knight Frank

Contents

1.0	Introduction	2
2.0	Site Characteristics	3
3.0	Greenbelt and Green Space Network Designation	6
4.0	Conclusion and Recommendation	8

Figures

Figure 1 – Location Plan

Figure 2 – Site Photographs

Figure 3 – Extract from Local Development Plan 2012 – Greenbelt and Green Space Network

Figure 4 – Extract from Local Development Plan 2012 – District Wildlife Site

Figure 5 – Extract from Local Development Plan 2016 – District Wildlife Site

Figure 6 – Local Nature Conservation Site – Loirston Loch

1.0 Introduction

- 1.1 Knight Frank LLP write on behalf of Mr and Mrs Nicol in relation to the Proposed Plan which has been published for consultation by Aberdeen City Council.
- 1.2 This response relates to the land at Heathvale in Cove (see Figure 1 below) which we believe should be removed from the Greenbelt and Green Space Network when the finalised plan is published for the reasons set out herein.

Figure 1 – Location Plan



2.0 Site Characteristics

- 2.1 The land in question measures some 5.7 hectares and is within the sole ownership of Mr and Mrs Nicol.
- 2.2 The land fronts onto the dualled Wellington Road to the west with existing housing and business development on its southern boundary, existing housing on its eastern boundary, and new housing currently under construction to the north.
- 2.3 The entirety of the site contains no special landscape features with the western portion being unkempt agricultural land and the eastern portion of the site taking the form of gorse scrubland which is identified locally at Charleston Wood and which adjoins the existing urban edge of Cove as illustrated in Figure 2 below.
- 2.4 Other notable features within the site include a semi-redundant residential cottage (Heathvale) situated within the site which is within the ownership of Mr and Mrs Nicol, and naturalised former sand quarries situated within the dense gorse scrubland/woodland.
- 2.5 In the adopted Local Development Plan (LDP) 2012 the land is identified as part of the Greenbelt and Green Space Network as illustrated in Figure 3 below.
- 2.6 Almost half of the site is also identified in the 2012 LDP as Charleston Wood which was designated as a District Wildlife Site. This is a small area of dry heathland and gorse scrub to the east of Heathvale as illustrated in Figure 4.

Figure 2 – Site Photographs



Figure 3 – Extract from the Local Development Plan 2012 – Greenbelt and Green Space Network

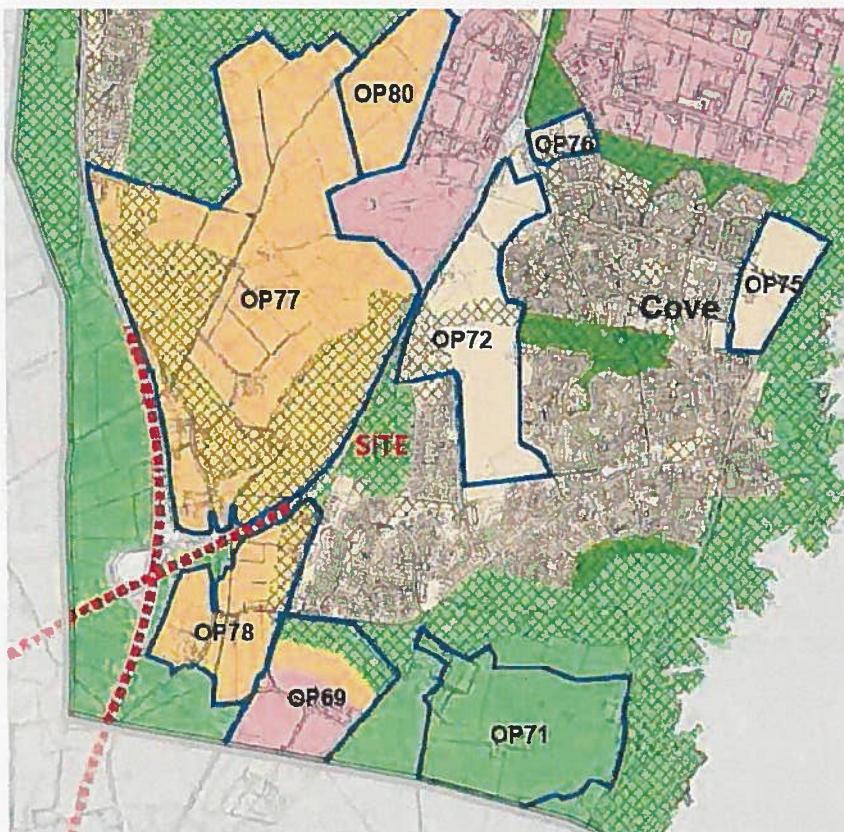
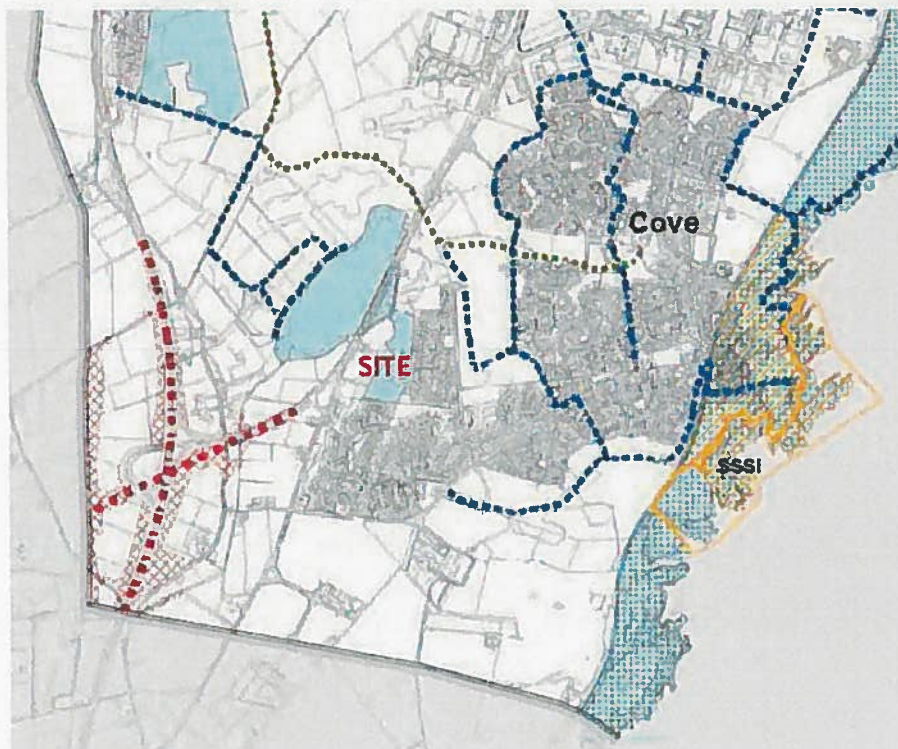


