



Proposed Aberdeen Local Development Plan 2015

CONSULTATION RESPONSE – AA WEBSTER & SONS
JUNE 2015

PREPARED BY COLLIERS
INTERNATIONAL

PREPARED FOR AA WEBSTER & SONS

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Version Control	
Status	Final
Project ID	D0046311
Filename/Document ID	Aberdeen City pLDP responses
Last Saved	01.06.2015
Owner	A.Aitken
Director	
Approved by	
Date Approved	01.06.2015

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1 INTRODUCTION

1.1 INTRODUCTION

Colliers International have been instructed by our Client and site owners, AA Webster & Sons, to lodge responses to the proposed Aberdeen Local Development Plan 2015.

This document sets out those responses in respect of land to the immediate north-west of Kingswells. The site is bounded to the west by the Aberdeen Western Peripheral Route (AWPR) and comprises land to the north and south of Derbeth Farm. Land in this area has long-been promoted through the development plan process, representing a logical and suitable location for development to take place with the ability to provide a mixed use development, new local centre and potentially educational facilities adjacent and connected to the existing Kingswells settlement.

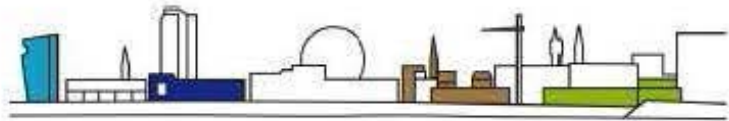
The site was identified in a growth area, 'area E' within the previous Main Issues Report. It is maintained that, in line with previous submissions made to the Local Authority, the site remains an attractive development location in close proximity to and capable of being successfully integrated with, the Kingswells settlement. The AWPR provides a robust and defined western boundary to any development where a new green belt edge could be formed and green space networks extended and enhanced. The site should be removed from its current designation of green belt and green space network, and be allocated for in the emerging LDP for longer-term 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 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

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	Proposed Supplementary Guidance	<input type="checkbox"/>
	Proposed Action Programme	<input type="checkbox"/>
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>
Policy/Site/Issue	Greenfield Development (page 9)/land to the north-west of Kingswells at Derbeth Farm/Policy LR1-Land Release	Paragraph(s)

What would you like to say about the issue?

Our Clients interests lie to the north west of the settlement of Kingswells and is currently as designated green belt and (partially) green space network. 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 states that "New development, whether in brownfield or greenfield locations, will have to be of the best standard..." (Paragraph 2.5) The plan has placed significant focus on greenfield land release and it is acknowledged that in many areas this is a necessity. This is reflected in the masterplan zones set out in the plan and discussed in the associated representations to the plan. The necessity of greenfield sites to meet development plan requirements is accepted however it is held that the Local Authority have a duty to release land in locations which are confirmed as viable and are or can become effective in the plan period to deliver development on the ground.

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)

- redirecting development pressure to more suitable locations;
- establishing clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads. Hedges and field enclosures will rarely provide a sufficiently robust boundary."

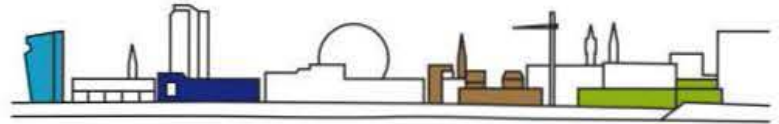
In that vein it is considered that the pLDP greenbelt boundary around the settlement of Kingswells is inappropriate and fails to acknowledge the terms of SPP. The boundary should be moved westwards to align with the visual and physical boundary of the AWPR. This would in turn allow for development opportunities at Derbeth Farm to take place. Our Clients land at Derbeth Farm is such a site which is available for development and is deemed to be a suitable location for medium/long term development which would represent a logical and viable expansion to the urban form in this area. The pLD P 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. In recognising this, the Council should full investigate deliverability issues and ensure a generous supply of housing land is speedily available to be developed where required.

The Council are reminded of the provisions of SPP (Paragraph 123) which states that: "A site is only considered effective 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 7 criteria listed therein. When assessed against these criteria, and subject to a successful release from its green belt (and where necessary green space network) status, it can be confirmed that our Clients site at Derbeth Farm is considered fully effective to take place. Previous submissions to the development plan process highlighted the potential of this area of land to provide employment land, a new local centre, new educational facilities (if required), open space and connections to the existing community adjacent. Our Clients remain of the view that land release in this location should taken place to provide for a growing populations needs.

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 or 2 of the land release schedule as proposed. In the absence of such, it is strongly urged that the Council review their position in respect of Derbeth Farm and Policy LR1.

What change would you like to see made?

- land at Derbeth Farm requires to be considered for future residential development



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What would you like to say about the issue?

Our Clients interests lie to the immediate north-west of Kingswells. The site was included in a wider development area however it was excluded from being adopted as such. The AWPR forms the western boundary to the site, thus creating a natural pocket for development take place. It is maintained that the masterplan zones as set out in this proposed plan are flawed, and that a zone should be attributed to this natural development location around Kingswells. There is a strong ability for residential development in this location to function in unison with the large-scale employment allocations in place. A concept plan for the site is included in the appended information which demonstrates how connections and integration could take place. Please refer to all of this appended information along with our response to Policy NE1-Green Space Networks and NE2-Green Belt when considering our 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. While the general direction of growth set out is not wholly disputed, it is considered that the Council should take cognisance of the fact that land at Derbeth Farm to the north-west of Kingswells should be included masterplan zone. It is maintained that, in line with previous submission made to the development plan process, the establishment of Prime Four to the south of our Clients site has had an urbanising effect on this general area around Kingswells. It is further considered that in order to fully exploit the development at Prime Four, a masterplan zone should now be included in the emerging plan to allow associated development to take place in a phased and planned manner.

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 delivered in tandem or in response to a defined need. It is considered that in the case of the settlement of Kingswells, the Council have not taken full cognisance of this.

The Council must recognise that large-scale masterplan zones such as those proposed in the plan require to provide for a balanced and mixed development/growth to take place. In pursuing larger scale development locations the Council are reminded that those which can efficiently integrate, utilise and enhance local services, facilities and utilities should be brought forward to ensure the plan 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) It is strongly argued that an additional masterplan zone should be illustrated to the north-west of the Kingswells settlement, east of the AWPR. Although currently being built out, Kingswells (Prime Four) represents only a fraction of what was initially promoted for development in this wider highly accessible area to the west of the settlement of Kingswells. The Reporter at the last Examination cited the lands inclusion in the green belt, protecting the setting of Kingswells and preventing encroachment into the countryside as reasons to exclude the land from the plan. It is held that the Reporters findings were ill-founded and that the line of the AWPR now provides a natural boundary to allow this development to take place. Development in and around Derbeth Farm remains a viable and suitable location for residential and mixed-use development. The site has long been promoted, as per the attached information, and several individual but linked character areas established.

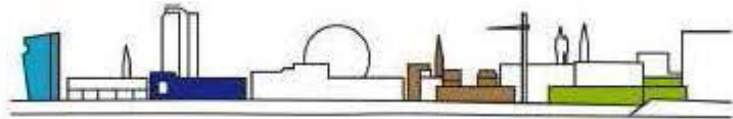
In fulfilling the long term aspirations of the area and in directing development to the right place, as is advocated in SPP, the Council are again encouraged to review their conclusions surrounding viability, deliverability and appropriateness of the land at Derberth Farm to readily contribute to the future housing land requirements for the plan area. These areas are closely located to the Kingswells established residential areas and could provide a sensitive, limited expansion of the settlement whilst taking advantage of the AWPR to control that expansion and provide a robust development boundary. A masterplanned approach which incorporates infrastructure and service deliverability would ensure a quality development takes place which has links to the adjoining established urban form. This would accord with other provisions of the plan in respect of design and placemaking. In addition it is acknowledged that while some of the areas at Derbeth farm are designated as green space networks as well as green belt, the appropriateness of these continued allocations is strongly questioned. Further to the provisions of Policy NE2 in relation to green space networks and D2 landscape, there is scope for a comprehensive design-led approach to create, enhance and better the green space network in and around this area.

It has been demonstrated to the Council and all endeavours have been made to illustrate how the land here is appropriate for residential development, capable of integrating and utilising where possible existing services and facilities. In addition, the success of the Prime Four employment area to the south of Kingwells should be exploited in so far as a range and mix of houses should be provided for that employment base in order to ensure all socio-economic benefits of the employment area can be extracted and have a real immediate effect for Kingswells.

It is requested that the Council review the case for a new masterplan zone at Derbeth.

What change would you like to see made?

- review the case for a new masterplan zone to be created at Derbeth Farm.
- acknowledgement in the plan that the AWPR can, with appropriate cognisance of other plan policies, form a robust, defined green belt boundary which allows for sensitive development to take place on its eastern side.



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Policy/Site/Issue	Policy D1-Quality Placemaking by Design/land to the north-west of Kingswells at Derbeth Farm	Paragraph(s)	

What would you like to say about the issue?

Our Clients interests lie to the immediate north-west of Kingswells. The site has long been promoted through the development plan process as a logical development capable of connecting and integrating with the existing settlement. A concept plan for the site is included in the appneded information (refer to Appendix 4 page 8 Figure 1) which sets out how the site could deliver housing in the medium/long term without eroding or destroying the green belt or green space network. Please refer to all of this appneded information along with our responses to Policy NE1-Green Space Networks and NE2-Green Belt, when considering out comments set out below.

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.

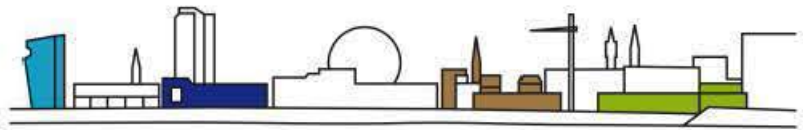
Any development which may come forward on the above site would carefully address each of these criteria. Paragraph 3.4 of the Plan as written encourages "an engaging, design-led approach to secure quality placemaking through the appropriate use of pre-application discussion" and this is welcomed. The 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.

At the Development Option Assessment stage, following the Call for Sites in 2013, the Council highlighted concerns regarding development taking place in this area. These included exposure to northerly winds; listed buildings/historic features in and adjacent to the site; natural heritage features; no clear crossing points to connet the site to the existing community at Kingswells. It was also noted however that the site lies just 400m from the nearest bus stop/route and that local facilities at Kingswells are just over 800m from the centre of the site.

The indicative masterplan which accompanied the bid at the Call for Sites stage clearly set out how the above concerns could be overcome through the employment of good design, utilising and acknowledging best practice in the creation of masterplans as guided by PAN 83: Masterplanning. It remains our strong view that concerns previously raised to date can be designed-out and a successful place, as called for in Policy D1, can be developed in this location.

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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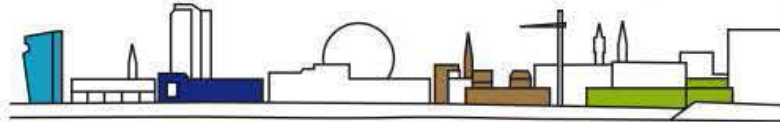
Following on from our response to Policy D1in meeting and delivering through sensitive layout and design the six key qualities of a successful place, Policy D2 – Landscape is a key consideration in the successful delivery of any site, providing a setting for development, a sense of welcome and important delineations between public and private spaces. In specific relation to our Clients land interests at Kingswells, 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 positively contributing a new green belt boundary together with teh AWPR. The ability to enhance and strengthen the existing green space network areas in this location have been highlighted in the earlier response to the Call for Sites stage in 2013. It is strongly considered that this location can allow for development to take place in a sensitive manner employing the principles of Policy D2.

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.

In earlier submissions and particularly at the Call for Sites stage in 2013, an indicative masterplan illustrated clearly that the use of the existing designated areas of green space networks on the site could be successfully integrated, enhanced and adapted into an overall landscape framework for the site. At the last LDP Examination the Reporter noted protection of the setting of Kingswells and preventing encroachment into the countryside as issues which were pertinent in deciding to retain the site as designated green belt. It is held that, in line with the provisions of Policy D2, development in this location could successfully employ a strong landscape framework which would result in sustainaing local diversity and distinctiveness; enhancing the landscape features already in existance; and which could provide shelter and identity for a new residential development.

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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Policy/Site/Issue	Policy NE1 Green Spae Network/land to the north-west of Kingswells at Derbeth Farm/City Wide Plan	Paragraph(s)

What would you like to say about the issue?

Our Clients interests at Derbeth Farm to the north west of Kingswells in partially covered by the green space network designation. It is considered that this in itself does not constitute a barrier for development in this location and the ability for the enhancement of these networks through development taking place should be highlighted within the policy. A concept plan for the site is included in the appneded 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.

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 Derbeth 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 and this has been graphically demonstrated via the illustrative masterplan which acompanied the Call for Sites 2013 response.

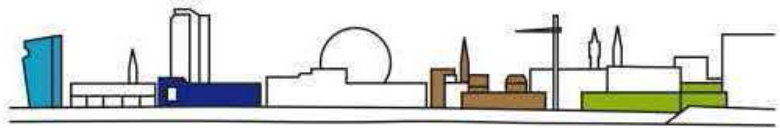
Given the location of the site and its ability to form a logical extension to the urban form in the wider area, it is held that the site does not constitute such a strong component in the green space network which warrants a ban on any development taking place. It is concluded that development of this 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 Derbeth but promotes mitigation, design excellence and integration with other aspects of the network in any plans/layouts coming forward. It is noted that part of the site adjoins the Three Hills Local Nature Conservation Site (LNCS) however it is not considered that the integrity of the LNCS would be significantly adversely compromised by development taking place in this location. The Council are reminded the SNH defines LNCS as "a non-statutory designation given by local authorities to areas of locally important nature and landscapes" and that they give planners and developers "an early indication of sensitive sites and opportunities for enhancing the local environment." It is noted that the area was previously found to be popular with bat populations. In the enhancement of green space networks it is possible to have positive benefits for wildlife and associated habitats. As such, it is again argued that these elements cannot be seen to be a barrier to development taking place in or around designated green space networks.

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."



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What would you like to say about the issue?

Our Clients interests lie at Derbeth Farm, to the north-west of Kingswells. A concept plan for the site is included in the appneded information. Please refer to all of this appneded information along with our response to Policy NE1-Green Space Networks when considering out comments set out below.

The subject site is designated green belt within the adopted Local Development Plan, and remains 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) redirecting development pressure to more suitable locations; establishing clearly identifiable visual boundary markers based on landscape features such as rivers, tree belts, railways or main roads.”(Paragraph 51)

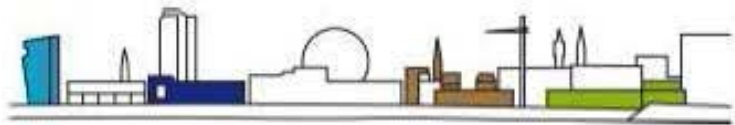
The draft green belt policy, Policy NE2, advises against any development in the green belt outwith the scope of those narrow uses listed therein. It is considered that while the Policy partially reflects SPP, the current wording of Policy NE2 does not reflect other aspects of SPP including the requirement 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 across the plan area 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.

This is particularly the case in relation to our Clients site at Derbeth, where the designation of greenbelt in this precise location is not found to be in accordance with the overall thrust of SPP as it is held that this is a suitable location to absorb development. There has been a change in circumstance since the last Reporters decision on the site in that the line of the AWPR now provides a robust green belt boundary on the ground, forming a more logical and defensible settlement edge than currently exists. The Council are therefore strongly urged to consider - in tandem with other pLDP responses contained within this document - the merits of the subject site and an amendment to the green belt boundary.

Previously, the Scottish Government Reporter found that there were no over-riding benefits to justify the allocation of the land at Derbeth Farm for development. It is held that this site has the ability to contribute to the future housing land supply of the Council area and that the development of the AWPR has resulted in the creation of a logical development location and robust green belt edge. It is a contained site, with the AWPR forming the western boundary. A robust boundary to the green belt and indeed to development – in line with the provisions of SPP – could therefore be formed. This area is strongly considered to be a viable development location whereby the realignment of the existing green belt boundary would allow for development pressure elsewhere in the plan area to be eased. This location is held to lend itself to an integrated well-defined development which, with links eastwards into Kingswells itself and onto the AWPR, prove to be a sustainable and popular development area. It is held that SPP allows for development on former green belt sites where the six qualities of successful places and community participation can achieve strong design solutions and sustainable communities.

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 Derbeth, per previous submissions, and create a stronger boundary created in line with the AWPR



Proposed Aberdeen Local Development Plan 2015 Representation Form

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

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

Name	Mr <input type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/>
Organisation	Colliers International
On behalf of (if relevant)	AA Webster & Sons
Address	1c Exchange Crescent, 1 Conference Square, Edinburgh
Postcode	EH3 8UL
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 H1-Residential Areas/land to the north-west of Kingswells at Derbth Farm	Paragraph(s)

What would you like to say about the issue?

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-Landscape, NE1-Green Space Networks and NE2-Green Belt when considering our comments set out below.

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 Derbeth Farm 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

It has been initially demonstrated, via previous development plan submission as as appended here, that the above can be achieved at our Clients land at Derbeth Farm. Taken as a phased land release, contained by a strong landscape framework and robust western edge (AWPR) and successfully connected to the adjacent urban form, it is held that our Clients site is a viable development site where the objectives of Policy H1 could be met.

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 Derbeth Farm as a viable residential development location as identified in the supporting information

APPENDICES

To be read in conjunction with each representation

1 SITE PLAN

2 CALL FOR SITES 2008

3 MIR 2009

4 PROPOSED LDP PLAN 2010

5 SUMMARY COUNCIL RESPONSES AND REPORTERS FINDINGS – ISSUE 35

6 CALL FOR SITES 2013

7 DEVELOPMENT OPTIONS ASSESSMENT 2013

8 MAIN ISSUES REPORT 2013

9 PROPOSED LDP 2015

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Proposed Aberdeen Local Development Plan 2015

CONSULTATION RESPONSE – AA WEBSTER & SONS
JUNE 2015

PREPARED BY COLLIERS
INTERNATIONAL

PREPARED FOR AA WEBSTER & SONS

**COLLIERS INTERNATIONAL SPECIALIST AND CONSULTING UK
LLP**

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Version Control	
Status	Final
Project ID	D0046311
Filename/Document ID	Aberdeen City pLDP responses
Last Saved	01.06.2015
Owner	A.Aitken
Director	
Approved by	
Date Approved	01.06.2015

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1 INTRODUCTION

1.1 INTRODUCTION

Colliers International have been instructed by our Client and site owners, AA Webster & Sons, to lodge responses to the proposed Aberdeen Local Development Plan 2015.

This document sets out those responses in respect of land to the immediate north-west of Kingswells. The site is bounded to the west by the Aberdeen Western Peripheral Route (AWPR) and comprises land to the north and south of Derbeth Farm. Land in this area has long-been promoted through the development plan process, representing a logical and suitable location for development to take place with the ability to provide a mixed use development, new local centre and potentially educational facilities adjacent and connected to the existing Kingswells settlement.

The site was identified in a growth area, 'area E' within the previous Main Issues Report. It is maintained that, in line with previous submissions made to the Local Authority, the site remains an attractive development location in close proximity to and capable of being successfully integrated with, the Kingswells settlement. The AWPR provides a robust and defined western boundary to any development where a new green belt edge could be formed and green space networks extended and enhanced. The site should be removed from its current designation of green belt and green space network, and be allocated for in the emerging LDP for longer-term residential development.

