

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"/> Fraser Littlejohn
Organisation	Montagu Evans LLP
On behalf of (if relevant)	E Yule Esq PER Kennedy Consultants
Address	4th Floor Exchange Tower 19 Canning Street Edinburgh
Postcode	EH3 8EG
Telephone	[REDACTED]
E-mail	[REDACTED]

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	Policy NE2. Seeking to amend policy NE2 to allow for appropriate infill development.	Paragraph(s)	

What would you like to say about the issue?

We act on behalf of E Yule Esq, owners of property at Pitfodels Station Road, Cults, Aberdeen, and write with reference to the preparation of the new Local Development Plan (LDP). Our client submits the following representations to the Local Development Plan.

A plan identifying the extent of our client's ownership is attached.

Land within our client's control is located within an area designated as Green Belt. On behalf of our client we have made separate representations seeking that the Proposed Plan should be amended to exclude land within our client's control from the Green Belt.

An alternative approach would be for the Council to amend policy NE2 to allow for appropriate infill development in urban fringe locations.

We appreciate the role of the Green Belt but submit that further exceptions to the policy as drafted are appropriate.

Land to the north and south of North Deeside Road is very much residential in character. Residential properties are often set in established landscaped garden grounds. Many of the plots are sizeable and present opportunities for infill development. A number of houses have historically developed along the route, and there are recent examples of the Council having approved infill development and substantial redevelopments; the latter of which policy NE2 specifically allows for.

Part 4 and 5 of Policy NE2 allow for the positive consideration of (4) proposals for extensions of existing buildings, as part of a conversion or rehabilitation scheme in the Green Belt, and (5) the replacement on a one-for-one basis of existing permanent houses currently in occupation.

The policy includes the requirement that proposals should be of a scale, design and external appearance that contributes to the visual character of the Green Belt.

We would suggest that extensions to existing buildings and replacements or redevelopments can often have a greater impact over the development of plots than sensitive infill development.

We note that Planning Permission was granted by the Council for the development of three houses with landscaping opposite the site of the International School (application P141260). The development constituted 'infill development'.

The application was ultimately approved, subject to conditions, with the Council determining that the proposal did not represent overdevelopment of the site, would enhance the conservation area and would allow for better connectivity in the area, specifically in relation to access to the old Deeside Railway.

We note the requirements of the Spatial Strategy within the Proposed Plan in terms of both Brownfield and Greenfield sites. It is considered that sensitive infill development within suburban areas can play an important role in providing new homes within existing communities and sharing many of the sustainability credentials that that brings including access to services and communication links.

SPP "...introduces a presumption in favour of development that contributes to sustainable development."

SPP states (at paragraph 39.) that "planning should direct the right development to the right place."

What change would you like to see made?

Land within our client's control is located within an area designated as Green Belt. On behalf of our client we have made separate representations seeking that the Proposed Plan should be amended to exclude land within our client's control from the Green Belt.

An alternative approach would be for the Council to amend policy NE2 to allow for appropriate infill development in urban fringe locations.

We would suggest that extensions to existing buildings and replacements or redevelopments can often have a greater impact over the development of plots than sensitive infill development.

We trust that the above and attached will be given due regard in the process to prepare the Proposed Plan.

Our clients take a keen interest in development planning issues and would be keen to be kept advised of the progress of the process to prepare the new Local Development Plan.

We would of course be pleased to discuss matters further with the Council if that would assist. Should you require any further information at this stage, however, please do not hesitate to contact Fraser Littlejohn of this office direct.

Please return the completed form by:

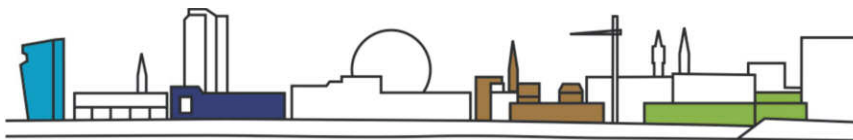
- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

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

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

Data Protection Statement

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



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	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	Policy NE2. Seeking to exclude site from the Green belt.	Paragraph(s)	

What would you like to say about the issue?