Figure 4 – Extract from the Local Development Plan 2012 – District Wildlife Site



3.0 Greenbelt and Green Space Network Designation

- 3.1 Scottish Planning Policy (SPP) states that the purpose of the green belt is to
 - a) direct planned growth to the most appropriate locations and support regeneration;
 - b) protect and enhance the quality, character, landscape setting and identity of towns and cities; and
 - c) protect and give access to open space within and around towns and cities.
- 3.2 In terms of point A, the land at Heathvale is surrounded by development on all four of its sides, and sits in-between the existing village of Cove to the east and Wellington Road to the west. There is no logical basis for allocating the land within the Greenbelt in terms of directing growth to appropriate locations and supporting regeneration.
- 3.3 In terms of point B, the land is largely unkempt scrubland which offers relatively little in terms of the landscape setting of the city.
- 3.4 In terms of point C, the land offers no opportunities for public access. In fact, many of the surrounding streets in Cove to the east have "dead-ends" which adjoin the site thus physically prohibiting public access. These cul-de-sacs can make connections into the land at Heathvale and thus the wider area subject to removing the land from the Greenbelt designation.
- 3.5 Furthermore, the site offers nothing in terms of protecting or promoting wildlife, recreational or landscape access value to the wider green space network. Therefore Green Space Network designation is unwarranted and should also be removed.
- 3.6 As can be seen in Figure 5 below, the land at Charleston Wood is no longer designated as a District Wildlife Site. This is confirmed in Figure 6 which illustrates the extent of the Local Nature Conservation in the vicinity which relates solely to the land around the Loirston Loch.
- 3.7 As there is no wildlife/environmental, recreational or landscape reasons for retaining the land at Heathvale as part of the Greenbelt and Green Space Network then these designations should be removed and an alternative land use such as residential development should be considered.

4.0 Conclusion and Recommendation

- 4.1 The land at Heathvale is surrounded by development on all of its sides with the existing edge of Cove to the east, north and south and Wellington Road to the west. The majority of the land is unkempt agricultural land which does not merit a Greenbelt or Green Space Network designation according to Scottish Planning Policy.
- 4.2 The area known as Charleston Wood is largely gorse scrubland which is of no particular environmental value and has been removed from any special nature conservation status.
- 4.3 It is therefore unnecessary and inappropriate to designate the land at Heathvale as part of the Greenbelt and Green Space Network within the Proposed Plan. We request that these designations be removed when the finalised plan is published.
- 4.4 It is acknowledged that an appropriate landscape buffer will need to be retained where the site adjoins Wellington Road to ensure sufficient amenity can be achieved. This can be incorporated into the design of any proposal for an alternative land use on the site.
- 4.5 It is also acknowledged that no access into the site will be possible from Wellington Road. Instead, access will be taken from the former Wellington Road which currently serves the existing Heathvale property and the business units to the south of the site.
- 4.6 Finally, the area known as Charleston Wood can form part of a considered and logical landscape strategy for the site rather than unplanned and informal form which it has currently. This will include providing physical links to the existing housing at Cove to the east and reinstating the naturalised former quarries to form an attractive and pleasant woodland setting for any new development on the site.
- 4.7 On the basis of the information contained within this response to the Proposed Plan, it is therefore requested that the Greenbelt and Green Space Network designations should be removed from the land at Heathvale and an alternative land use such be considered.