This document contains individual representation forms relating to issues of:

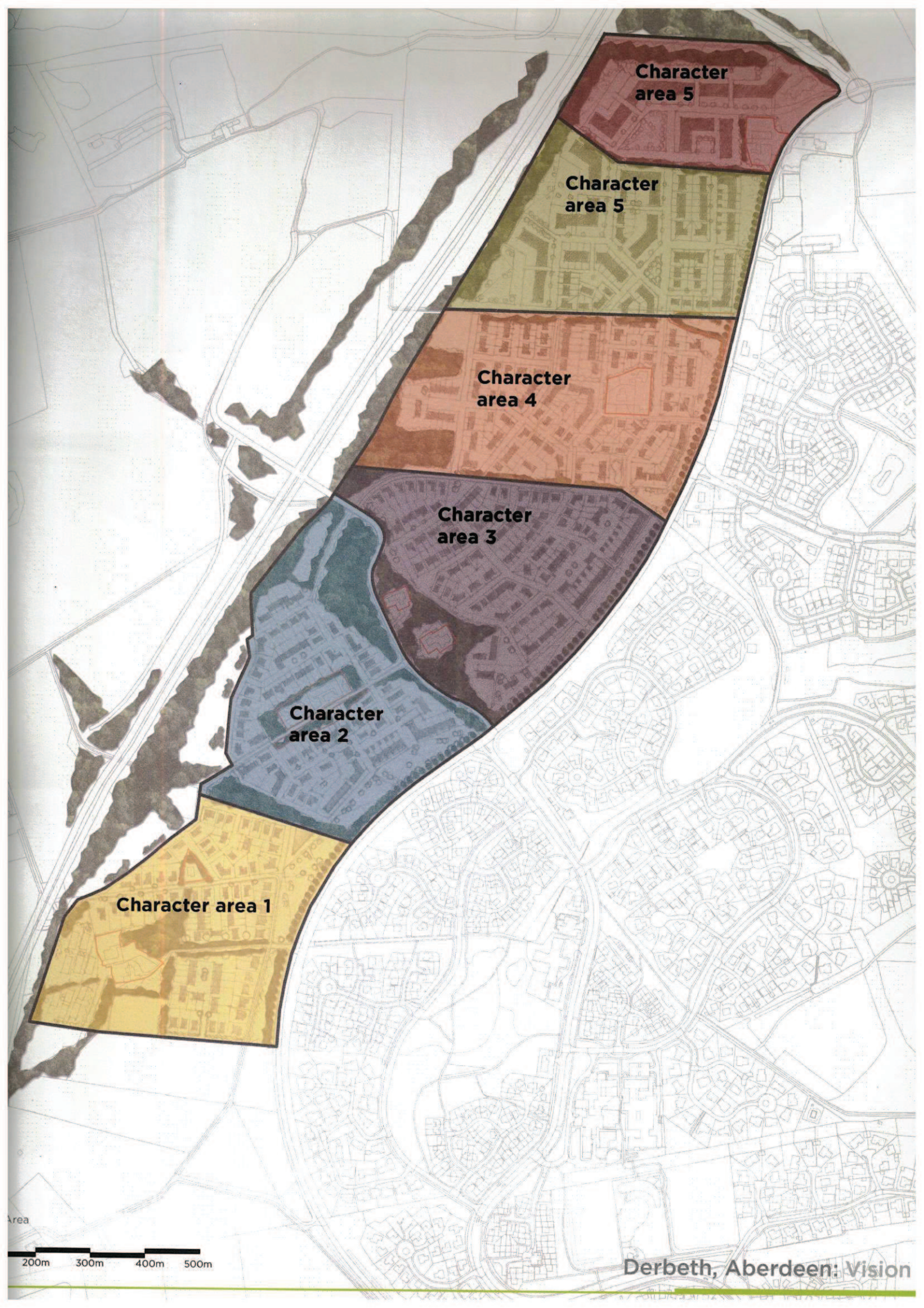
- Greenfield Development/Policy LR1 – Land Release Policy
- Masterplan Zones/Directions of Growth
- Policy D1 – Quality Placemaking by Design
- Policy D2 – Landscape
- Policy NE1- Green Space Networks
- Policy NE2 – Green Belt
- Policy H1 – Residential Areas

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.

APPENDICES

To be read in conjunction with each representation

1 SITE PLAN



Character area 5

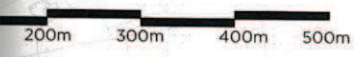
Character area 5

Character area 4

Character area 3

Character area 2

Character area 1



2 CALL FOR SITES 2008

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

Aberdeen Local Development Plan

December 2008

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

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

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:

DERBETH – NJ864 087 (north)

- NJ 861 072 (south)

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

6. What is the current use of the site ?

GILLAHILL – NJ 874 073

GREEN BELT; GREEN SPACE NETWORK; STRATEGIC HOUSING
LAND RESERVE; OPPORTUNITY SITE OP67

HUXTERSTONE – NJ 870 064

FAIRLEY ROAD – NJ 867 066

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

If so, what was it ?

MAINLY GREENFIELD LAND, BUT EXISTING FARM HOUSES AND BUILDINGS WITHIN SOME BOUNDARIES

7. What do you propose using the site for ?

RESIDENTIAL
EMPLOYMENT LAND
LOCAL CENTRE
OPEN SPACE AND STRATEGIC LANDSCAPING

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.

MIX OF HOUSE TYPES
DERBETH: APPROXIMATELY 900 DWELLINGS
GILLAHILL: APPROXIMATELY 400 DWELLINGS
HUXTERSTONE: APPROXIMATELY 156 DWELLINGS
FAIRLEY ROAD: APPROXIMATELY 50 DWELLINGS

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 SHOULD THE HOUSING NEEDS AND DEMAND ASSESSMENT JUSTIFY IT

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.

COMMUNITY/RETAIL USES IN NEW LOCAL CENTRE
POTENTIAL LAND FOR EDUCATIONAL USE
OPEN SPACE FOR RECREATIONAL PURPOSES

12. Will the proposed development be phased ? Yes No

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

THERE IS POTENTIAL FOR THE SITE TO BE PHASED, WITH DETAILS OF THIS TO BE DISCUSSED WITH ABERDEEN CITY COUNCIL

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.**

APPROPRIATE PUBLIC CONSULTATION WILL TAKE PLACE IN DUE COURSE

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.

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

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
- STEEP EMBANKMENTS AT FAIRLEY ROAD SITE WHICH WILL NOT BE DEVELOPED

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
- PART OF FAIRLEY ROAD SITE WHICH WILL NOT BE DEVELOPED

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

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

- Significant intrusion
- Slight intrusion
- No intrusion

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

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 network ?

- Access more than 800 metres away
 - Access between 400 and 800 metres away
 - Access within 400 metres
- VARYING DISTANCES DUE TO EXTENT OF LAND UNDER CONSIDERATION

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

- | | 400m | 400-800m | >800m | |
|-----------------------------|--------------------------|--------------------------|--------------------------|--|
| • Community facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | VARYING DISTANCES DUE TO EXTENT OF LAND UNDER CONSIDERATION. NEW SERVICES WILL BE PROVIDED |
| • Local shops | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Sports facilities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Public transport networks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| • Primary schools | <input 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

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
- DEVELOPMENT BID PROPOSES EMPLOYMENT LAND

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

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

- Secondary capacity NEW EDUCATION CAMPUS SUGGESTED
- 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)

VARIOUS STUDIES COMPLETED FOR LAND AT GILLAHILL; LVIA ASSESSMENT AND TRANSPORT ISSUES CONSIDERED AS PART OF THE MASTERPLAN SUBMITTED.

**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 ?**

PROVISION OF EMPLOYMENT LAND WHICH IS CURRENTLY LACKING IN THE SETTLEMENT.

A NEW LOCAL CENTRE PROPOSED TO PROVIDE A NEW HEART TO KINGSWELLS AND
NEW SERVICES

DEVELOPER CONTRIBUTIONS WOULD BE DELIVERED IN SCALE AND KIND WITH THE
DEVELOPMENT OF THE SITE.

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

Ryden

Stewart Milne Homes

Development Bid for Land at
Kingswells

16 March 2009

Ryden Property Consultants
25 Albyn Place
Aberdeen
AB10 1YL
Tel; 01224 588866
Fax; 01224 589669

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- 1.0 Introduction**
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- 3.0 Development Proposals**
- 4.0 Planning History**
- 5.0 Scottish Planning Policy**
- 6.0 Finalised City and Shire Structure Plan**
- 7.0 Services**
- 8.0 Justification**
- 9.0 Conclusions and Recommendation**

**Appendix 1: Kingswells Community Expansion
Masterplan**

1.0 INTRODUCTION

1.1 This development bid is submitted on behalf of Stewart Milne Homes who have an interest in land, covering around 139 hectares in Kingswells.

Figure 1: Site Location Plan



1.2 The Stewart Milne Group was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned house builders. They have a commitment to enterprise and innovation matched with traditional value for quality services. The Stewart Milne Group are currently building homes across; the North East of Scotland, Tayside, the Central Belt of Scotland and North West England.

1.3 Kingswells is a planned village within the boundary of the City of Aberdeen, which lies four miles west of Aberdeen City Centre on the

A944, an arterial route into the city. It has a population of approximately 4,945 residents.

- 1.4 Planning permission was first granted for residential and ancillary development in Kingswells in 1983. This included a church, public hall, former school building and public house to the south of the settlement. Construction commenced in the late 1980s and has been ongoing throughout the last 25 years. There has been no development in Kingswells since 2003.
- 1.5 The first phase of development in the village was completed in 1995 and included the provision of shops, a community centre and a primary school in the centre of the village. Additional shops, a health centre, dentist, nursing home and veterinary practice were developed as the village expanded. Included in Phase I of the development was a western distributor road leading north from a roundabout junction on the A944 towards Newhills.
- 1.6 The settlement then extended to the north-east. A further section of the western bypass was upgraded to allow access to this phase. This expansion enjoys good vehicular and pedestrian links to the village centre and also connects to the wider footpath network. Provision was made for open space, play areas and all weather facilities. There are no areas of employment land in the settlement.
- 1.7 The proposed Western Peripheral Route was due to be opened to traffic in 2010, however the timescales for this have slipped, with the outcome of the Public Inquiry awaited. Nevertheless, the route is proposed to pass Kingswells to the west of the settlement, with a half junction to the north and a full junction to the south. The site location and extent of the WPR is shown on Figure 1.
- 1.8 Given the site's proximity to Aberdeen City Centre it can contribute to the land requirements identified through the Finalised Aberdeen City and Shire Structure Plan. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE

- 2.1 This development bid relates to four distinct areas in Kingswells as highlighted in Figure 1 below. The total land covers over 139 hectares (344 acres).
- 2.2 **Area One: Derbeth.** This land lies to the north west of Kingswells and extends to approximately 89.5 hectares (221 acres). It is bound to the north by a shelter belt and pockets of woodland; to the east by open fields; to the south by fields, an access track and some residential dwellings; and to the east by the Kingswells distributor road which leads directly to the A944. Within this area lie a number of properties, including Fairley House, Fairley Home Farm and Derbeth Farm. The line of the proposed Western Peripheral Route cuts through this area of land with a junction proposed to the north east corner.
- 2.3 In topographic terms, the land is undulating, but generally slopes from north west to south east and from north to south. To the south, the land is level before rising from south to north outwith the boundaries of the site. The aspect of the site is south and south east. There are a wide range of landscaped areas, comprising mature trees and drystone dykes throughout the site. From the A944 this land is screened by the topography of the land to the south and by the Park and Ride site. It becomes more visible as you travel along the distributor road, however good screening exists along parts of this road where there is mature landscaping.
- 2.4 Within the 2008 Aberdeen City Local Plan, this land is mainly identified as green belt, with small pockets to the north west and south identified as green belt and green space network. An extract of the Local Plan is shown in Figure 2 below.
- 2.5 **Area Two: Gillahill.** This land lies to the east of Kingswells and extends to approximately 39.5 hectares (97.6 acres). It is bound to the north and east by a mature tree belt and beyond this, existing

dwellinghouses; to the south by open fields; and, to the west by further woodland and built development. To the south also lies a farm track.

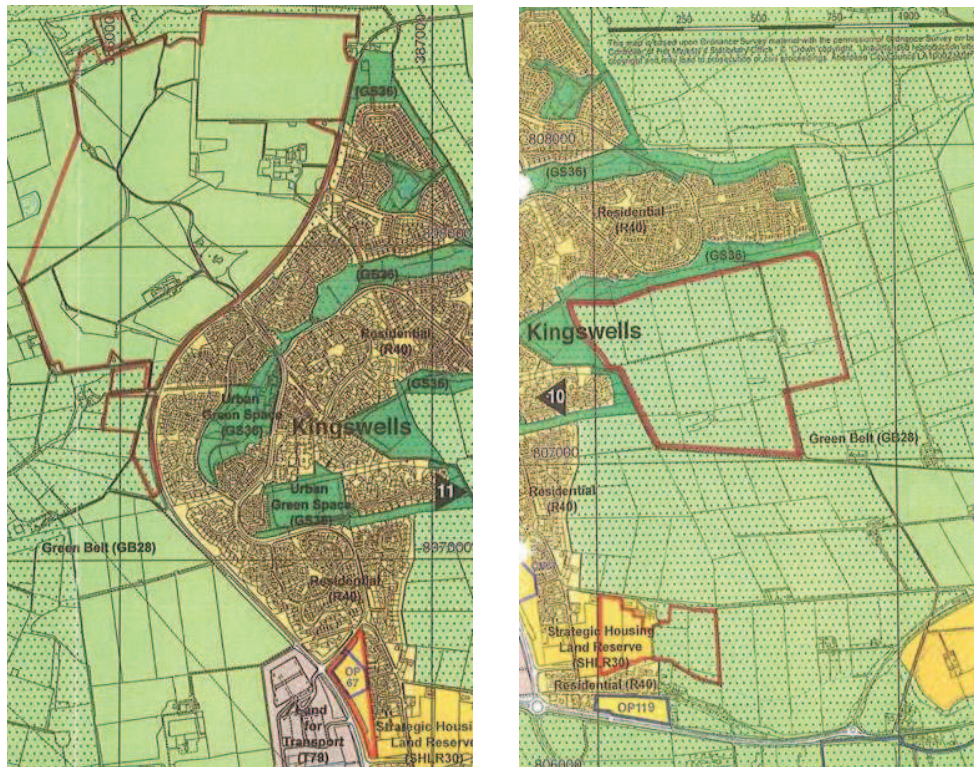
- 2.6 In topographic terms the site rises from north to south to a plateau within the site before rising again to a high point between the site and the Lang Stracht. A number of drystane dykes create a distinctive pattern of field boundaries. Within the extant Local Plan, this site is identified as green belt and Green Space Network.
- 2.7 **Area Three: Huxterstone.** This land lies to the south of Kingswells and extends to approximately 7.7 hectares (19.0 acres). It is bound to the north by an unclassified road which leads to the Lang Stracht to the east. This road is part of the Park and Ride bus route. Along this access road immediately adjacent to the bid site lies a cluster of dwellinghouses. To the east, the site is bound by open fields; to the south by a burn and existing development comprising dwelling houses, a public house and garage along Old Skene Road; and, to the west by Fairley Road.
- 2.8 The site is relatively low lying and the land slopes from north to south, with a high point beyond the boundary of the site to the north beyond the cluster of dwellinghouses. There is also a ridge running north south within the site around East Huxterstone. The land slopes east to west and west to east from this ridge in a westerly and easterly direction respectively. The land reaches a low point around the line of the Den Burn to the south. The aspect of the site is south facing.
- 2.9 The western most part of this site is identified as Strategic Housing Land Reserve in the 2008 Local Plan. This covers roughly half of the site. The remainder is identified as green belt and Green Space Network.
- 2.10 **Area Four: Fairley Road.** This is a triangular area of land to the west of the settlement. It extends to approximately 2.8 hectares (6.9 acres). It is bound to the north by Kingswood Drive and existing residential development; to the east by further residential dwellings;

and to the west by the local distributor road leading to the A944. Beyond this road lies the Park and Ride site.

2.11 The land slopes from north to south with steep embankments along the south eastern and southern boundaries. Due to this, access from the south would be difficult, however, an alternative access can be gained from Kingswood Drive and the land is level at this location. The land is boggy to the south and there are areas of landscaping along the northern and western boundaries.

2.12 This land is identified as Strategic Housing Land Reserve within a residential area in the extant Local Plan. Part of the site is also identified as Opportunity Site OP67. This covers 0.94 hectares and the Local Plan states that planning approval has been granted for a fire station. Appropriate alternative use if the proposal for a fire station were abandoned are considered to be community facilities and Urban Green Space.

Figure 2: Aberdeen City Local Plan 2008



3.0 DEVELOPMENT PROPOSALS

- 3.1 The proposals for the land involve a mix of uses, but are predominantly residential with a variety of community uses to support the proposed population. An indicative masterplan is shown in Appendix 1.
- 3.2 **Area One: Derbeth.** A mix of residential, employment and community uses are proposed on this site. It is envisaged that employment land would cover approximately 12.3 hectares (30.3 Acres) to the north of the site. This lies between the line of the WPR and the Kingswells Distributor Road as far as the track adjacent Four Winds farmhouse and is strategically located at the Kingswells North AWPR junction. The remainder of the site to the south between the line of the WPR and the distributor road is identified for residential use. This extends to 36.5 hectares (90.2 acres). However, significant amounts would be retained for open space and landscaping purposes and approximately 3 acres is proposed for a local centre, comprising community facilities to serve the new residential population and complement the existing facilities in Kingswells. Therefore, land for residential development would comprise approximately 30 hectares (74.1 acres) and at a rate of 30 dwellings to the hectare, approximately 900 dwellings could be built.
- 3.3 Access would be taken from the distributor road and new junctions or potentially new roundabouts could potentially be formed at Kingswood Drive and Kingswells Crescent. This is in addition to the proposed WPR junction to the north of the settlement.
- 3.4 **Area Two: Gillahill.** This land is identified for residential uses, with land set aside for the potential relocation of the primary school. This will be discussed with Aberdeen City Council with the existing school site having the potential to be used to expand the existing Village Centre. Access to the site would be taken from Kingswells Crescent through a gap in the existing tree belt and this road will act as a distributor road serving the entire site. Previous designations identified this land as suitable for 400 dwellings. Additional land is included in this bid which was not identified in previous local plans. However,

similar numbers are proposed for this bid, with the additional land retained for open space purposes and the potential for a new school.

3.5 **Area Three: Huxterstone.** Half of this land is currently identified as Strategic Housing Land Reserve. It is proposed that the residential use is maintained in the Local Development Plan, and that the remainder of the site is identified for residential use also. A significant amount of land adjacent the burn would be retained for open space associated with the site and landscaping would ensure an attractive residential environment is created. It is also proposed that a burn side walk is created taking advantage of the location of the Den Burn to the south. Land identified for residential development extends to approximately 5.2 hectares and at a rate of 30 dwellings to the hectare, 156 dwellings could be built

3.6 **Area Four: Fairley Road.** It is proposed that the northern part of this land is developed for residential use, with the land to the south retained as open space and landscaping. Access would be taken from Kingswood Drive to the north, where there is an existing field access. This is a smaller site and land identified for residential use extends to roughly 1.6 hectares. It is considered that approximately 50 dwellings could be accommodated on this land.

Figure 3: Indicative Masterplan

3.7 Council owned land to the north east of Kingswells is also believed to be capable of development. Although indicative, it is suggested that this land is developed for a new primary and secondary school campus, with land reserved for extended leisure facilities associated with Webster Park. Employment land has can also be provided as well as housing land. It is anticipated that access to these areas could link from Kingswells to Provost's Rust and Fraser Drives.

4.0 PLANNING HISTORY

4.1 There is considerable history surrounding the various areas covered by this development bid. In relation to Gillahill, it has long been

“earmarked” for development and has emerged through successive draft Local Plans. The Aberdeen City District Wide Local Plan (1991) identifies the site as falling within a GB2 “Countryside Around Towns” area. To protect the permanence of the Green Belt, these areas were identified to accommodate the future development needs of the city and are generally identified because of their limited contribution to the landscape setting of the city. The most recent expansion of Kingswells fell entirely within an area of Countryside Around Towns thereby setting a precedent for expansion into these areas.