We act on behalf of E Yule Esq, owners of property at Pitfodels Station Road, Cults, Aberdeen, and write with reference to the preparation of the new Local Development Plan (LDP). Our client submits the following representations to the Local Development Plan.

A plan identifying the extent of our client's ownership is attached.

Land within our client's control is located within an area designated as Green Belt. It is submitted that the Proposed Plan should be amended to exclude land within our client's control from the Green Belt and a more defensible boundary be drawn.

We appreciate the role of the Green Belt but submit that further exceptions to the policy as drafted are appropriate.

Land to the north and south of North Deeside Road is very much residential in character. Residential properties are often set in established landscaped garden grounds. Many of the plots are sizeable and present opportunities for infill development. A number of houses have historically developed along the route, and there are recent examples of the Council having approved infill development and substantial redevelopments; the latter of which policy NE2 specifically allows for.

Part 4 and 5 of Policy NE2 allow for the positive consideration of (4) proposals for extensions of existing buildings, as part of a conversion or rehabilitation scheme in the Green Belt, and (5) the replacement on a one-for-one basis of existing permanent houses currently in occupation.

The policy includes the requirement that proposals should be of a scale, design and external appearance that contributes to the visual character of the Green Belt. We would suggest that extensions to existing buildings and replacements or redevelopments can often have a greater impact over the development of plots than sensitive infill development.

It is considered that the continued designation of existing property along North Deeside Road at Pitfodels will serve to erode the Green Belt policy given development pressures. Infill development contributes substantially to housing land supply. An alternative approach is to vary the terms of policy NE2 which is the subject of a separate representation.

It is submitted that the exclusion of land within our client's control from the greenbelt will not undermine the Council's policy, stated at paragraph 3.99 of the Proposed Plan as being:-

The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. 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.

Removing established residential property and associated ground which is residential in character would it is submitted serve to strengthen the broader Green Belt. In the context of our client's interests for example it is considered that a more defensible Green Belt boundary would be along the route of the line of the former Deeside railway to the south.

There are recent examples of residential development in the locale. Barratt Homes for example are presently developing land at Den of Pitfodels, Garthdee Road, in proximity to land within our client's control. Whilst we appreciate that this site was ultimately excluded from the Green Belt, that in itself is reflective of the the contribution sites on the urban fringes can contribute to overall housing land supply.

Planning Permission was granted by the Council for the development of three houses with landscaping opposite the site of the International School (application P141260). The development constituted 'infill development'. The application was ultimately approved as the proposal did not represent overdevelopment of the site, would enhance the conservation area and would allow for better connectivity in the area, specifically in relation to access to the old Deeside Railway.

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SCHEDULE :

Site Area: 5262 Square metres, 0.562 Hectares, 1.388 Acres

1 No. 5 Bedroom Detached one and a half storey house with integral double Garage
(Floor area 226 sq m)

2 No. 5 Bedroom Detached two storey house with detached double Garage
(Floor area 205 sq m)

Layout indicative only subject to detailed site surveys, investigations, and discussions with Planning and Roads departments.



PROPOSED SITE PLAN. 1:500



EXISTING SITE PLAN. 1:500



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LOCATION PLAN. 1:1250

PRINCIPAL PLAN

REV	BY	DATE	AMENDMENT
B	RL	08/07/13	PLANNING SUBMISSION
A	RL	25/04/13	FIRST ISSUE

KENNEDY CONSULTANTS
144 FOREST AVENUE, ABERDEEN.
TEL: 01224 312606

Client
Mr Eric Yule

Project
Proposed new houses on vacant ground at Pitfodels Station Road. Cults. Aberdeen.

Description
Existing & Proposed Site Plans

Project No	Drawing No	Amendment
YULE	PL/001	B
Scale as shown @ A2	Date 22/04/13	Drawn By RGL
Computer File Ref	Checked By	Status planning

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