- 4.2 The Finalised Aberdeen City Local Plan published in September 1999, prepared in conformity with the now superseded Grampian Structure Plan attempted to set out the planning framework for the area through to 2001. It identified the site as falling within an area of “Strategic Reserve Land”. Like Countryside Around Towns in the adopted plan this was applied to land that may be required in the longer term for development and again was intended to protect the permanence of Green Belt boundaries. That plan was subsequently abandoned following the preparation and approval of the Aberdeen and Aberdeenshire Structure Plan 2001-2016.
- 4.3 A modified Finalised Local Plan was published in August 2002 seeking conformity to the approved Structure Plan. In this plan the proposal site reverted to Green Belt along with all the land lying in the Kingswells, Newhills corridor despite the Council’s own Green Belt review recommending that the site be removed from the green belt. This plan was also subsequently abandoned by the City Council. This was replaced by the Finalised Aberdeen Local Plan, Green Spaces- New Places published in August 2004. It identified Phase 3(i) as an opportunity for the development of 170 houses in the period to 2010. The Phase 3(ii) site was identified as a future new community for development post 2010. A proposed pre-inquiry change by the Council reallocates the entire Phase 3 site as a future new community for development post 2010.
- 4.4 An Outline Planning Application for the erection of 170 houses is currently pending for the Phase 3(i) site. The planning application

history dates from September 2000 when an outline planning application was submitted on behalf of the objectors for the first part (i) of a proposed Phase 3 residential development amounting to 200 units. The Council failed to determine that application within the statutory timescale and an appeal was lodged. In November 2000 a duplicate application was lodged and discussions continued with the City Council. The appeal was initially sisted and eventually withdrawn following revisions to the emerging Local Plan. In May 2004 the application which remained undetermined by the City Council was amended to reduce the site area and restrict the Phase 3(1) development to 170 units to reflect the position in the emerging Finalised City Local Plan. Also at that time a further application was lodged for the Phase 3(i) site, again for 170 units and an appeal was subsequently lodged against the failure of the Council to determine that application. That appeal was withdrawn when it became evident that the Local Plan was progressing towards a Public Local Inquiry.

- 4.5 As a consequence of the planning application significant preparatory work has been undertaken in the form of drainage and transportation assessments and an assessment of landscape and visual impacts. These have confirmed the development potential of this site and from them the masterplan for the site has evolved. A draft Planning Brief has also been prepared for the site at the request of planning officers and has since September 2005 been with the Council awaiting consideration.
- 4.6 The sites at Huxterstone and Fairley Road have also been identified for development through the development plan process in the past. Both sites were identified in the Aberdeen City District Wide Local Plan (1991) as green belt.
- 4.7 In the Aberdeen City Finalised Local Plan (1999) the land at Huxterstone continued to be designated as green belt land, however, within the Finalised Aberdeen Local Plan: Green Space, New Places (2004), the entire bid site was designated as a Future New Community and was therefore considered suitable for development post 2010. This comprised 450 dwellinghouses. Within the extant Local Plan

(2008) the western half of the site is identified as Strategic Housing Land Reserve (SHLR), with the remaining land identified as green belt. Current Local Plan Policy treats the SHLR as areas of search, the precise boundaries of which will be the subject of comprehensive assessment as part of future development and masterplanning processes.

4.8 Within the Aberdeen City Finalised Local Plan (1999) the land at Fairley Road was removed from the green belt and identified as Strategic Reserve Land, NE2. It is from Strategic Reserve Land that any longer term requirement for development land may be identified within the framework of a Development Plan review. Within the Finalised Aberdeen Local Plan, Green Space, New Places, it was designated as a Future New Community, suitable for development post 2010. Within the 2008 Local Plan it was identified as Strategic Housing Land Reserve and Opportunity Site OP67 for a new fire station.

4.9 A Development Framework, dated August 2008 was prepared by Aberdeen City Council and approved in October/November 2008. This included the Fairley Road site and half of the Huxterstone site. The aim of that document was a step towards the preparation of a masterplan for the new, attractive, high quality and sustainable residential development what will be integrated with the existing area. It strived to safeguard site features, enhance green space provision, conserve archaeological features and introduce structural planting, efficient connections to public transport, city roads network and pedestrian and cycle path linkages.

4.10 Therefore, the land at Huxterstone and Fairley Road was considered suitable for development at various stages of past development plans.

5.0 SCOTTISH PLANNING POLICY

5.1 Scottish Planning Policy is a statement of Scottish Government Policy on land use planning. It states that planning guides the future development and use of land. It is about where development should happen, where it should not and how it interacts with its surroundings.

This requires promoting and facilitating while protecting and enhancing the natural and built environment. The Government believes strongly in the value of forward-looking, ambitious plans that will guide development. Development plans should be concerned primarily with land and infrastructure. The efficient use of land and good infrastructure are important for the wellbeing of an area.

- 5.2 SPP2: Economic Development focuses on four main themes where planning can contribute to economic development. This includes providing a range of development opportunities to ensure that there are a range and choice of sites for new employment opportunities throughout Scotland; securing new development in sustainable locations, to improve integration between transport and locations for development; safeguarding and enhancing the environment to make sure that new development contributes to a high standard of quality and design; promoting a dialogue between councils and businesses to encourage a positive culture of engagement and better understanding of the business community. Development is encouraged where there is a choice of transport and the location is not dependent predominantly on access by car.
- 5.3 SPP3: Planning for Homes was revised in 2008 to take account of the difficulties in delivering housing land in Scotland. It states that a range of factors have contributed to house price inflation and growing divergence between incomes and house prices and there has been no corresponding increase in the supply of new housing in response to increases in both demand and cost. Difficulties in bringing forward sufficient land for new housing was identified as one of the most significant obstacles to the delivery of new housing. To combat this, the Scottish Government is committed to the goal of raising the rate of house building to 35,000 new houses a year by the middle of the next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places. The preference is for development to be located on brownfield sites.

- 5.4 SPP17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seek to minimise the impact on existing transport networks and the environment. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure are further than 400 metres by walking.
- 5.5 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served and likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of accessibility to local facilities by walking and cycling should be achieved.
- 5.6 SPP21: Green Belts states that the key objectives of green belt policy are to direct planned growth to the most appropriate locations and support regeneration; to protect and enhance the character, landscape setting and identity of towns and cities; and to protect and give access to open space within and around towns and cities. Only areas of land which help deliver these objectives should be covered by green belt policy. For towns and cities with a distinct character and identity that could be harmed by unplanned growth, the use of green belt policy may help to manage that growth more effectively. In many instances, green belt policy can be used effectively to prevent coalescence of settlements.

6.0 FINALISED CITY AND SHIRE STRUCTURE PLAN

- 6.1 The Finalised Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20-25 year period. It also identifies three Strategic Growth Areas (SGAs) which will be the main focus for development in the area up to 2030. Although these areas will carry out different roles, they can be expected to account for around 75% to 80% of the growth over the next 20 years or more. The strategic growth areas are centred on

Aberdeen and key public transport corridors. Around half of new development is to be located in Aberdeen City, with significant development expected to take place in the Huntly to Laurencekirk road and rail corridors and the Aberdeen to Peterhead corridor.

- 6.2 In relation to the Aberdeen City strategic growth area, the preference is for development to take place on brownfield sites, however, the scale of growth expected will mean more than half of development will need to take place on Greenfield sites. Reducing travel distances and making walking, cycling and public transport more attractive is vital. Therefore, priority will be given to mixed use developments which respect the character of the landscape and local identity.
- 6.3 A total of 36,000 houses are envisaged within Aberdeen City over the Structure Plan period. 21,000 are planned for Greenfield sites, 10,000 for brownfield sites and 5,000 within regeneration areas. This can be split further in relation to brownfield sites, with 4,000 dwellings between 2007 and 2016; 3,000 between 2017 and 2023 and a further 3,000 between 2024 and 2030.
- 6.4 With regard to economic growth, the Finalised Structure Plan objective is to provide opportunities which encourage economic development and create new employment in a range of areas that are both appropriate and attractive to the needs of different industries. One of the targets to meet this is to make sure at least 60 hectares of land is available to businesses at all times in a range of places within Aberdeen City. New employment land allocations in Aberdeen City between 2007 and 2023 should total 105 hectares, with an additional 70 hectares identified as strategic reserve land between 2024 and 2030.
- 6.5 The Finalised Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other and community facilities to improve people's quality of life and opportunity. This should be a particular focus in masterplans for larger development areas.

6.6 The Accessibility objective aims to make sure that all new developments contribute to reducing the need to travel and encourage people to walk, cycle or use public transport.

6.7 One of the targets of the ‘Quality of the Environment’ objective is to carry out a green belt boundary and policy review by 2010.

7.0 SERVICES

7.1 Drainage capacity is available through connections to the wider network although upgrades may be required. Extensions would be required and investigated as the planning process evolves.

7.2 SEPA’s Flood Risk map, as shown in Figure 5 below highlights that there is no flood risk associated with any of the areas of land under consideration.

Figure 5: Flood Risk



8.0 JUSTIFICATION

8.0.1 It is considered, in general, that Kingswells is capable of accommodating further development in order to contribute to the housing land requirements of the Finalised Structure Plan. Kingswells not only lies in the Aberdeen Strategic Growth Area, but it is well related to the city centre, being only four miles from it. It benefits from good links to the surrounding area and can therefore be accessed conveniently by both public and private modes of transport. This location can therefore also contribute to meeting the accessibility objective.

8.0.2 A mix of uses is also proposed over the four sites, contributing to the sustainable mixed use objective of the Finalised Structure Plan. It is argued, that this mix of uses, would create a more sustainable, inclusive community with services close to where people live. The approach taken by the proposer is to create a masterplan for the planned expansion of the area over the lifetime of the Structure Plan.

8.1 Area One: Derbeth

8.1.1 In the first instance, there is strong justification for the removal of this land from the green belt. An objective of green belt policy is to direct planned growth to the most appropriate locations. This location is considered appropriate for development due to its proximity to the line of the Western Peripheral Route. A junction is proposed to the north east of the site, therefore opening up this area for further development. Although this land extends to just less than 90 hectares, the majority of this land lies to the west of the WPR and will remain free from development. Any development will be located to the east of the WPR and covers approximately 35 hectares. This amounts to less than 40% of the total landholding in this area. The WPR will provide a defensible boundary to the green belt with development contained between the WPR and the existing settlement boundary.

8.1.2 Green belt policy also aims to protect and enhance the character, landscape setting and identity of towns and cities. The development of

this land will not affect this. The development of the WPR at this location will significantly affect the character, landscape setting and identity of this area. The land between the WPR and the existing distributor road will therefore become a suitable and sustainable location for further development. Landscaping will be considered as a major part of the masterplan for the Kingswells area and will provide sufficient areas of planting to mitigate the impacts of the proposed development to create an attractive environment that will enhance the character of the area and provide a new landscape and identity for Kingswells.

8.1.3 Access opportunities to the wider countryside will be affected by the development of the WPR at this location. The land identified for development to the east of the proposed WPR would not provide attractive land for access and recreational opportunities and its contribution to the aims of the green belt would be diminished. It is therefore an ideal location for development. Landscaping and open space proposed as part of this development will provide a network of meaningful open space providing access and recreation opportunities for the local community within a wider development network.

8.2 Area Two: Gillahill

8.2.1 Again, there is merit in the removal of this land from the green belt and Green Space Network. Aberdeen City Council previously accepted that this land was suitable for development and this site has emerged over many years through previous development plan processes.

8.2.2 Within the Aberdeen City District Wide Local Plan the site was identified as Countryside Around Towns. These areas were identified to accommodate the future needs of the city and were generally identified because of their limited contribution to the landscape setting of the City. Previous expansion in Kingswells fell within Countryside Around Towns, setting a precedent for expansion into these areas.

8.2.3 It was subsequently included in the Finalised Aberdeen City Local Plan as Opportunity Site OP3 and a Future New Community. This

allocation sought to create a more sustainable community which is capable of supporting its own community facilities and employment area. This would still be proposed on the site by means of providing housing and potentially land for the relocation of the primary school allowing the existing school site to be used to expand the Village Centre. This would contribute to the sustainable mixed communities objective of the Structure Plan.

8.2.4 In terms of the Green Space Network designation of the site, current policy aims to protect and enhance the wildlife, recreational, landscape and access value of these areas. It was the intention of the Council to identify the most important wildlife and recreation sites as Green Space Network. However, it is argued that this land is not particularly important in these terms as it would not have been identified for development in previous plans if it was and habitat species confirm this. The access tracks which are used in the vicinity of the site will be retained to continue to provide land for this purpose.

8.2.5 Mature tree belts existing to the north and east will contain development and soften its visual impact. The woodland shelter belt to the north will partially screen development from close and distant views whilst the woodland to the west will act as a backdrop to development. The landscape framework is defined by the distinctive pattern of field boundaries formed by drystone dykes and these will be incorporated into the layout and design of the development to create a distinctive residential environment.

8.2.6 Linked footpaths and a network of open space through the site is important and where possible will utilise historic routes defined by drystone dykes. This will be further enhanced by landscaping. Development would maintain the cohesion of Kingswells with minimal impact on the setting of the city.

8.2.7 In locational terms the site forms a natural expansion of the existing settlement set within a mature landscape framework. It lies close to, and would enjoy good pedestrian links with the centre of the village where a range of services can be found. Public transport services

currently lie along Kingswells Crescent which lies within 400 metres of the site in line with SPP17.

8.2.8A number of supporting studies have been prepared for this land, including drainage and transportation assessments and an assessment of the landscape and visual impacts. These confirm that there are no traffic, infrastructure or landscaping issues which cannot be adequately addressed. Therefore, it is argued that the potential of this site to accommodate development has been recognised by the Council since 1991. Given this acknowledgement, it should continue to be allocated for development through the Aberdeen Local Development Plan.

8.3 Area Three: Huxterstone

8.3.1 Land at Huxterstone is considered to be suitable for development and this has previously been acknowledged by Aberdeen City Council. The entire bid site was also included as a Future New Community in the Finalised Aberdeen City Local Plan. These are areas considered suitable for development post 2010.

8.3.2 Part of the land at Huxterstone is also identified as Strategic Housing Land Reserve in the 2008 Local Plan. Current Local Plan Policy treats these as areas of search, the precise boundaries of which will be the subject of comprehensive assessment as part of future development and masterplanning processes.

8.3.3 Future development is therefore accepted in this area, with the exact boundaries open for discussion through the Local Development Plan. It is argued that the entire bid site should be allocated for development rather than only half. In order to meet the significant housing land requirements identified through the Structure Plan, it is considered that it would be appropriate to extend this site further to the east, given that the land to the west is a SHLR site and its convenient location adjacent to the existing built up area, with access available to the north.

8.3.4 A certain degree of change in the landscape setting of Aberdeen in general will be expected due to the significant amount of land allocations made for the City. Development is already anticipated on part of the bid site, and it is argued that the development of the entire bid site will not significantly affect the landscape setting of the area. The rising land to the north will contain development and the uses proposed will therefore not breach the skyline. The Development will be seen in the context of the surrounding area when viewed from the east. The Den Burn, which runs north to south through the centre of the site would become an attractive landscape feature which will provide character to any development.

8.4 Area Four: Fairley Road

8.4.1 The land at Fairley Road is also contained within the 2008 Local Plan as Strategic Housing Land Reserve and is therefore currently considered appropriate for development post 2010. This residential designation should continue and the site should be identified for development in the Local Development Plan.

8.4.2 Part of this is also identified as an opportunity site for a new fire station. There is no longer a requirement for a fire station at this location. It is considered that residential use is more appropriate. It lies in a residential area, bound on three sides by existing dwellinghouses. Further residential development would be seen in this context without significantly affecting the area. It is considered to be the most appropriate use at this location given that the adjacent land uses would be the same.

8.4.3 The identification of this site would constitute infill development and any development would cause minimal visual impact on the area. Landscaping along the northern and western boundary would screen development. The site is well related to public transport routes along Fairley Road and the A944, both within 400 metres as required by SPP17. The site is also conveniently located for further services in the settlement.

8.4.4 Development would be concentrated to the north of the site, considering that the land to the south is boggy and has poor access connections. The land to the south would remain as open space and become open space associated with the housing proposed.

8.5 Pro-forma

8.5.1 Turning to the issues highlighted through the pro-forma issued by Aberdeen City Council and contained within this bid, section 14 deals with sustainable development and design. A number of these have been addressed already, and the remaining issues will now be addressed in turn.

- Built and cultural heritage

The effect on archaeological sites or vernacular or listed buildings will be kept to a minimum.

There are no such features in relation to the site at Fairley Road. At Gillahill, there is one inclusion in the National Monuments Record and this relates to Gillahill Farmhouse.

It is understood that the Huxter Stones lie to the west of the Huxterstone bid site. An archaeological assessment and field evaluation will be undertaken to identify where the stones are situated and determine whether there are any other buried archaeological remains.

Within the land ownership boundaries at Derbeth, there is one listed building at Fairley House. The farmstead and country house are also included in the National Monuments Record and there was also previous evidence of a polished axehead at this location. However, land take required for the Western Peripheral Route will affect these buildings as the proposed route runs through or close to these buildings. Therefore, the development of the bid site alone would not be responsible for the impact development would have on these important sites.

The cottage at East Brimmondside is also included in the National Monuments Record, however, this lies to the west of the proposed WPR and would remain unaffected.

An archaeological watching brief would be prepared prior to any development if this was considered appropriate.

- Nature conservation

Given the Greenfield nature of these sites, there will be some effect on wildlife habitat and species.

The sites at Gillahill, Huxterstone and Fairley Road have been previously identified for development therefore any loss of habitat is accepted by Aberdeen City Council. The land to the south of the Fairley Road site is boggy and would be retained as open space, therefore providing a continued habitat for wildlife in the area.

In relation to the land at Derbeth, the WPR will significantly affect wildlife habitat and species in this area. Therefore, the development of the land to the east of the WPR will not significantly affect this further.

The development proposals will respect existing landscape features which are worthy of retention. Significant areas will be retained as open space and where appropriate the masterplan will be developed around mature areas of woodland, with the enhancement of these proposed to create development within a mature landscape framework. Therefore, there will be ample opportunities for new wildlife habitat and species on this land.

- Landscape features

There are no particular landscape features on the majority of the land under consideration. However, development will respect existing

landscape features which are worthy of retention, including drystone dykes and existing areas of woodland and landscaping.

- Landscape fit

A Landscape and Visual Impact Assessment has been prepared for the land at Gillahill as part of the previous planning application process. It is anticipated that development can be contained within the existing landscape with areas of planting proposed to integrate development further.

Land at Fairley Road is an infill site and therefore will be contained well in the landscape. Half of the site at Huxterstone is currently identified as a future area of search, therefore its landscape fit is accepted. A further extension of this would not be significant and landscaping can mitigate any visual impact.

The development of the land at Derbeth has to be considered within the context of the proposed WPR. The construction of this road will permanently alter the landscape setting of this area. The future development of this land will fit within the new landscape setting.

- Relationships to existing settlements

The land proposed for development is well related to the settlement of Kingswells. In the case of Gillahill, Huxterstone and Fairley Road, there is existing development on at least two sides. The completion of the WPR will contain development at Derbeth with expansion concentrated between the road and the settlement.

- Land use mix

The proposed land use is predominantly residential in order to contribute to the housing land requirement of the Structure Plan. Additional services and facilities are also proposed, including employment land, a new local centre, a primary school and local retail provision to provide a mix of land uses to conform to the sustainable

mixed communities objective of the Structure which will promote sustainable settlements. The proposer is committed to meeting this and this is evident through the indicative masterplan prepared for the future expansion of Kingswells.

- Accessibility

The WPR will improve the accessibility of Kingwells. The proposed junction to the north east will provide convenient access to further development in Kingswells in general and the land at Derbeth in particular. New junctions are proposed from the distributor road to serve new development at Derbrth.

The road to the north of the Huxterstone Road forms part of the Park and Ride bus route. Buses pass this site every 7 to 10 minutes during peak times. First Bus service 14 and 14 A stop on Kingswood Drive and Skene Road every 10 minutes on weekdays and every 30 minutes at weekends. Bluebird services 215 and 777 also stop along the dual carriageway on weekdays.

The land at Gillahill Huxterstone and Fairley Road is convenient to public transport routes and generally lie within the 400 metre requirement of SPP17 in terms of walking distances to bus routes. The extension of bus routes would be considered for parts of the site which lie further then the 400 metre walking distance. The scale of development at Derbeth would allow the area to be served by public transport.

- Proximity to services

Existing services are concentrated at Kingswood Drive. This includes a primary school, medical practice and local shop. These facilities are central to the settlement and therefore are varying distances from each development site. The nearest is Gillahill approximately 370 metres from the main services in Kingswells.

A village hall is located on Old Skene Road, which is approximately 210 metres from the Fairley Road and Huxterstone bid sites. A community centre is located to the north of the settlement at Derbeth Grange, opposite the northern part of the Derbeth site.

A new local centre is proposed as part of the Derbeth proposals, extending to approximately 3 acres. This will provide a range of services and a new focal point to the settlement. Land is set aside for the potential relocation of the existing primary school at Gillahill and scope for expanding the existing Village Centre.

- Footpath and cycle connections

There is an aspirational core path through the Derbeth site and numerous other farm tracks which could be utilised. The construction of the Western Peripheral Route will affect the future extent of these tracks and therefore the extent of footpath and cycle connections in the area. The masterplanning of the site will pay particular attention to the footpath and open space network.

There is a proposed core path to the west of the Gillahill site and to the west and south of the Huxterstone site. There is also an existing track along the middle of the Gillahill site and to the south and a further track down the centre of the Huxterstone site.

The Fairley Road site is an infill site, surrounded on all sides by footpath connections.

A strategic cycle way from Westhill to Aberdeen is currently under construction. It follows the A944/Skene Road corridor and will provide a high quality cycling facility which will improve modal choice for journeys to the City from Kingswells, thereby encouraging sustainable forms of transport.

Consultation has also taken place on a new link from Kingswells to Bankhead for non-motorised users. The main aim is to provide a path for children from Kingswells who are zoned to the forthcoming

Bankhead Academy to walk and cycle to school. Out of a possible 10 options, two were taken forward for public consultation in October 2008. Option 2, which is well related to the Gillahill site was the preferred option.

These paths/routes are all important in providing connections to the wider area and opportunities for recreation in the settlement. These will be respected in the wider expansion of Kingswells.

- Proximity to employment

Currently there are no specific employment land allocations identified in Kingswells. This emphasises the need for employment land in the settlement. To this effect, employment land is therefore proposed as part of the development of Derbeth, providing opportunities for sustainable mixed use development and employment close to where people live to reduce reliance on the private car.

- Contamination

There are no known contamination issues related to the site.

- Land use conflict

It is not anticipated that there would be any conflict with adjoining land uses through the development of these proposals. Kingswells is a residential area and the proposals are for an expansion of these uses. Additional development will provide facilities to support the future population.

- Physical infrastructure

Due to existing built development in close proximity to each development area proposed, there would be connections to electricity, gas, water and sewerage in the vicinity. An extension of these will be required to service the site, however, this is the case with all Greenfield sites. This is not an impediment to development.

A new school campus is suggested for Kingswells. This would provide capacity for the development of the land under consideration.

9.0 CONCLUSION AND RECOMMENDATION

- 9.1 Kingswells itself is an appropriate area for further expansion. It enjoys good links to the surrounding area, including Westhill, Dyce and Aberdeen. Its close proximity to the City makes it an ideal location to absorb development pressure.
- 9.2 With the exception of the Derbeth site, the remaining bid sites have been acknowledged as suitable for development in previous local plans. Therefore, given that there are substantial allocations to be made to meet the requirements of the Finalised Structure Plan, these sites should be reinstated and identified for development.
- 9.3 On completion of the Western Peripheral Route, the land at Derbeth will become infill land. It will be contained by the road to the west and the existing settlement to the east and the proposed junction to the north east will provide convenient access to the area, opening up the development potential.
- 9.4 The bid sites are logical areas for expansion being located immediately adjacent to the built up area. Development can be provided with minimal impact and can be integrated well with existing infrastructure. Significant amounts of landscaping and open space will be retained to provide an attractive network of green wedges between development areas.
- 9.5 The inclusion of Council owned land is to demonstrate the potential expansion of Kingswells in the Structure Plan period to meet the housing land requirements.
- 9.6 On the basis of the above, the land at Kingswells should be considered favourably as a location for development within the Aberdeen City

Local Development Plan to meet the requirements for the Aberdeen City area as identified in the Structure Plan.

APPENDIX 1: KINGSWELLS COMMUNITY EXPANSION INDICATIVE MASTERPLAN



CLIENT: Stewart Milne North House 36 King's Sinkles Road Edinburgh EH1 2EL, UK T: +44 131 478 6000 F: +44 131 478 6336		DATE: 06.03.2009 CHECKED: [initials] PROJECT: 003593
PROJECTION: UTM zone 18N		APPROVED: [initials] SCALE: As Scale Bar
SIZE: A3		REVISIONS: 0

	Approximate alignment of Aberdeen Western Peripheral Route.		Proposed New School Campus (Primary/Secondary)
	Proposed Residential		Proposed Local Centre
	Proposed Open Space/Landscaping		Strategic landscaping along AMFR
	Proposed Access Point		Proposed Employment Land
	Proposed Extended Leisure Facilities		not to scale

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APPENDIX 2: KINGSWELLS PHASE 3(I) MASTERPLAN (GILLAHILL)

NB this is for illustrative purposes only
and is not the full extent of land being promoted at Gillahill



Scale 1:2500



Stream Retained within Screen Planting

Public Open Space

Area 4

Area 3

Drystone Dykes Retained where Possible

Area 2

Indicative Road Layout

Area 1

Plantation in Protection Zone beside Existing Tree Belt

Public Open Space (P.O.S.)

Screen Plantation

View Point

P.O.S.

Existing Track Retained Between Drystone Dyke

Screen Plantation on Crest of Spur

Phase 3(i) Site Boundary

Gillmill Farm

Agricultural Land

Fig 18

- Existing Woodland
- Proposed Structure Planting
- Phase 3 (i) Access road
- Indicative Phase 3 (ii) Access road
- Proposed Public Path
- Indicative Road Layout
- Existing Farm Buildings
- Stone Dykes Retained
- Childrens Play Area
- Sustainable Urban Drainage Detention Pond
- Existing Burn

Kingswells Phase 3(i) Indicative Landscape Masterplan.

**APPENDIX 3: LANDSCAPE CAPACITY STUDY
KINGSWELLS PHASE 4 DERBETH**

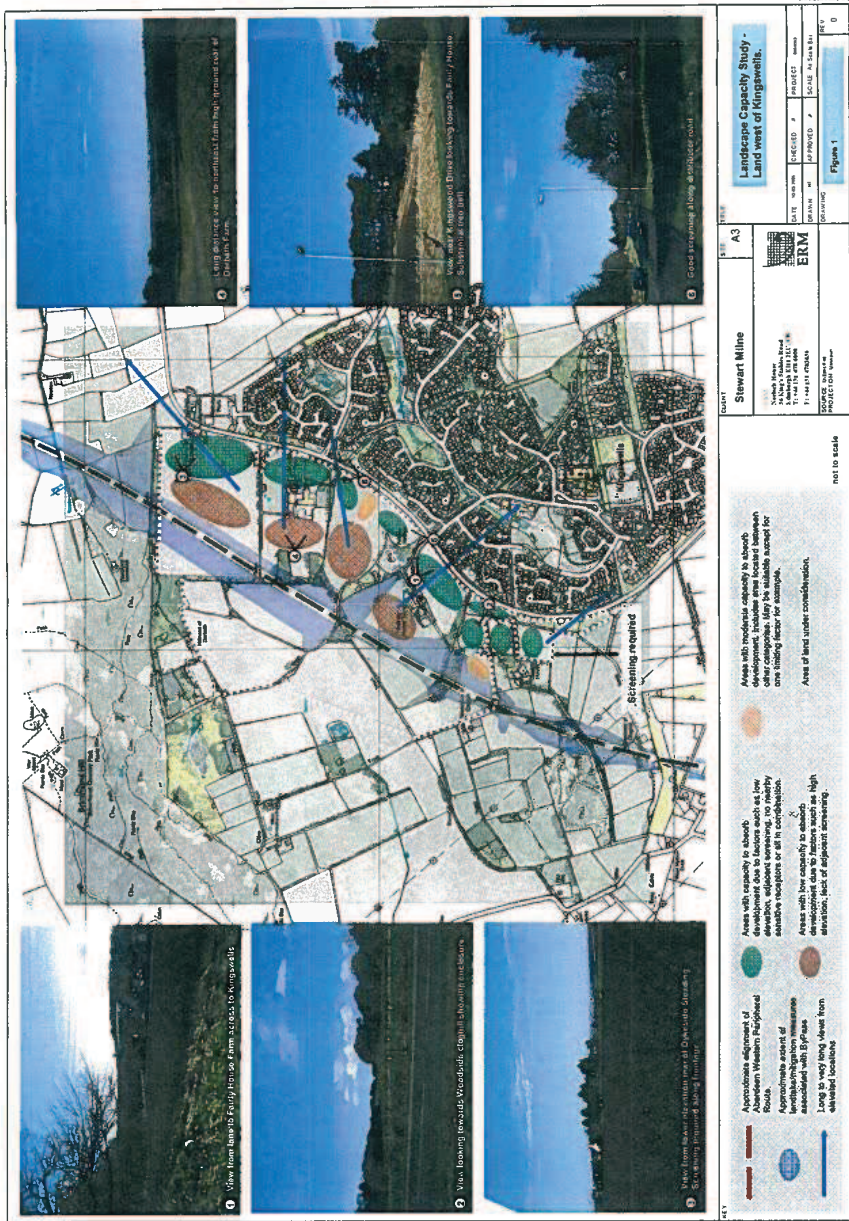
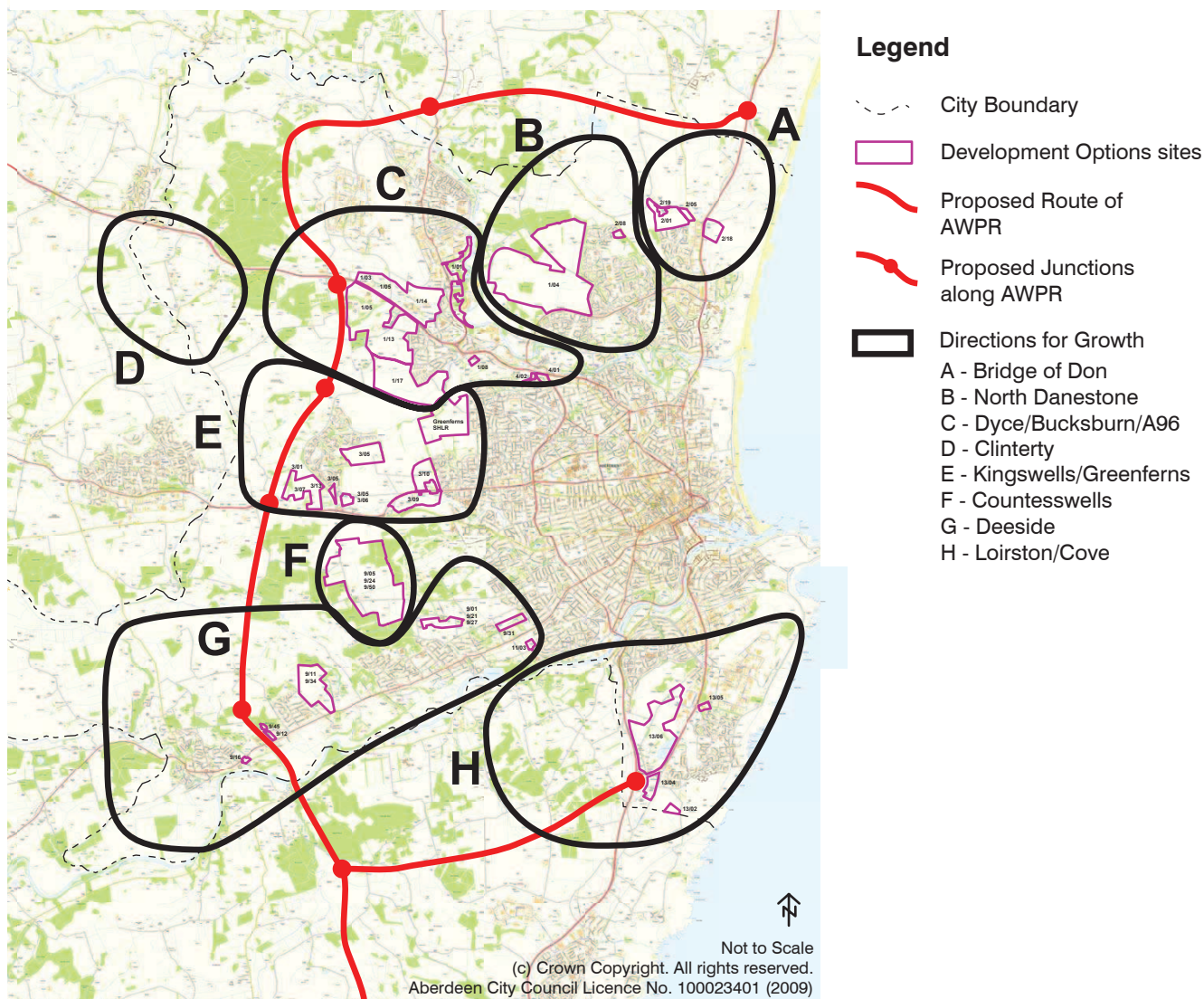


Figure 1: Landscape Capacity Study - Land west of Ringwall

3 MIR 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 E - Kingswells and Greenferns

3.41 This area covers all of the land to the south of Newhills and Brimmond to the A944. It includes the land between Westhill and Kingswells and between Kingswells and Aberdeen. Starting at the western boundary with Aberdeenshire, the land is fairly open and very visible from the A944 as it rises up to Cloghill. Pipelines run through this area. As Kingswells is approached, it becomes more wooded in character and more hidden. There is a wildlife site at West Hatton and consumption dykes present. These would need to be protected should development take place in the area. Development should also be kept well back from any watercourses in the area. Along the Lang Stracht and Maidencraig, the land is more open again and highly visible from the roads. Greenferns is more hidden from the wider area. There are wildlife sites along the Bucks Burn, Burnbrae Moss and at Den of Maidencraig. Sheddocksley playing fields and Auchmill Golf Course are important recreation assets which should be retained. Land at Greenferns, Maidencraig south east and Kingswells south are zoned as Strategic Housing Land Reserve in the current local plan.

3.42 There are 12 Development Options in the area (including Greenferns Strategic Housing Land Reserve) for 4388 homes and 72.5ha of employment land. Together with some small pockets of land along Maidencraig, areas not assessed include land around Borrowstone which has poor accessibility and at Cairdhilllock which acts as a buffer between Kingswells and Westhill.

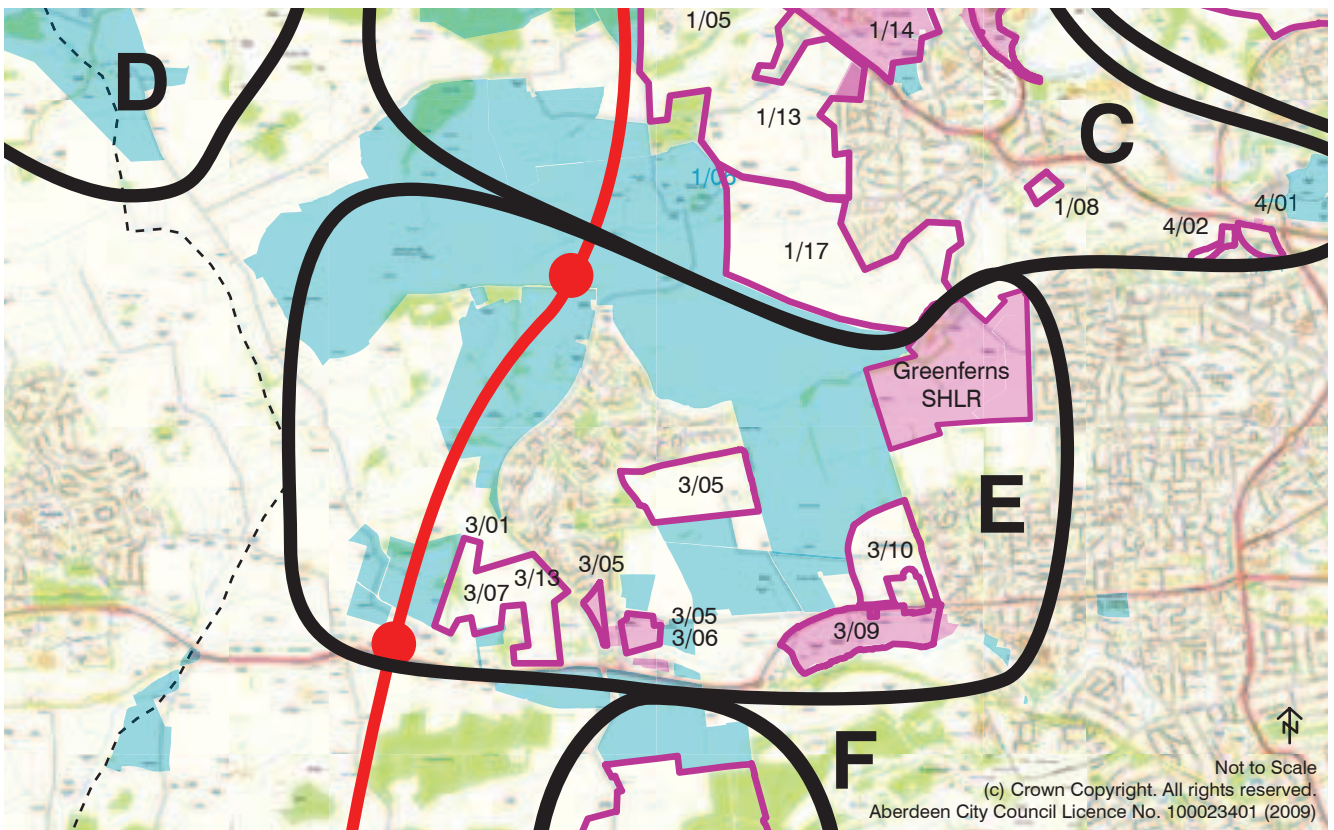
3.43 Comments arising from the consultation events on this area express considerable doubts on the ability of the transport system to cope with the scale of development proposed and its impacts on the green belt. School rolls at Bucksburn Academy show a lot of spare capacity. However, the scale of the Development Options here means that this capacity could be used up if development takes place quickly. Northfield Academy has ample capacity. Various transport infrastructure improvements will be required, including upgrading the AWPR

junctions, increasing capacity on the A944 and Lang Stracht and possibly a new link between Greenferns and the west – either to the Lang Stracht/A944 or Kingswells north. Development Options to the west of Kingswells would need to overcome severance issues – either by going under or over the Kingswells bypass.

3.44 The preferred option includes those sites which are already identified as Strategic Housing Land Reserve at Kingswells South, Maidencraig South East and Greenferns. The identification of further employment land west of Kingswells and housing land at Gillahill and part of Maidencraig North East have lower landscape impacts than other options in the area and will provide impetus for more balanced mixed use communities. Other Development Options at Maidencraig, north west Kingswells and on Greenferns Landward are considered undesirable due to their high landscape impacts. Woodend West would lead to the loss of urban green space.

Area E Kingswells and Greenferns - Preferred Option

	Sites	Units/ Size
Housing 2007 – 2016	Greenferns Strategic Housing Land Reserve 3/05 Kingswells B (Gillahill) 3/05 Kingswells D (Kingswells South Part) and 3/06 West Huxterstone 3/05 Kingswells C 3/09 Maiden Craig South East 3/10 Maiden Craig North East (part)	750 homes 250 homes 120 homes 50 homes 450 homes 300 homes
Housing 2017 – 2023	Greenferns Strategic Housing Land Reserve 3/05 Kingswells B (Gillahill)	350 homes 150 homes
Housing 2024 – 2030	Greenferns Strategic Housing Land Reserve	400 homes
Employment Land 2007 - 2023	Greenferns Strategic Housing Land Reserve (part of a larger mixed use proposal) 3/01 West Hatton (part) 3/07 Home Farm 3/13 Home Farm Kingswells	10 ha 12 ha 2.5 ha 29 ha
Strategic Reserve Employment Land 2024 - 30	-	-



- 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 LDP PLAN 2010



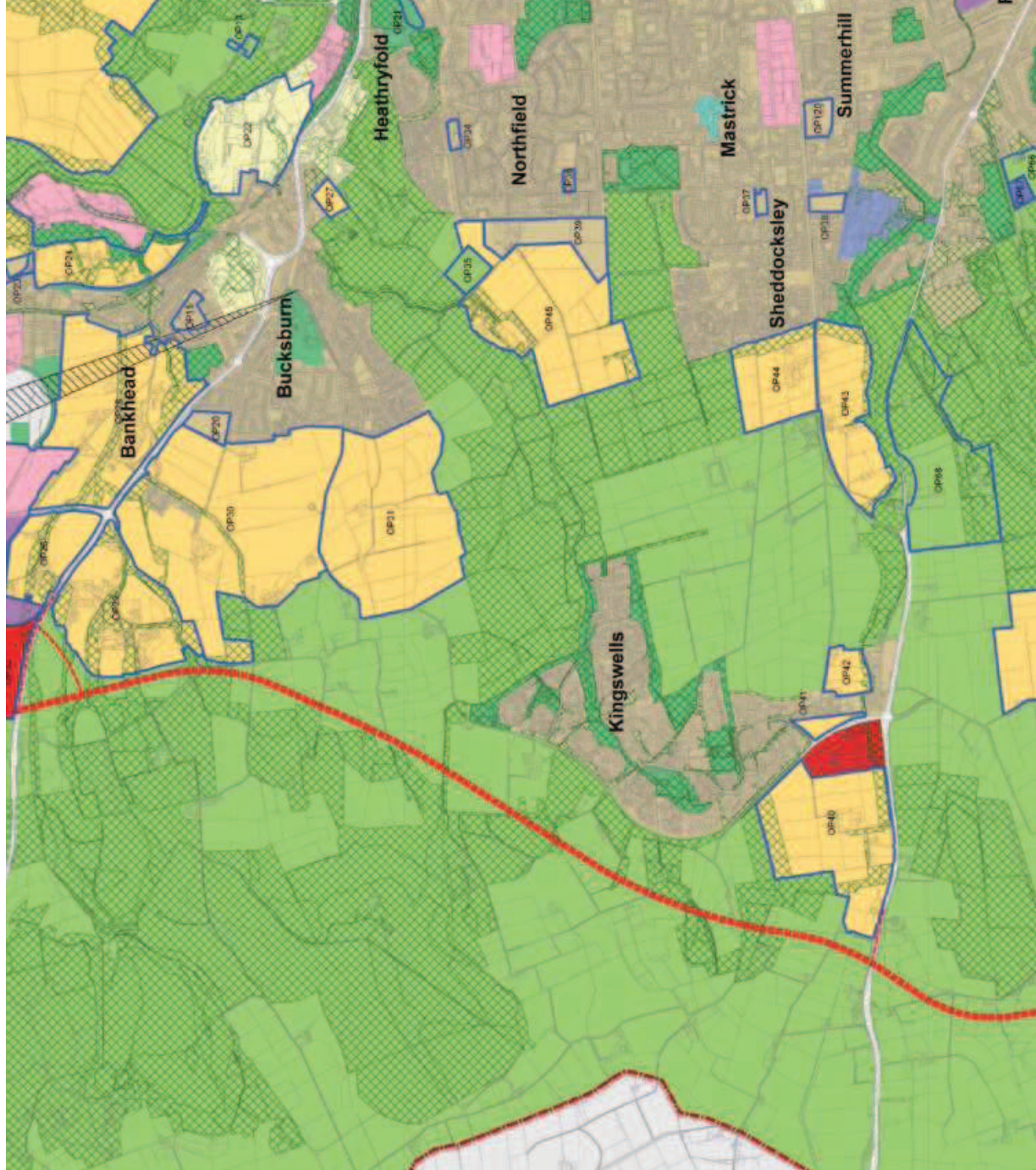
The Proposed Aberdeen Local Development Plan City Wide Proposals Map

Scale 1:22,500

- Nature Environment**
 - Greenland (NE2)
 - Green Spaces Network (NE1)
 - Urban Green Space (NE3)
- Housing**
 - Residential Areas (H1)
 - Mixed Use Areas (H2)
 - Land Release Policy (LR1)
- Community Facilities**
 - Existing Community Sites and Facilities (CF1)
 - New Community Sites and Facilities (CF2)
- Economic Development**
 - Business and Industrial Land (BI1)
 - Specialist Enterprise Areas (BE)
 - Water Front Office Area (BO)
 - Aberdeen Airport and Harbour (AH)
- Transport**
 - Leisure Transport (LT)
 - Aberdeen Harbour Passenger Route
 - Aberdeen Harbour Ferry Routes
 - Aberdeen Airport Public Safety Zone
- Recreation**
 - Town, District and Neighbourhood Centres (DC1)
 - Road Parks (RP)
- City Centre**
 - City Centre Business Zone (CBZ)
- Others**
 - Opportunity Sites (OP - symbol)
 - City Centre Boundary
 - City Boundary

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5 SUMMARY COUNCIL RESPONSES AND REPORTERS FINDINGS – ISSUE 35

Issue 35	ALTERNATIVE SITES: KINGSWELLS	
Development plan reference:	Sites not identified in the Proposed Plan	Reporter: David Russell
Body or person(s) submitting a representation raising the issue (reference no.):		
<p>Eric Jensen (54) Aileen Jensen (55) James Fish (56) Tiffany Sims (57) Mark Ewen (61) Joyce Milne (62) Gayle Morrice (63) Gillian Ewen (64) Brian Morgan (68) Peter Wilson (69) Catriona McWilliam (70) Frederick Milne (71) Philip Morrice (72) Keir Willox (73) Renata Powell (81) George Hood (82) Fyfe Hepburn (83) Kenneth Sandison (84) Lorraine Sandison (86) Greig Addison (87) Ali Hassanirad (89) Angela Cameron (90) Scott Cameron (91) June V Shirriffs (92) H Brown (93) Dr George G Shirriffs (94) Elizabeth Binnie (95) George J Lowe (96) N Sands (102) Dennis Scott Dalgarno (103) Mrs E Cheyne (104) Alexander Davidson (105) Ann Perrott (106) James Chalmers (108) Margaret Chalmers (109) Alan Walker (110) Joyce Forrest (111) David W Metcalfe (112) Oonagh Grassie (113) Gillian Millar (114) Shari Ross (116) M Sands (117) W Middleton (118) I Middleton (119) Morag Dalgarno (120) Claudine Park (121) Sandra Roach (122) Peter Roach (123) Ian Park (124)</p>	<p>Pamela Wright (961) Lydia A W Martin (962) David Wright (963) Donald Vass (964) Joan Vass (965) Valerie Weir (966) Gerard David Cairns (967) James Grant (968) William P Weir (969) Siobhan G Anthony (970) Mrs G Craig (972) Stephen King (974) L Watson (975) William Miller (976) Jackie Cairns (977) George A Wallace (978) Margaret Miller (979) Thilini Wallace (980) Heather Burns (981) Sheila Irvine (983) B J Carey (984) William Irvine (985) Andrew Henderson (986) A Carey (987) R Holden (988) David Coull (990) Elm Holden (991) Dorothy Gray (992) Isobel M Patterson (993) Catherine May (994) Gordon Patterson (995) Cath Grant (996) Alexander May (997) R W Wilkie (998) Margaret McEwan (999) Fiona Wilkie (1000) Silvia Gaspar-Pereira (1002) Mrs G B Anthony (1003) Stan McEwan (1004) Stuart Lamond (1005) William Smith (1006) Helen Davidson (1007) Rosemary Walker (1008) Gwendoline Jones (1009) Iain Laidlaw (1010) Tom Straiton (1011) Florence Gunn-Folmer (1012) Kaye Smith (1013) Alexander Gunn (1014)</p>	

Sam D Sinclair (125)	George Ian Gibson (1015)
Colin McKay (126)	Elaine Grosvenor (1016)
Dr Steven Yule (127)	Stephen Anthony (1017)
Susan Yule (128)	Brian Yeats (1018)
Graham MacPherson (142)	Jennifer Miller (1019)
Stuart Wilkie (143)	Julie McLulich (1021)
Richard Murray (144)	Suzanne Walker (1022)
Kimberley Murison (146)	Hamish McLulich (1023)
Simon Merrilees (147)	Gillian Joss (1024)
Olive Hunter (148)	Fiona McRuvie (1025)
David Merson (149)	Brain Folan (1026)
Norman Hunter (150)	William Skidmore (1027)
Derek Watt (180)	Linda Cameron (1028)
Elizabeth Merson (181)	Lewis Joss (1029)
Lyndsay Hay (182)	Wendy Skidmore (1030)
Helen Wood Barron (183)	Alexander Crawford Hair (1031)
Jane Watt (184)	A Innes (1032)
Michael Alexander Barron (185)	George Lowe (1033)
John Edward Doudenmier (186)	Margaret Lowe (1035)
Kevin A. Cowie (187)	James Wilson (1037)
E G Roberts (188)	Derek Walker (1038)
Jane Anne Smart Doubenmier (190)	Ruth Tulloch (1040)
Azadeh Safarvarkiani (192)	Christina M Wilson (1042)
Mrs P Cram (193)	Samuel Stafrace (1044)
Susan Cameron (194)	Zane Hair (1045)
Craig Cameron (195)	Amanda Stafrace (1046)
Angela M Gibb (196)	Valerie Henderson (1047)
Jane Troup (198)	Rachel Watson (1048)
John Bedford (199)	Dr C Hauptfleisch (1049)
Heidi Aylmer (200)	Iain Watson (1051)
Gary M Aylmer (201)	Arnajorn Joensen (1053)
Carol Milne (205)	Sheena Lamond (1054)
Keith Milne (206)	Marion Cumming (1055)
Louise Wood (207)	Gordon Cumming (1056)
Charles Hall (217)	N Sutherland (1057)
Charles Thorn (218)	Dr Iain Greig (1058)
Alistair Blues (219)	Catherine McBain (1059)
Dorothy Hall (220)	Mahmoud Kamel (1060)
Betty Johnston (221)	William Beattie (1061)
Valerie Sinclair (222)	Noelle Straton (1062)
Mr & Mrs G B Peddie (224)	Bernese Kamel (1063)
Eric K Johnstone (236)	Susan Beattie (1064)
Michael J M Reid (237)	Helen Ireland (1065)
Allan Davidson (238)	Jean M Park (1066)
R Hainey (239)	Katharine Hume (1067)
Mrs R Hainey (240)	Vera M Anderson (1068)
Barbara Steffensen (241)	Angus Morrison (1069)
John Cameron (242)	Cameron Millar (1070)
Stuart Tait (243)	Mike Hume (1071)
Susan Tait (244)	Catriona Morrison (1072)
Karen Hughes (245)	E Young (1073)
David S M Campbell (246)	Amanda-Jane Mackay (1074)
Arlene Wilson (247)	R Birse (1075)
Dr J Kenneth McAlpine (248)	Martin Mackay (1076)
Judith Farquhar (249)	David Cornet (1077)
Raymond Farquhar (250)	Ian Sim (1078)
Kathleen Thorn (251)	Lawrence Dean (1079)
Glenn Taylor Buchan (292)	Irene McKay (1080)

<p>Ellen Buchan (293) Rod Buchan (294) Malcolm McDonald (295) Michelle McDonald (296) Susan Beard (297) John Beard (298) Mrs Barrie Buchan (299) Stephen Jack (300) Pamela Anne Jack (301) Steve Burnett (312) Matthew Dunning (313) P E Johnston (314) Mrs F A Pastuszko (315) A S G Pastuszko (316) Shauna Gowans (354) June McDonald (355) William McDonald (356) Pamela Gatt (357) Neil Taylor (358) Colin McKenna (399) Lindsay A Simpson (400) Robert G Simpson (401) W Guy Bentinck (403) June Bentinck (404) Mastrick, Sheddocksley & Summerhill Community Council (543) E Webster (551) Wendy Campbell (583) Colin Campbell (584) Lorna Henderson (933) Alexander Kilgour (935) William Simpson (936) Emma Wright (938) Eziz Robertson (939) Matthew Wright (941) Florence Pirie (942) Mrs H B Oakes (944) Terence Oakes (945) Elizabeth Coutts (946) Margaret Park (947) Charles Coutts (948) V Hutcheon (949) Hilary Davern (950) Vera Mutch (951) N Craig (952) M Hutcheon (953) Alison Murison (954) Mrs V Glennie (955) Alexander Murison (956) Douglas Park (957) Eliana Figueroa (958) Derek W Martin (959) Edgar Castillo (960)</p>	<p>Dorothy Higgins (1081) Patricia Sim (1082) Munawar H Usman (1083) Mr & Mrs J & K Massie (1084) Sadia A Usman (1085) Grace M Hepburn (1086) Mrs V Taylor (1087) Ewa Gainska (1088) E A Taylor (1089) Miroslaw Gainski (1090) Pat Duncan (1091) David Bruce (1092) Robert Overy (1093) Jennifer Bruce (1094) Gillian Graham (1095) Mark Graham (1096) Marilyn Rose (1097) William Robertson (1098) Kenneth Rose (1099) Margaret Kilgour (1100) Alan Stott (1101) Walter Jardine (1102) Muriel Wyness (1103) W R Hepburn (1105) Caroline Taylor (1106) Mrs J MacLean (1107) Colin Taylor (1108) Barbara Bruce (1109) James Henderson (1110) Joan Keyes (1111) Pamela Stuart (1112) Tom Keyes (1113) Raphael C Stuart (1114) Stuart Higgins (1115) Barclay J Massie (1116) Carol Buchan (1118) E Cooper (1119) Selina Jardine (1122) Malcolm Cameron (1123) M Maclean (1124) Michael Migvie (1186) Scotia Homes (1189) Councillor Marie Boulton (1436) Charlotte Goodbody (1484) Professor Ivan Goodbody (1486) Barratt East Scotland (1536) Councillor James Farquharson (1539) Stewart Milne Homes (North Scotland) (1565) Stewart Milne Homes (North Scotland) (1567) Kingswells Community Council (1579) Helen Gibson (1585) Margaret Cameron (1586)</p>
<p>Provision of the development plan to which the issue relates:</p>	<p>The overall strategy for Kingswells area and alternative developments proposed</p>

Planning authority's summary of the representation(s):

Site 3/05B Gillahill

54, 55, 56, 57, 61, 62, 63, 64, 68, 69, 70, 71, 72, 73, 81, 82, 83, 84, 86, 87, 89, 90, 91, 92, 93, 94, 95, 96, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 142, 143, 144, 146, 147, 148, 149, 150, 180, 181, 182, 183, 184, 185, 186, 187, 188, 190, 192, 193, 194, 195, 196, 198, 199, 200, 205, 206, 207, 217, 218, 219, 220, 221, 222, 224, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 292, 293, 294, 295, 296, 299, 300, 301, 312, 313, 314, 315, 316, 354, 355, 356, 357, 358, 399, 400, 401, 403, 404, 543, 933, 935, 936, 938, 939, 941, 942, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 969, 970, 972, 974, 975, 976, 977, 978, 979, 980, 981, 983, 984, 985, 986, 987, 988, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1021, 1022, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1035, 1037, 1038, 1040, 1042, 1044, 1045, 1046, 1047, 1048, 1049, 1051, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1105, 1106, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1118, 1119, 1122, 1123, 1124, 1186, 1484, 1486, 1579, 1585, 1586. Site 3/05B Gillahill should be designated as Green Space Network. Some also state that Gillahill should never be built on. Also, request that the Council explains more clearly the removal of Green Space Network at Gillahill and area to the south, as well as change to the policy designation since adopted Local Plan.

193. Concerned about issues such as landslide and flooding if houses were built above us [at Gillahill].

543, 1579. Support the removal of Gillahill from the plan and designation as Green Belt. Query removal of site from Green Space Network - site should be given the designation which affords a higher level of protection from development.

1565. Gillahill site should be allocated as it is necessary for the replacement of Greenferns OP45 and Greenferns Landward OP31 in the first period of the Plan. Site was included in Main Issues Report for 400 homes, which stated that it would have lower landscape impacts the other options and alongside release of employment land would provide impetus for more balanced and mixed communities. Revised school capacity numbers meant the whole site was seen as unsuitable for development. Developer commissioned an Education Impact Analysis report for site which concludes that a single stream primary school should be accommodated on the development site, and managed with the existing primary school, to accommodate the pupils generated by Gillahill and the residual/overflow from the existing school. Development necessary to support new school would be 600 units. Site can be delivered pre-Aberdeen Western Peripheral Route with local roads mitigation.

1567. An allocation of sites at Gillahill would ensure that a 5 year housing land supply was maintained. Development would also provide additional Primary School accommodation, and in conjunction with proposed Derbeth development and Countesswells would create the scope for a new secondary school. The allocation of sites would satisfy the long term demand for housing in the village.

Kingswells enjoys a strategic location which will be enhanced with the Aberdeen Western Peripheral Route, which will create additional capacity, and provide linkages to employment and the wider area.

Other Sites Not Allocated in the Proposed Plan

54, 55, 56, 57, 61, 63, 64, 62, 68, 69, 70, 71, 72, 73, 81, 82, 83, 84, 86, 87, 89, 90, 91, 92, 93, 94, 95, 96, 102, 103, 104, 105, 106, 108, 109, 110, 111, 112, 113, 114, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 142, 143, 144, 146, 147, 148, 149, 150, 180, 181, 182, 183, 184,

185, 186, 187, 188, 190, 192, 193, 194, 195, 196, 198, 199, 200, 205, 206, 207, 217, 218, 219, 220, 221, 222, 224, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 312, 313, 314, 315, 316, 354, 355, 356, 357, 358, 399, 400, 401, 403, 404, 583, 584, 933, 935, 936, 938, 939, 941, 942, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 969, 970, 972, 974, 975, 976, 977, 978, 979, 980, 981, 983, 984, 985, 986, 987, 988, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1021, 1022, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1035, 1037, 1038, 1040, 1042, 1044, 1045, 1046, 1047, 1048, 1049, 1051, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1105, 1106, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1118, 1119, 1122, 1123, 1124, 1186, 1484, 1486, 1579, 1585, 1586. Respondents listed above agree that some or all of the following non-allocated sites from the Main Issues Report should remain unallocated - 3/01, 9/53, 3/05D, 3/05A, 9/54, 3/10B, 3/14, 3/02, 3/11 and sites which Kingswells Community Council refer to as 3K21 (Gillahill Croft) and 3K22 (Land south-west of Gillahill). Some respondents identify Kingswells as a village surrounded by countryside which should remain as such. Some concern over erosion of greenbelt, traffic increase and loss of amenity if developments were built.

1565. Object to the limited release proposed for this area, particularly Kingswells, and the distribution and timing of allocations within the area, and failure to make provision for long term growth in Kingswells.

551, 1565. Object to non-inclusion of site 3/05A Derbeth (north-west of Kingswells) which should be allocated for development in the second phase. The Aberdeen Western Peripheral Route will drastically alter landscape and will provide a defensible boundary for development and result in no landscape or visual impact. Aberdeen Western Peripheral Route junction to the north-east will provide good access to the area.

1567 Development at Derbeth would ensure that a 5 year housing land supply was maintained and would also provide additional Primary School accommodation. In conjunction with Countesswells it would create the scope for a new secondary school. The allocation of sites would satisfy the long term demand for housing in the village.

Kingswells enjoys a strategic location which will be enhanced with the Aberdeen Western Peripheral Route, which will create additional capacity, and provide linkages to employment and the wider area.

1189. Development option 3/02, situated north of the bus only route, should be identified in the Plan for an integrated residential and other mixed use development, comprising residential, business, retail, leisure, and community uses. Development would help to alleviate housing pressure of housing supply in the early period of the Local Development Plan, compared to larger greenfield allocations which are dependent on infrastructure requirements in a difficult economic climate. Refers to submission made to Main Issues Report which suggests that site is largely free from technical constraint that physical infrastructure capacity is present and there is capacity in the schools.

1565. Object to the failure to include remainder of site 3/05D in the Local Development Plan for the development of 60 houses. Site is well related to Kingswells and in close proximity to local road and transport network, local shops and services. It has convenient access to employment centres.

1536 Site previously referred to as Development Option 3/11 (Newton East, Old Skene Road) is suitable for residential development. The site is left over after development and has similar characteristics to the residential site to the west. It is a sensible choice for infill development. It lies on a main road and cycle route and is situated close to park and ride facilities. It is close to proposed employment land allocations in Kingswells. It has been identified as suitable for housing development in the past by Aberdeen City Council and was supported by the local community.

1579 Agree that site at Newton East should not be developed.

1579 Sites 3/02 and 3/14 Kingswells East, Land South West of Gillahill and Land at Gillahill Croft. KCC cannot understand why these sites have been changed from Green Space Network (GSN), as they were in the 2008 Local Plan, to Green Belt (GB).

Accompanying Infrastructure and Services

297, 298. Seeks provision of one or two shops and community areas.

543. Expansion of health care facilities will not benefit the Maidencraig development which will need to use the facility - issue covered in Issue 29 Allocated Sites: Maidencraig OP43 and OP44.

Transport

1012, 1014. Critical to maintain the park and ride site and to improve public transport to and through Kingswells to prevent congestion on Lang Stracht and Skene Road/Queens Road in future.

1436. Concern over impact of development in Kingswells and Countesswells on the road network, particularly the A944. Aberdeen Western Peripheral Route will not do enough to deal with current traffic never mind additional traffic. Local Development Plan doesn't demonstrate a full risk analysis of the impact of traffic from these new developments on movement of emergency vehicles.

1539, 1579. Development in this area impossible without major new road systems to provide spare capacity, as well as other infrastructure created.

Quality of Development

312 Development around Kingswells should equal or exceed standards to make a suburb where people will aspire to live.

Modifications sought by those submitting representations:

Site 3/05B Gillahill

54, 55, 56, 57, 61, 62, 63, 64, 68, 69, 70, 71, 72, 73, 81, 82, 83, 84, 86, 87, 89, 90, 91, 92, 93, 94, 95, 96, 102, 103, 104, 105, 106, 110, 111, 112, 113, 114, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 142, 143, 144, 146, 147, 148, 149, 150, 180, 181, 182, 183, 184, 185, 186, 187, 188, 190, 192, 193, 194, 195, 196, 198, 199, 200, 205, 206, 207, 217, 218, 219, 220, 221, 222, 224, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 292, 293, 294, 295, 296, 299, 300, 301, 312, 313, 314, 315, 316, 354, 355, 356, 357, 358, 399, 400, 401, 403, 404, 933, 935, 936, 938, 939, 941, 942, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 969, 970, 972, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1021, 1022, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1035, 1037, 1038, 1040, 1042, 1044, 1045, 1046, 1047, 1048, 1049, 1051, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1105, 1106, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1118, 1119, 1122, 1123, 1124, 1186, 1484, 1486, 1585, 1586. Designate Gillahill as Green Space Network. Some call for surrounding area to also be designated Green Space Network.

1579. Gillahill site should be given whichever designation affords it a higher level of protection from development.

543. Plan should remain unchanged at Gillahill and all land north of the Langstracht should remain as Green Belt.

1565, 1567. Gillahill should be removed from the greenbelt and allocated for up to 600 homes in the

period 2007-2016 with a requirement to allocate land for a new primary school and for the preparation of a Development Framework covering all the allocated sites in Kingswells.
 1579. Sites 3/02 and 3/14 Kingswells East, Land South West of Gillahill and Land at Gillahill Croft. ACC needs to explain its change of policy much more clearly. We ask that the sites be given whichever designation (GSN or GB) affords it a higher level of protection from future development.

Other Sites Not Allocated in the Proposed Plan

551, 1565, 1567. Site 3/05A at Derbeth to the east of the Aberdeen Western Peripheral Route should be identified for future development (map shown in response) of up to 900 homes, employment land and community facilities in the second phasing.

1567 Provision should be made for a primary school alongside the suggested development of site 3/05A Derbeth.

1189. Site 3/02 Kingswells East north of the bus only route should be identified for housing in Table 7, the Proposals Map and the LOCAL DEVELOPMENT PLAN for approximately 70 mixed tenure houses and other mixed use development, comprising residential, business, retail, leisure and community uses.

1565. Remainder of site 3/05D West Huxterstone should be allocated for development alongside a rephasing of allocated sites.

1567. Additional land should be included at site 3/05D West Huxterstone to accommodate an increased allocation of 180 units.

1536. Site at Newton East (3/11) should be allocated for residential development.

Supporting Infrastructure and Services

543. Development should be supported by various infrastructure items and should progress on the basis of existing infrastructure capacity or delivery of new infrastructure to support development - modifications addressed through Policy I1.

Transport

1579. Need to look into traffic and transport issues.

Summary of responses (including reasons) by planning authority:

Site 3/05B Gillahill

One respondent suggests that the Gillahill site 3/05B be allocated for residential development replacing sites OP45 Greenferns and OP31 Greenferns Landward in the first period. The case for reconsideration of the Gillahill site 3/05B for residential development is made through the submission of an Education Impact Assessment, within which the site promoter concludes that a single stream primary school should be accommodated within the Gillahill site, and managed alongside the existing school, to accommodate the pupils generated by the development at Gillahill and the residual overflow from the existing school. However, this would necessitate the provision of 600 housing units on the site. The Council does not consider this to be an appropriate strategy for accommodating new development.

The Development Options process undertaken at the first stage in preparing the Local Development Plan included an assessment of issues such as flooding and geology. The Proposed Plan does not include Gillahill as a proposed allocation. However, issues of flooding and are also addressed by the Council through the masterplanning and planning application processes the Council will liaise with partners, including statutory agencies, to ensure that development only takes place on areas that are appropriate for their intended use.

The Green Space Network designation has been subject to a thorough review since the Green Space Network designation that was included in the adopted Aberdeen Local Plan (CD12), following

a best practice methodology. The Green Space Network as defined in the Proposed Plan is a strategic framework to protect, promote and enhance wildlife, recreation, landscape and access value of open spaces. The Green Space Network comprises Natural Designated Sites (LNR, DWS, SINS and SSSI), woodlands, ponds, wetlands, open semi natural areas and open spaces defined in the 2010 Open Space Audit. It also includes strategic links between these sites, often following water courses, the path network and habitat information from the integrated habitat survey. The Proposed Plan does not include the Gillahill site within the Green Space Network designation as it did not meet the selection criteria. As the site consists of agricultural land, green belt status was considered to be the most suitable designation.

Other Sites Not Allocated in the Proposed Plan

We note the support for the non-inclusion of a number of sites in the Proposed Plan. The Development Options Assessment Report 2010 (CD13) includes a comprehensive assessment of the suitability of sites to accommodate future development and informed the decisions on which sites to identify in the Proposed Plan. The scale and extent of allocations proposed between Kingswells and Sheddocksley and Kingswells and Westhill has been to maintain a green buffer between these areas and maintain their separate identity.

Site 3/02 Kingswells East was assessed as being undesirable in the Development Options Assessment Report 2010 (CD13). Situated just below Newpark Hill and north of the bus only section of Langstracht it was identified as occupying a significant position within the landscape and would not contribute to the landscape setting of Kingswells. This echoed previous comments made by the Reporter for the adopted Local Plan (CD12), citing the harm that development would have on the watershed ridge as a feature of Aberdeen's surrounding landscape and to the setting and identity of Kingswells (CD12 - Issue 62 – Kingswells South: Land North of the Lang Stracht). The Aberdeen Green Belt Review (CD19) which accompanies the Proposed Plan also states that the old Langstracht provides a clear northern boundary and prevents development encroaching more prominent and exposed parts of the hill.

Site 3/05A Derbeth was assessed as being undesirable in the Development Options Assessment Report 2010 (CD13) and the main consideration was the difficulties with integrating the site with the existing Kingswells community, particularly the pedestrian connectivity. Equally, it was unclear how the proposed local centre within the new development would be accessed by residents of the existing community. The site sits on higher land than Kingswells itself and has a strong relationship with Brimmond Hill and Brimmond Hill District Wildlife Site. The Aberdeen Green Belt Review highlights the role that these areas play in providing a landscape setting for Kingswells. Although the route of the Aberdeen Western Peripheral Route lies between the area proposed for development and Brimmond Hill, the impact of development on landscape and the landscape setting of Kingswells, would be significant. The suggested use of the Aberdeen Western Peripheral Route as a defensible boundary for development does not provide a suitable case for excluding the site from the Green Belt. An easily identifiable boundary already exists with the Kingswells bypass.

The Green Space Network designation has been subject to a thorough review since the Green Space Network designation that was included in the adopted Aberdeen Local Plan (CD12), following a best practice methodology. The Green Space Network as defined in the Proposed Plan is a strategic framework to protect, promote and enhance wildlife, recreation, landscape and access value of open spaces. The Green Space Network comprises Natural Designated Sites (LNR, DWS, SINS and SSSI), woodlands, ponds, wetlands, open semi natural areas and open spaces defined in the 2010 Open Space Audit. It also includes strategic links between these sites, often following water courses, the path network and habitat information from the integrated habitat survey. The Proposed Plan does not include the land covered by the sites mentioned (3/02, 3/14, Land at Gillahill Croft and Land south west of Gillahill) within the Green Space Network designation as they did not meet the selection criteria. As these sites consist of agricultural land, green belt status was considered to be the most suitable designation.

Supporting Infrastructure and Services

In relation to the provision of shops and community uses, we note that the sites included in the Proposed Plan are less than a kilometre from the existing local centre in Kingswells. In addition, the

latest masterplan for the OP40 employment land allocation includes small scale commercial elements to support the wider allocation and the needs of the existing community. In addition, sites allocated in the Proposed Plan benefit from being within reasonable walking distance of public transport services and the Park and Ride site to the west. Developers will need to provide evidence that public transport services can provide an adequate level of service to support new residents and businesses in the area to ensure that there are attractive alternatives to the car and thereby minimise congestion. Infrastructure requirements for new roads, public transport and walking and cycling infrastructure are set out in the Proposed Plan and Action Plan, including specific requirements for the Kingswells area. Masterplans and applications for new development will need to demonstrate how they are meeting these infrastructure requirements identified and how the transport impact of development will be mitigated. The layout and design of new development will need to accord with Scottish Government's guidance contained in Designing Streets (CD6), and this includes the safe movement of emergency vehicles on the road network.

The issue concerning provision of health facilities has been dealt with in Issue 29 Maidencraig.

In respect of school provision, following publication of the Main Issues Report the 2009 School Roll Forecasts (CD17) were published which revealed that spare capacity at Kingswells Primary School was less than the 2008 forecasts (CD35) had indicated. With forecasted spare capacity of 45 in 2010 falling to 33 in 2013, the Council revised the amount of new housing to be allocated in the Kingswells school catchment. The result of this exercise was the removal of the Gillahill development from the Proposed Plan.

Transport

The Aberdeen Green Belt Review (CD19) which accompanies the Proposed Plan sets out the issues that have been considered in defining the boundaries of the sites allocated in the Plan. The allocation of site OP42, previously referred to as 3/05D, was limited to the western portion of the site, utilising field boundaries and the location of existing dwellings to mark the eastern boundary of the development. Development further east would be remote from the main settlement.

Quality of development

The Proposed Plan contains a number of policies relating to the design of new development and mechanisms are also in place to ensure that development is of a suitable design and layout. Masterplans and planning applications will need to be in accordance with these policies and masterplans will need to be approved by the Council, and subject to consultation with local communities.

Reporter's conclusions:

1. The conclusions under issues 1 and 2 find that the overall vision and spatial strategy of the local development plan is appropriate and that adequate housing land has been provided to meet the allowances set in the structure plan. The structure plan already seeks to provide a generous supply of housing land and there is no numerical justification to allocate further housing sites. See also issue 90 on infrastructure delivery and developer contributions.
2. In these circumstances, in considering the alternative sites suggested in and around Kingswells, it is necessary to assess whether they offer any over-riding benefits which would still justify allocating them for development now.
3. The green belt designation of the elevated Gillahill site is justified by its agricultural use and the prominence of any potential development there which would encroach into the countryside setting which separates Kingswells from the main built-up area of the city at Sheddocksley and Maidencraig. While the site would appear to be readily developable and would contribute to the effective housing land supply, and may also accommodate a new primary school, these are not over-riding benefits which justify its allocation for development now.
4. Similar benefits could be secured through the development for housing of land at Derbeth, to the

north-west of Kingswells. The development of the Aberdeen Western Peripheral Route would secure good road access to this area, but the development would extend the built-up area to the edge of the new road and would generally occupy rising land to the west of the existing C89 distributor road which encloses Kingswells on its western side. Its effect would be to eliminate the remaining green belt between the Aberdeen Western Peripheral Route and the north-western side of Kingswells, contrary to the conclusions of the green belt review. Again, this proposal does not offer over-riding benefits that would justify making this large scale development allocation.

5. The site at Kingswells East (identified as site 3/02) and the additional land at Huxterstone West (site 3/05D) would both represent prominent eastward extensions of Kingswells, also encroaching over the intervening agricultural land towards the main built-up area of the city at Sheddocksley and Maidencraig. Although smaller than both Gillahill and Derbeth, and capable of contributing to the effective housing land supply, there are no particular or over-riding benefits associated with either site or proposal which would justify their allocation.

6. The site at Newton East on Old Skene Road would appear capable of early delivery for a small scale housing development, and is well located in relation to the existing facilities in Kingswells. Subject to adequate screening on its southern boundary, it would not be particularly prominent. Although extending the recent residential development along Old Skene Road, it would not be an infill development and it too would have the effect of reducing the gap between Kingswells and the main built-up area of the city at Sheddocksley and Maidencraig. The site's proximity to the busy dual carriageway of the A944 is a disadvantage, but probably not an insuperable one. Nonetheless, in the present circumstances outlined above, its allocation is not justified by any over-riding benefits.

7. With regard to the concerns expressed about the pressures on transport infrastructure and on health and community facilities, the local development plan confirms in figure 1 that the sites which are allocated for development at Kingswells are all within the Kingswells masterplan zone. Paragraph 3.6 confirms that these developers will be expected to work together to prepare a masterplan for the zone and to co-ordinate the planning and delivery of the associated infrastructure requirements. This will be given effect by Policy I1, while the application of Policies D1 and D2 should ensure that high quality of design, place-making and amenity are all secured.

8. The extension of the green space network over more land around Kingswells is not justified simply as a means of resisting future development. The role of the green space network is explained by the council above and at paragraphs 3.61 to 3.64 of the plan, and it has not been shown that any additional designations would be justified. Green belt designation will restrict development effectively through the application of Policy NE2.

Reporter's recommendations:

No modifications.

6 CALL FOR SITES 2013



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

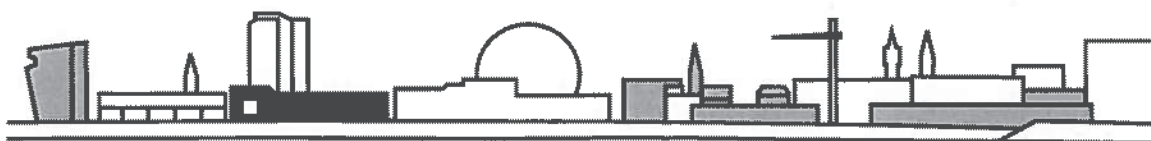
Please ensure your proposal is with us by 14th June 2013.

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: Stewart Milne Homes

Date: 14 June 2013

Address: C/O Ryden LLP, 25 Albyn Place, Aberdeen

Postcode: AB10 1YL

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: Various

Address: [REDACTED]

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]

Kingswells Community Expansion

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

[REDACTED]

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.

Derbeth: (North) NJ864087, (South) NJ861072, (West) NJ856078; Gillahill: NJ874073; Huxterstone: NJ873063

6 What is the current use of the site?

Agricultural

Has there been any previous development on the site?

Yes

No

If so, what was it?

Existing farm houses and buildings lie within the site boundaries.

7 What do you propose using the site for?

Residential, employment, primary school, local centre, open space and strategic landscaping.

- 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).

A mix of house types would be provided.
Derbeth - 900 dwellings
Gillahill - 600 dwellings
Huxterstone - 60 dwellings

- 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.]

Community/ Retail uses in new local centre;
Land for educational use;
Open space for recreational purposes.

- 12 Will the proposed development be phased? Yes No

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

Development would be delivered in the period 2017 - 2035.

- 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.**

Appropriate public consultation will take place in due course.

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

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

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

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

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

- Significant intrusion
- Slight intrusion
- No intrusion

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

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Varying distances due to the extent of land under consideration.

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

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

Varying distances due to the extent of land under consideration. New services will be provided.

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

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
- 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
- Water and Sewage

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

Secondary Capacity

Primary Capacity

A new primary school is proposed as part of development at Gillahill.

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;

	Included	Not applicable	
Contamination Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Various assessments have been prepared for land at Gillahill and Derbeth. LVIA assessment and transport issues considered as part of the indicative masterplan submitted for all three sites.
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscape Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transport Assessment	<input type="checkbox"/>	<input checked="" 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.)

Provision of employment land;
 A new local centre proposed to provide a new heart to Kingswells and new services;
 A new local primary school;
 New areas of open space with footpath connections to the existing community;
 Developer contributions would be delivered in scale and kind with the development of the sites.

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.

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

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請聯絡:01224 523317。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону :01224 523317

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

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamiem
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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

Jeśli potrzebujesz pomocy językowej /
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

March 2013
www.aberdeencity.gov.uk



STEWART MILNE HOMES

**DEVELOPMENT BID FOR LAND AT
KINGSWELLS**

JUNE 2013

**Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Tel: 01224 588866
Fax: 01224 589669**

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Figures

Figure 1: Location Plan

Figure 2: Derbeth Indicative Masterplan

Figure 3: Gillahill Indicative Masterplan

Figure 4: Huxterstone Indicative Masterplan

Figure 5: SEPA Flood Risk Map

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Stewart Milne Homes who have an interest in land, covering around 133 hectares (330 acres) in Kingswells.

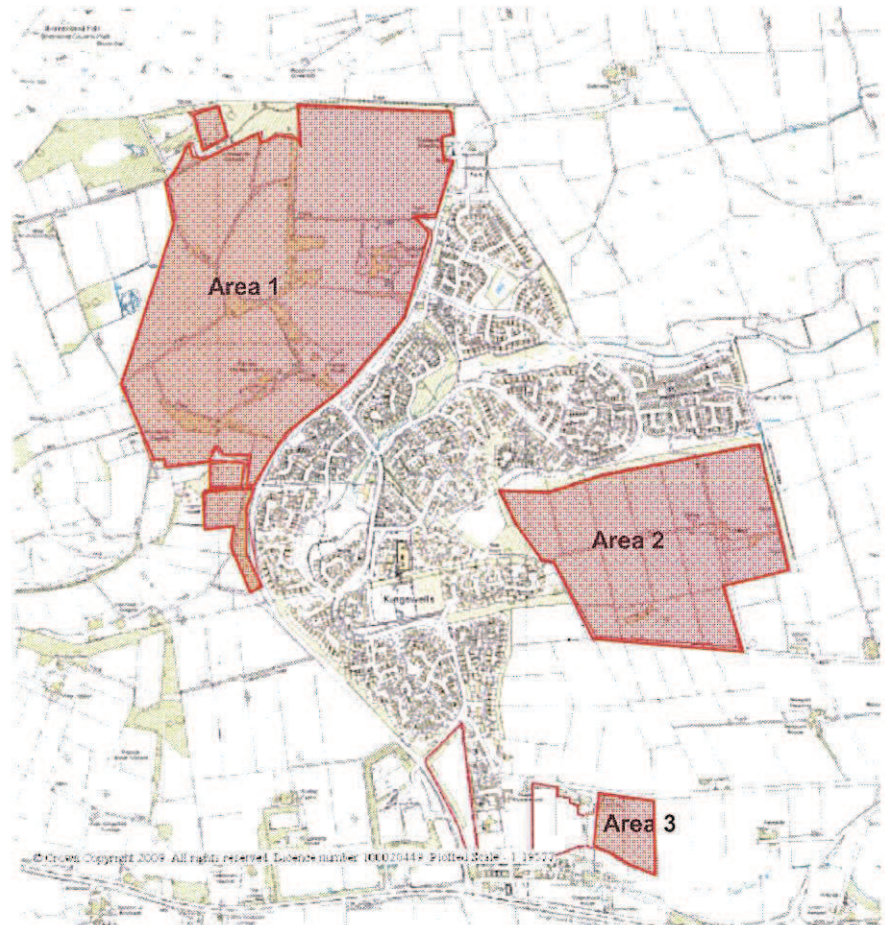


Figure 1: Site Location Plan

- 1.2 The Stewart Milne Group was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned house builders. They have a commitment to enterprise and innovation matched with traditional value for quality services. The Stewart Milne Group are currently building homes across the North East of Scotland, Tayside, the Central Belt of Scotland and North West England.

- 1.3 Kingswells is a planned village within the boundary of the City of Aberdeen, which lies four miles west of Aberdeen City Centre on the A944, an arterial route into the city. It has a population of approximately 5,181 residents.
- 1.4 Planning permission was first granted for residential and ancillary development in Kingswells in 1983. The village at that time comprised a church, public hall, former school building and public house. Construction commenced in the late 1980s.
- 1.5 The first phase of development in the village was completed in 1995 and included the provision of shops, a community centre and a primary school in the centre of the village. Additional shops, a health centre, dentist, nursing home and veterinary practice were developed as the village expanded. Included in Phase 1 of the development was a western distributor road leading north from a roundabout junction on the A944 towards Newhills.
- 1.6 The settlement then extended to the north-east. A further section of the western bypass was upgraded to allow access to this phase. This expansion enjoys good vehicular and pedestrian links to the village centre and also connects to the wider footpath network. Provision was made for open space, play areas and all weather facilities.
- 1.7 Kingswells has continued to attract significant investment from both residential and commercial property developers. Barratt Homes' 'Willowburn' development comprised 35 new family homes. Stewart Milne Homes have also invested heavily in the area with their West 1, Kingswood Drive, Huxterstone and Den View developments providing a range of house types that add to the established mix of housing to create a vibrant and sustainable community. In addition to these, Drum Property Group's Prime Four development has attracted significant interest from major global energy firms. The first phase of their development is currently under construction and has secured pre-lets by Apache, Nexen and Transocean. Phase 2 is currently the subject of a detailed planning application and already has attracted

occupiers such as Premier Oil and leading hotelier The De Vere Group to create a 150 bedroom "Village Urban Resort" with associated spa, conference, retail and leisure facilities. This level of developer interest demonstrates the success of Kingswells as an investment location, a place where people want to live, work and visit.

2.0 PLANNING HISTORY

- 2.1 At the request of Aberdeen City Council a development bid was submitted in March 2009 for the expansion of Kingswells which identified that the sites, comprising approximately 139 hectares were suitable for development.
- 2.2 Following the publication of the Main Issues Report (MIR) the sites proposed were identified as site reference 3/05 with the western section of Huxterstone identified as 3/06. Specifically the area proposed by the development bid for expansion had been listed as sites: A - North West of Kingswells (Derbeth), B - Gillahill, C - Kingswells South (Huxterstone), and D - Fairley Road. The MIR identified sites: B - Gillahill, the western section of C - Kingswells South (Huxterstone) and D - Fairley Road as preferred options for development. Site A - North West of Kingswells (Derbeth) was not identified as a preferred option development. Representations were submitted in response to the publication of the MIR supporting the identification of the sites as preferred options for development; highlighting that Site A - Land to the North West of Kingswells was suitable to accommodate growth and accordingly requesting that it be allocated within the proposed Local Development Plan (LDP); and seeking the inclusion of the entire site at Huxterstone for development.
- 2.3 The proposed LDP was published for consultation in August 2010 however, only identified sites D - Fairley Road and the western part of C - Kingswells South (Huxterstone) for development. Due to school capacity figures the Council

considered that the site at Gillahill was undeliverable and failed to carry it forward for development.

2.4 Development proposals at Huxterstone and Fairley Road were discussed under Issue 30 of the reporter's recommendations. The Reporter considered that the principle of development on both sites had been established as they had both previously been allocated as Strategic Housing Land Reserve in the Aberdeen Local Plan (2008). Consequently the Reporter recommended that the sites be allocated for development. However the allocation at Huxterstone was made as per its allocation in the Aberdeen Local Plan (2008) and was not extended to the east as per the development bid. This development bid seeks to extend the allocation at Huxterstone to that shown above in Figure 1 (Area 3).

2.5 Development proposals at Gillahill and Derbeth were discussed in Issue 35 of the Reporter's recommendations. In discussing development at Gillahill, the Reporter acknowledged that the site is readily deliverable and would contribute to the housing land supply and may also accommodate a new primary school however, did not consider there to be numerical justification with regards to the housing land supply to allocate further housing sites. Consequently the Reporter found the site's green belt status to be justified.

2.6 The Reporter concluded that similar benefits could be secured through the development for housing of land at Derbeth, noting that the development of the Aberdeen Western Peripheral Route (AWPR) would secure good road access to the area. However, given that the review of the green belt included this area the reporter did not consider there to be over-riding benefits to justify allocation at that time.

2.7 This development bid now seeks the development of land at Derbeth for a mixed use development of 900 dwellings; land at Gillahill for the development of 600 dwellings and a primary school; and land at Huxterstone for the development of 60

dwellings as an extension to allocated site OP42. Indicative masterplans for the sites are shown below.

3.0 DESCRIPTION OF THE SITE AND PROPOSALS

- 3.1 This development bid relates to three distinct areas in Kingswells as highlighted in Figure 1 above. The total land covers over 137 hectares (340 acres).
- 3.2 Area 1: Derbeth lies to the north west of Kingswells and extends to approximately 89.5 hectares (221 acres). It is bound to the north by a shelter belt and pockets of woodland; to the east by open fields; to the south by fields, an access track and some residential dwellings; and to the east by the Kingswells distributor road which leads directly to the A944. Within this area lie a number of properties, including Fairley House, Fairley Home Farm and Derbeth Farm. The AWPR runs through this area of land with a junction proposed to the north east corner. This is due for completion in 2018.
- 3.3 In topographic terms, the land is undulating, but generally slopes from north west to south east and from north to south. To the south, the land is level before rising from south to north outwith the boundaries of the site. The aspect of the site is south and south east. There are a wide range of landscaped areas, comprising mature trees and drystone dykes throughout the site. From the A944 this land is screened by the topography of the land to the south, Prime Four Business Park and by the Park and Ride site. It becomes more visible as you travel along the distributor road, however good screening exists along parts of this road where there is mature landscaping. The urbanising effect of the development at Prime Four Business Park should be stressed at this point. The construction of tall units with large footprints alters the landscape character of Kingswells significantly, changing the surrounding area from the village/suburb it was, into a global energy hub accommodating international energy companies and other prestigious brands, such as the De Vere Group. The effect on the character of the area is dramatic and

redraws the settlement boundaries of Kingswells in a way that softens the impact of development on the bid sites, as they are seen in this changing urban context.

3.4 Within the extant LDP, this land is mainly identified as green belt, with small pockets to the north west and south identified as Green Belt and Green Space Network.

3.5 An indicative masterplan is shown below in Figure 2.



Figure 2: Derbeth Indicative Masterplan

3.6 Area Two: Gillahill lies to the east of Kingswells and extends to approximately 39.5 hectares (97.6 acres). It is bound to the north and east by a mature tree belt and beyond this, existing dwellinghouses; to the south by open fields; and to the west by further woodland and built development. To the south also lies a farm track.

3.7 In topographic terms the site rises from north to south to a plateau within the site before rising again to a high point between the site and the Lang Stracht. A number of drystone dykes create a distinctive pattern of field boundaries. Within the extant Plan, this site is identified as Green Belt and Green Space Network.

3.8 An indicative masterplan is shown below in Figure 3.



Figure 3: Gillahill Indicative Masterplan

3.9 Area Three: Huxterstone lies to the south of Kingswells and extends to approximately 4.7 hectares (10.3 acres). It is bound to the north by an unclassified road which leads to the Lang Stracht to the east. This road is part of the Park and Ride bus route. Along this access road immediately adjacent to the bid site lies a cluster of dwellinghouses. To the east, the site is bound by open fields; to the south by a burn and existing development comprising dwelling houses, a public house

and garage along Old Skene Road; and, to the west by OP42 Huxterstone which was allocated for development in the adopted LDP. Following completion of OP42 the site will be bound to the west by development. Work is due to commence on Site OP42 in Autumn 2013

3.10 The site is relatively low lying and the land slopes from north to south, with a high point beyond the boundary of the site to the north beyond the cluster of dwellinghouses. There is also a ridge running north south to the west of the site. The land slopes west to east. The land reaches a low point around the line of the Den Burn to the south. The aspect of the site is south facing.

3.11 The site is identified within the extant LDP as lying within an area designated as Green Belt and Green Space Network. Development of this site would be seen as an extension of allocated site OP42 Huxterstone which lies to the west.

3.12 An indicative masterplan is shown below in Figure 4.



Figure 4: Huxterstone Indicative Masterplan

4.0 NATIONAL PLANNING POLICY

Scottish Planning Policy (SPP)

- 4.1 Paragraph 3 of SPP explains that the purpose of planning is to guide the future development and use of land. It states that *'planning is about where development should happen, where it should not and how it interacts with its surroundings'*. Paragraph 5 goes on to advise that the Scottish Government believe in the value of forward-looking, visionary and ambitious plans that will guide development. Development plans are discussed in paragraphs 10 – 21 of SPP which explains that their purpose is to *'guide the future use of land and the appearance of cities, towns and rural areas. They should indicate where development, including regeneration, should happen and where it should not.'* In monitoring development plans SPP directs local authorities to *'focus on what has changed for example the extent to which key assumptions remain valid, whether land allocations have provided viable and investment in infrastructure has been forthcoming. Monitoring should set the direction for the future review of the plan.'*
- 4.2 The Scottish Government are committed to sustainable development, paragraph 37 of SPP explains the important role the planning system has to play in supporting the achievement of sustainable development through its influence on the location, layout and design of new development. In deciding the locations of new development SPP directs local authorities to:
- Promote regeneration and the re-use of previously developed land,
 - Reduce the need to travel and prioritise sustainable travel and transport opportunities,
 - Promote the development of mixed communities,
 - Take account of the capacity of existing infrastructure,
 - Promote rural development and regeneration, and
 - Prevent further development which would be at risk from flooding or coastal erosion.

- 4.3 Paragraph 40 explains that the *'settlement strategy set out in the development plan should promote a more sustainable pattern of growth for an area, taking account of the scale and type of development pressure and the need for growth and regeneration'*.
- 4.4 In discussing the delivery of new housing SPP states that *'the delivery of housing through the development plan to support the creation of sustainable mixed communities depends on a generous supply of appropriate and effective sites being made to meet the demand, and on the timely release of allocated sites'* (Paragraph 70). SPP goes on to explain that *'allocating a generous supply of land for housing in the development plan will give the flexibility necessary for the continued delivery of new housing even if unpredictable changes to the effective land supply occur during the lifetime of the plan'* (paragraph 71).
- 4.5 To support sustainable development SPP states that planning permission should not be granted for significant travel generating uses in locations which would encourage the private car and where access to public transport would involve walking more than 400m.
- 4.6 Green belts are discussed in paragraphs 159 - 170 of SPP which states that their purpose is to:
- direct planned growth to the most appropriate locations and support regeneration,
 - protect and enhance the quality, character, landscape setting and identity of towns and cities, and
 - protect and give access to open space within and around towns and cities.
- 4.7 SPP states that *'green belt designation should be used to direct development to suitable locations, not to prevent development from happening'* (paragraph 159).

Planning Advice Note 75: Planning for Transport

- 4.8 Planning Advice Note 75: Planning for Transport accompanies SPP. It states that planning authorities should establish accessibility profiles for sites. The profile should reflect the catchment areas served likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of accessibility to local services by walking and cycling should be achieved for new developments.

5.0 STRUCTURE PLAN

- 5.1 The Structure Plan (2009) identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20-25 years. Three Strategic Growth Areas (SGA's) are identified which will be the main focus for development and are expected to accommodate 75-80% of growth over the next 20 years and more. Around half of new development will be located within Aberdeen City, with significant development expected in the Aberdeen to Huntly SGA, Aberdeen to Laurencekirk SGA and the Aberdeen to Peterhead SGA.
- 5.2 The Structure Plan states that around half of the growth proposed will be located within Aberdeen City. The Plan states that within Aberdeen City 21,000 new homes should be built on greenfield sites in the period 2007 - 2030.
- 5.3 The Structure Plan also advocates sustainable mixed communities and seeks to achieve new development that meets the needs of the whole community, both now and in the future, and makes the area a more attractive place for residents and businesses to move to.

- 6.0 PROPOSED ABERDEEN CITY AND SHIRE STRATEGIC DEVELOPMENT PLAN (FEBRUARY 2013)**
- 6.1 Consultation into the proposed Strategic Development Plan (SDP) closed on 12th April 2013. Once adopted it will replace the approved Structure Plan. Accordingly it forms a material consideration in the determination of this development bid.
- 6.2 The proposed SDP carries forward the extant Structure Plan's vision for Aberdeen and Aberdeenshire. In doing so it also carries forward the aims and objectives of the extant plan.
- 6.3 The proposed SDP again identifies three SGA's. Aberdeen city is identified as accommodating around half of the growth proposed within the city region. Figure 1 of the proposed SDP states that 9,000 new homes should be build on greenfield sites in the City over the period 2017 - 2035.
- 6.4 As the proposed SDP has not identified any increase in allocation in terms of residential and employment land, it is the subject of objection from the development industry. Should the Strategic Development Plan Authority or a reporter be minded to increase allocations made within the Strategic Development Plan, the LDP will fall short of meeting housing and employment land requirements.
- 6.5 In addition to this shortfall, there are significant concerns from the development industry that the 5 year housing land supply is not being maintained. Some sites which make up this supply are not effective, as defined by the Scottish Government¹. The 2013 Housing Land Audit clearly demonstrates the constraints facing some sites that make up the housing land supply, such as Greenferns, Greenferns Landward and Grandholme. If sites such as these fail to deliver as originally anticipated, the City Council will be required to identify new sites that are effective in order to make up the shortfall.

¹ Circular 2/2010: Affordable Housing and Housing Land Audits

7.0 SERVICES

7.1 Drainage capacity is available through connections to the wider network although upgrades may be required. Extensions would be required and investigated as the planning process evolves.

7.2 SEPA's Flood Risk map, as shown in Figure 5 below highlights that there is no flood risk associated with any of the areas of land under consideration.

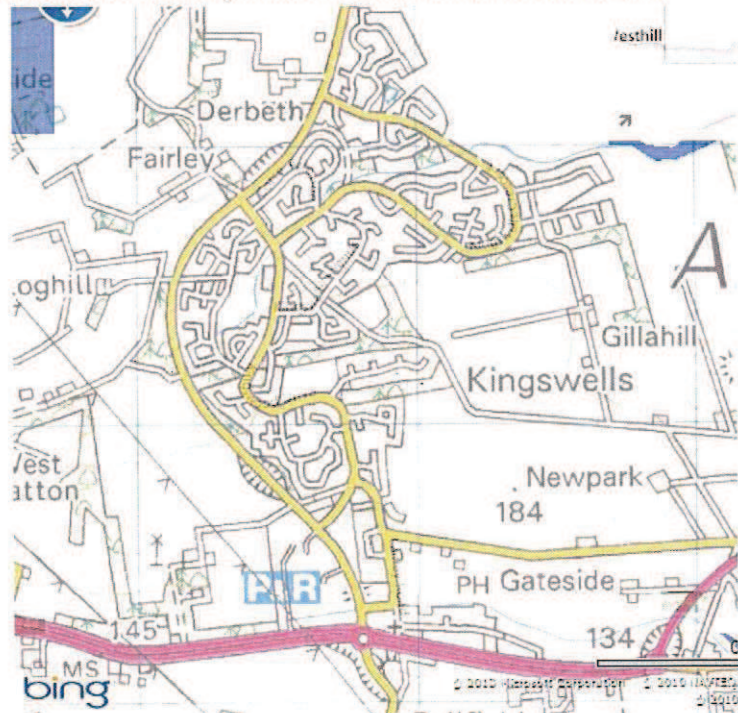


Figure 5: SEPA Flood Map

7.3 Kingswells lies in the catchment area for Bucksburn Academy which has an increasing school roll. However, pupils in Kingswells will be rezoned to the new Countesswells Academy in due course. Primary school provision for the Kingswells area is located at Kingswells Primary School which is currently operating above capacity however is forecast to fall to below capacity in 2018². The development at Gillahill proposes the development of a new primary school which would alleviate

² 2012-Based School Roll Forecasts, Aberdeen City

any school capacity issues. It is likely that should the sites be allocated and an application be submitted financial contributions would be sought by Aberdeen City Council to go towards education provision. As such, the development would not have a detrimental impact on the capacity of the local primary and secondary school.

8.0 JUSTIFICATION

- 8.1 It is considered that Kingswells is capable of accommodating further development. Kingswells not only lies in the Aberdeen City Strategic Growth Area, but it is well related to the city centre, being only four miles from it. It benefits from good links to the surrounding area and can therefore be accessed conveniently by a variety of transport modes.
- 8.2 As discussed in paragraph 6.1, consultation into the proposed SDP closed on 12th April 2013; as no increase to employment and residential allocations are proposed objections have been submitted by the development industry. These objections seek an increase in employment and residential allocations in keeping with the population projections. Should the Strategic Development Authority or reporter be minded to increase allocations there will be insufficient housing and employment land allocations within the LDP. As directed by SPP the review of the LDP should be ambitious and visionary, in doing so it should identify new greenfield allocations. As such, new allocations are required to meet the inevitable shortfall in housing land supply. Sites such as those proposed at Derbeth, Gillahill and Huxterstone, that can deliver development in the short term and continue to provide housing for local needs should be identified within the review of the LDP for development within the period 2017 - 2035. Doing so would ensure that the review of the LDP maintains an adequate housing land supply. The review of the LDP should also be an opportunity to review the effectiveness of existing allocations to ensure the 5 year housing land supply is being maintained. Simply rolling forward allocations that

have shown a persistent ineffectiveness, such as those at Greenferns and Grandholme, will only serve to create artificial bottlenecks in the supply of new housing land. These large allocations absorb large portions of the housing demand and yet are not delivering these houses on the ground. The review of the LDP should also include a review of these allocations and, if they shown to be ineffective, then new allocations should be brought forward to ensure the homes required in the area are provided for by the planning system.

- 8.3 Further development in Kingswells is justified. Following the completion of OP42 in 2017 there will be no new sites within Kingswells for development. Given the development of employment land at OP40 (50ha) is the largest employment land release within in the extant LDP it is logical to identify further land releases within Kingswells to provide housing in proximity to employment and to maximise on investment made in infrastructure. In addition to this the development of further housing in Kingswells in proximity to this employment land would encourage sustainable living and contribute to creating a sustainable community; in doing so it will encourage businesses to locate to the business park being developed at OP40, in keeping with the objectives of both the extant Structure Plan and the proposed SDP which aim to make the region a more attractive location for businesses to move to.

Area One: Derbeth

- 8.4 In the first instance, there is strong justification for the removal of this land from the green belt. As recognised by SPP the objective of green belt policy is to direct planned growth to the most appropriate locations. This location is considered appropriate for development due to its proximity to the AWPR. A junction is proposed to the north east of the site, therefore opening up this area for further development. Although this land extends to just less than 90 hectares, the majority of this land lies to the west of the AWPR and will remain free from development. Any development will be located to the east of the AWPR and covers approximately 35 hectares. This amounts to less than 40% of the total landholding in this area.

The AWPR will provide a defensible boundary to the green belt with development contained between the AWPR and the existing settlement boundary.

- 8.5 As directed by SPP green belt policy also aims to protect and enhance the character, landscape setting and identity of towns and cities. The development of this land will not affect this. The development of the AWPR at this location will significantly affect the character, landscape setting and identity of this area. The land between the AWPR and the existing distributor road will therefore become a suitable and sustainable location for further development. The indicative masterplan shown in Figure 2 demonstrates that the development will create sufficient strategic landscaping to mitigate any identified impact of the proposed development. This will create an attractive environment that will enhance the character of the area and provide a new landscape and identity for Kingswells. Further landscaping will be considered during the preparation of a formal masterplan for the site.
- 8.6 Access opportunities to the wider countryside will be affected by the development of the AWPR at this location. The land identified for development to the east of the proposed AWPR would not provide attractive land for access and recreational opportunities and its contribution to the aims of the green belt would be diminished. It is therefore an ideal location for development. As shown on the indicative masterplan in Figure 2 landscaping and open space proposed as part of this development will provide a network of meaningful open space providing access and recreation opportunities for the local community within a wider development network.
- 8.7 During consultation into the current LDP Aberdeen City Council previously raised concerns relating to landscape and visual impact of development and its detachment from the existing community; despite acknowledging during their analysis of the site that it did not conflict with existing surrounding uses.

- 8.8 As recognised above, the AWPR will permanently alter the landscape of the area and any impacts arising on the sensitive landscapes to the north and west, particularly Brimmond Hill are likely to arise as a direct result of the AWPR rather than any development at Derbeth. Development at Derbeth will infill the area between the existing settlement and the proposed AWPR. Importantly however, specific areas of the site which are considered sensitive to development will be kept free of development. A Landscape and Visual Appraisal of the site was previously undertaken which confirmed that the proposed development should be located to the lower areas with any development on higher ground to be orientated away from the most sensitive landscape and visual receptors in the area, particularly Brimmond Hill. It considered that the AWPR, which lies to the west of the proposed development mainly on higher ground, will, with its associated landscaping, form a vegetated back drop to the development when viewed from Kingswells. In addition, the AWPR landscape will form a linear feature between the proposed development and Brimmond Hill.
- 8.9 Previous criticism that the site will be detached from the existing Kingswells village is refuted. Like development at OP40, it lies to the west of the existing bypass, but traffic using this route following completion of the AWPR will be significantly reduced thereby enabling formation of new junctions serving the existing and proposed developments and enhanced pedestrian and cycle linkages between the two. There are already footpath networks connecting through the proposed development site. These will be safeguarded and enhanced with the proposed development. Indeed, the development proposed at Derbeth provides an opportunity to improve the connectivity between the existing village and the countryside area lying beyond the AWPR, particularly Brimmond Hill.
- 8.10 Integration with the existing community can be achieved through the physical design of the development. The range of uses proposed for the site will also encourage integration with the provision of employment opportunities for the wider community and the facilities and services provided as part of the development

being available and accessible to all Kingswells residents. New developments in Kingswells, such as Prime Four, are also easily integrated with the bid site and indeed help integrate the bid site with the wider community thereby ensuring the settlement expands in the most organic and sustainable way.

- 8.11 The AWPR represents a significant investment in the north east of Scotland and many of the development sites identified in the LDP are predicated upon completion of that route. Kingswells will enjoy a high level of connectivity with the route through the grade separated junction proposed to the west on the A944 and also the half diamond grade separated junction proposed to the north. A strategy promoting the long term growth of Kingswells would therefore make maximum use of that investment by utilising the spare capacity created on the network. As directed by SPP new developments should be located in such areas where they can maximise opportunities to take advantage of investment made in infrastructure.
- 8.12 Kingswells is also well served by public transport, both through a town service and a park and ride service. On completion of Prime Four and the AWPR public transport services are likely to be enhanced, particularly services connecting key communities and employment locations on the periphery of the city. Derbeth is capable of being connected to that network to ensure that all residential development lies within 400 metres of a bus route as required by SPP.

Area Two: Gillahill

- 8.13 In 1991 the adopted Aberdeen City District Wide Local Plan designated the site as falling within a GB2 "Countryside Around Towns" area. These areas were identified to accommodate the future development requirements of the city because of the limited contribution made to the landscape setting of the city. The most recent expansion of Kingswells was drawn entirely from areas of 'Countryside Around Towns' as defined in that Plan thereby setting a precedent for development in these areas.

- 8.14 In the period between then and the adoption of the LDP, Aberdeen City Council made various attempts to replace the 1991 Local Plan. A finalised version of the Aberdeen City Local Plan, published in September 1999 in conformity with the now superseded Grampian Structure Plan identified the site as an area of 'Strategic Reserve'. Similar to the Countryside Around Towns designation these areas were specifically identified as land that may be required in the longer term for development. That plan never progressed to adoption following the preparation and approval of the Aberdeen Structure Plan (NEST) 2001-2016.
- 8.15 To conform to the extant Structure Plan a modified finalised Local Plan was published in August 2002. In that plan the site at Gillahill, along with all the land lying in the Kingswells, Newhills corridor reverted to Green Belt. This was despite the Council's own Aberdeen Green Belt Review recommending that the site be removed from the Green Belt. This plan was also subsequently abandoned by the Council.
- 8.16 In August 2004 Aberdeen City Council published the finalised Aberdeen Local Plan, Green Spaces – New Places. This Plan identified the northern part of the Gillahill site for residential development in the period 2000-2010. The southern part of the site was identified as a future new community capable of accommodating 230 houses post-2010. The stated intention for the development of the site was to create a more sustainable community, which was capable of supporting its own community facilities and employment area.
- 8.17 The northern part of the Gillahill site was initially identified to accommodate 200 units. That was subsequently reduced to 170 units as a consequence of the limited capacity at Kingswells Primary School. Following public consultation on the finalised Plan, planning officers recommended that the entire site be re-designated as a future new community suitable for development post-2010. Following a Public Inquiry into the plan the site was excluded from the adopted Plan and the land identified as falling within the Green Belt and Green Space Network.

- 8.18 Land at Gillahill was subsequently identified as being suitable for development during the consultation into the LDP where the MIR identified it as a preferred option for development. It was not carried forward for development due to school capacity concerns. It is clear from the consultation into the extant LDP that the only impediment envisaged by the Council to the development of the land at Gillahill is the capacity of the existing primary school. The Council's previous assessment of the site and its inclusion in the MIR as a preferred site, suggests that in every other respect they consider the site capable of development. This reflects their longstanding view on the development potential of the land at Gillahill.
- 8.19 The key issue which has repeatedly been a stumbling block to the development of the land at Gillahill is the capacity of the existing primary school. During the consultation into the extant LDP TPS Planning were appointed to undertake an Education Impact Analysis of development at Gillahill. The analysis assessed achievable ways for accommodating the primary pupil product arising from the Gillahill development in line with the development economics of the site, including the prospect of changing school catchment areas and/or changing the existing primary school provision in the area. The report concludes that a new single stream primary school should be accommodated on the development site. Managed with the existing primary school this would ensure that the pupil product of the Gillahill site and the residual/overflow from the existing school could be accommodated in the proposed school at Gillahill. The scale of development necessary to provide a primary school would dictate the capacity of the Gillahill site to be 600 units. The site can accommodate this whilst reflecting the design policies of Aberdeen City Council.
- 8.20 A Transportation Appraisal was previously undertaken to inform the LDP which confirmed that the site is capable of being satisfactorily accessed and served by public transport. It demonstrated that the entire development of up to 600 houses can be accommodated in advance of the AWPR. It identified that some mitigation

would be required on the local road network, particularly the junction of the Kingswells bypass with the A94. All of these works, however, were capable of being carried out within the confines of the currently adopted road and indeed have now been undertaken as part of the Prime Four development.

8.21 The inclusion of the Gillahill site for development during the period 2017 - 2035 would ensure that there is sufficient land allocations should the Strategic Development Plan Authority or a Reporter be minded to increase allocations proposed by the SDP. Should this happen the Review of the LDP, without any new greenfield allocations, would fall short in delivering new land for housing. New sites also require to be identified to address the emerging shortfall in the housing land supply as a consequence of a number of larger sites falling to come forward within the timescales anticipated.

8.22 The site at Gillahill lies immediately adjacent to the existing community and is ideally placed to maximise on current investment in infrastructure being made at Kingswells. Furthermore it is well placed in proximity to development at OP40 to take advantage of employment opportunities available thus contributing to creating a sustainable community.

8.23 The land is currently in agricultural use for grazing purposes. There are no landscape or visual impact issues constraining the development of the site. A Landscape and Visual Impact Assessment of the site was previously undertaken to inform consultation into the extant LDP it concluded that the landscape and visual impact of the development is medium which can be mitigated by the implementation of strategic landscaping.

8.24 In terms of the Green Space Network designation of the site, current policy aims to protect and enhance the wildlife, recreational, landscape and access value of these areas. It was the intention of the Council to identify the most important wildlife and recreation sites as Green Space Network. At present the site does not meet the

objectives of the Green Space Network as it does not add value to the provision, protection, and enhancement of open space and habitats nor does it enable connectivity of open space or habitat. As such it is evident that this land is not particularly important in these terms as it would not have been identified for development in previous plans if it was. Despite this the indicative masterplan shown in Figure 3 safeguards and enhances this area creating footpath connections between the site, the community and areas of open space within the site.

8.25 Mature tree belts existing to the north and east will contain development and soften the appearance of the development. The woodland shelter belt to the north will partially screen development from close and distant views whilst the woodland to the west will act as a backdrop to development. The landscape framework is defined by the distinctive pattern of field boundaries formed by drystone dykes and these will be incorporated into the layout and design of the development to create a distinctive residential environment.

8.26 Linked footpaths and a network of open space through the site is important and where possible will utilise historic routes defined by drystone dykes. This will be further enhanced by landscaping. Development would maintain the cohesion of Kingswells with minimal impact on the setting of the city.

8.27 In locational terms the site forms a natural expansion of the existing settlement set within a mature landscape framework. It lies close to, and would enjoy good pedestrian links with the centre of the village where a range of services can be found. Public transport services currently lie along Kingswells Crescent which lies within 400 metres of the site in line with SPP.

8.28 A number of supporting studies have previously been prepared for this land, including drainage and transportation assessments and an assessment of the landscape and visual impacts. These confirm that there are no traffic, infrastructure

or landscaping issues which cannot be adequately addressed. Therefore, it is argued that the potential of this site to accommodate development has been recognised by the Council since 1991. Given this acknowledgement, it should continue to be allocated for development through the Review of the Aberdeen Local Development Plan.

8.29 SPP states that the aim of green belt policy is to protect and enhance the character, landscape setting and identity of towns and cities. The development of this land will not affect this. Landscaping will be considered during the preparation of a masterplan for the site and will provide sufficient strategic landscaping to mitigate any identified impact of the proposed development to create an attractive environment that will enhance the character of the area and form a defensible boundary to the settlement.

8.30 As recognised by SPP the other objectives of a green belt are to direct planned growth to the most appropriate locations; and protect and give access to open space. At present the site at Gillahill does not meet the objectives of green belt policy. It does not direct growth to the most appropriate location and it does not provide access or protect areas of open space. As demonstrated by the indicative masterplan in Figure 4 development of the site will enable areas of open space to be created which will be accessible for all of the community to use. Furthermore it enables development to occur in a location which is in proximity to both the existing settlement and services within the settlement; accordingly it is an ideal location for development. As such the site should be removed from the green belt and allocated for development in the Review of the LDP.

8.31 As recognised by the Reporter during the examination into the extant LDP a number of benefits would accrue as a result of this development including a new primary school. Consequently it should be removed from the green belt and allocated for the development of 600 units of housing and a new primary school.

Area Three: Huxterstone

8.32 The suitability of land at Huxterstone for development is established and it is considered that land to the east of the existing allocation (OP42) should be allocated as an extension of OP42. As previously outlined the site is bound to the north by an unclassified road which leads to the Lang Stracht (the A944) to the east. Along this access road, immediately adjacent to the site, lies a cluster of dwellings. The Den Burn runs along the southern section of site, alongside an area of rough grass and a line of trees which separate the site from an area of existing development beyond, including a public house and garage along Old Skene Road. To the west, the site is bound by OP42 and to the east, the site is bound by open fields.

8.33 With regards to the accessibility of the site and its proximity to the local services available in Kingswells; the site is well related to the existing built up area and is situated in close proximity to the local road and transport network as well as the local shop and services available along Kingswood Drive. The local services, which include a primary school, medical practice and local shop, are easily accessible from the site within a walking distance of approximately 1400 metres, within the 1600 metre threshold set by PAN 75, in terms of access to services by walking and cycling. The local bus network is also accessible on foot, with a number of bus stops available along Fairley Road and the Kingswells Park and Ride is also within walking distance of the site. This encourages sustainable travel in line with SPP. A number of First Bus services also operate along the bus-only section of the Lang Stracht directly to the north of the site, connecting Kingswells to Aberdeen City and the Bridge of Don Park and Ride.

8.34 As discussed above, the site is well related to the existing built up area, with existing development to the north and south of the site. It is therefore an ideal location for further residential development in Kingswells. It is acknowledged, however, that development in this area should respect the surrounding landscape and endeavour to protect the public views of Kingswells from the east. Taking this into consideration, it is proposed to incorporate areas of landscaping and open

space, including a shelter belt along the eastern boundary of the site. This will screen the proposed development from the south and east and also provide an attractive residential environment for future residents. An extension to the riverside walk along the Den Burn to the south of the site is also proposed, with further walkways provided to promote pedestrian movement through the site and to enhance connections to the Core Path Network and the wider Kingswells area. It should be noted that the site also benefits from a south facing aspect, with the land rising in a northerly direction. Consequently, any development on the site would be well contained and will not breach the skyline.

8.35 During the consultation into the LDP concerns were noted that land to the east of OP42 residential use would develop too far to the east of Kingswells. This is disputed. The proposed site is well related to the existing built up area, with existing development to the north and south of the site. Following completion of OP42 the site will be bound on three sides by development. It is acknowledged that development in this area should respect the surrounding landscape and endeavour to protect the public views of Kingswells from the east; and it is therefore proposed to incorporate areas of landscaping and open space, including a shelter belt along the eastern boundary of the site. This will screen the proposed development from the south and east and also provide an attractive residential environment for future residents. A continuation of the riverside walk along the Den Burn to the south of the site is also proposed to be extended, with further walkways provided to promote pedestrian movement through the site and to enhance connections to the Core Path network, land to the west and the wider Kingswells area. The proposed boundary of the site also ensures adequate land is retained between the site and other proposed developments to the east of Kingswells, so as to mitigate any issues of coalescence.

8.36 To enable development the site should be removed from the green belt. SPP stated that *green belt designation should be used to direct development to suitable*

9.3 On completion of the AVPR Derbeth will become infill land. It will be contained by the road to the west and the existing settlement to the east and the proposed junction to the north east will provide convenient access to the area opening up both development potential and the site for the local community should it be developed.

9.2 As discussed above objections have been submitted in response to the proposed SDP in response to its failure to increase employment and housing land allocations. Should the Strategic Development Plan Authority or a reporter be minded to increase allocations the review of the LDP will have insufficient allocations to meet the requirements. Allocation of land at Derbeth, Gillahill and Huxterstone for development will ensure that the review of the LDP does not fall short in delivering further land for development. It will also ensure that development in Kingswells continues past 2017 thereby enabling a sustainable community to be delivered.

9.1 In conclusion Kingswells is an appropriate area for further expansion. It enjoys good links with the surrounding area, including Dyce, Westhill and Aberdeen. Its close proximity to Aberdeen makes it an ideal location to absorb development pressure. Furthermore as noted above it is the location for one of the largest employment land releases within the extant Plan at OP40 and further development would support this and maximise on investments made.

9.0 CONCLUSION AND RECOMMENDATIONS

locations, not prevent development from happening'. At present the designation is preventing development from happening in this location which is considered to be a suitable location to accommodate further growth in Kingswells. As such, the green belt designation is not contributing to the settlement strategy for the area. Removal of the site from the green belt will allow for an extension of OP42 and in doing so create a number of benefits.

- 9.4 Gillahill has been recognised by various Local Plans as a suitable location for further development, only failing to receive favourable allocations at proposed plan stage due to concerns regarding primary school capacity. As discussed above a primary school is proposed on site which would alleviate any concerns regarding primary school capacity issues. This is a significant benefit if the proposal.
- 9.5 An extension at OP42 Huxterstone is also justified. Following completion of development at OP42 the site will be bound on three sides by development thus forming a logical area for expansion with sufficient distance between it and development to east to avoid coalescence.
- 9.6 To enable the development of the above sites their green belt designations should be removed. All three sites are well connected to Kingswells, and as development would be of a high standard resulting in a number of benefits, including a new primary school, areas of open space, extension to country park and river side walk, the loss of this land from the greenbelt would not be detrimental to the character and amenity of the settlement.
- 9.7 A number of benefits would accrue as a consequence of development at Derbeth, Gillahill and Huxterstone. This with the likelihood that the Review of the LDP will fall short in meeting housing land supply requirements should allocations be increased in the proposed SDP, justifies the removal of these sites from the green belt. It is therefore respectfully requested that sites at Derbeth, Gillahill and Huxterstone are identified for development in the Review of the LDP.

7 DEVELOPMENT OPTIONS ASSESSMENT 2013

Development Options Assessment Report

Introduction

The Aberdeen Local Development Plan 2012 provided adequate housing and employment land to meet the allowances for housing and employment land set by the Aberdeen City and Shire Structure Plan 2009. The Proposed Strategic Development Plan, which will replace the Structure Plan once approved, does not require us to allocate extra greenfield housing or employment land in the next Local Development Plan (LDP).

In April – June 2013 a Pre-Main Issues Report consultation period ran in order to help determine what ‘Main Issues’ the next Local Development Plan should address. Given that there is no requirement for us to identify any further greenfield housing or employment land in the next LDP, only brownfield development options sites were invited to be considered as part of this process.

A copy of the Sustainability Checklist used to assess development proposals can be found at the end of this report. A total of 83 no development options were submitted during this period, and all valid options have been assessed and are included within this report.

A Strategic Environmental Assessment (SEA) has also been carried out and the outcome of this was used, alongside the Sustainability Checklist, to come to a decision on which sites are suitable for development. The findings of the SEA are included within an Environmental Report, which is published alongside the Main Issues Report. We have also taken account of comments submitted to us during, and subsequent to, consultation events held across the City between April-June 2013.

Assessments of this breadth are, by their nature, subjective, and the assessments on their own do not tell us whether a site is suitable for development or not. The assessments do however provide a wealth of information which allows us to reach a view on each site. The assessments can also help to highlight possible mitigation measures which could be carried out on particular sites in order to make an otherwise unsuitable development acceptable.

It should be noted that the Accession Model data on Medical Facilities, Local Shops, Education Facilities and Employment Centres dates from 2009. There may be instances where new facilities have been added or facilities have been removed

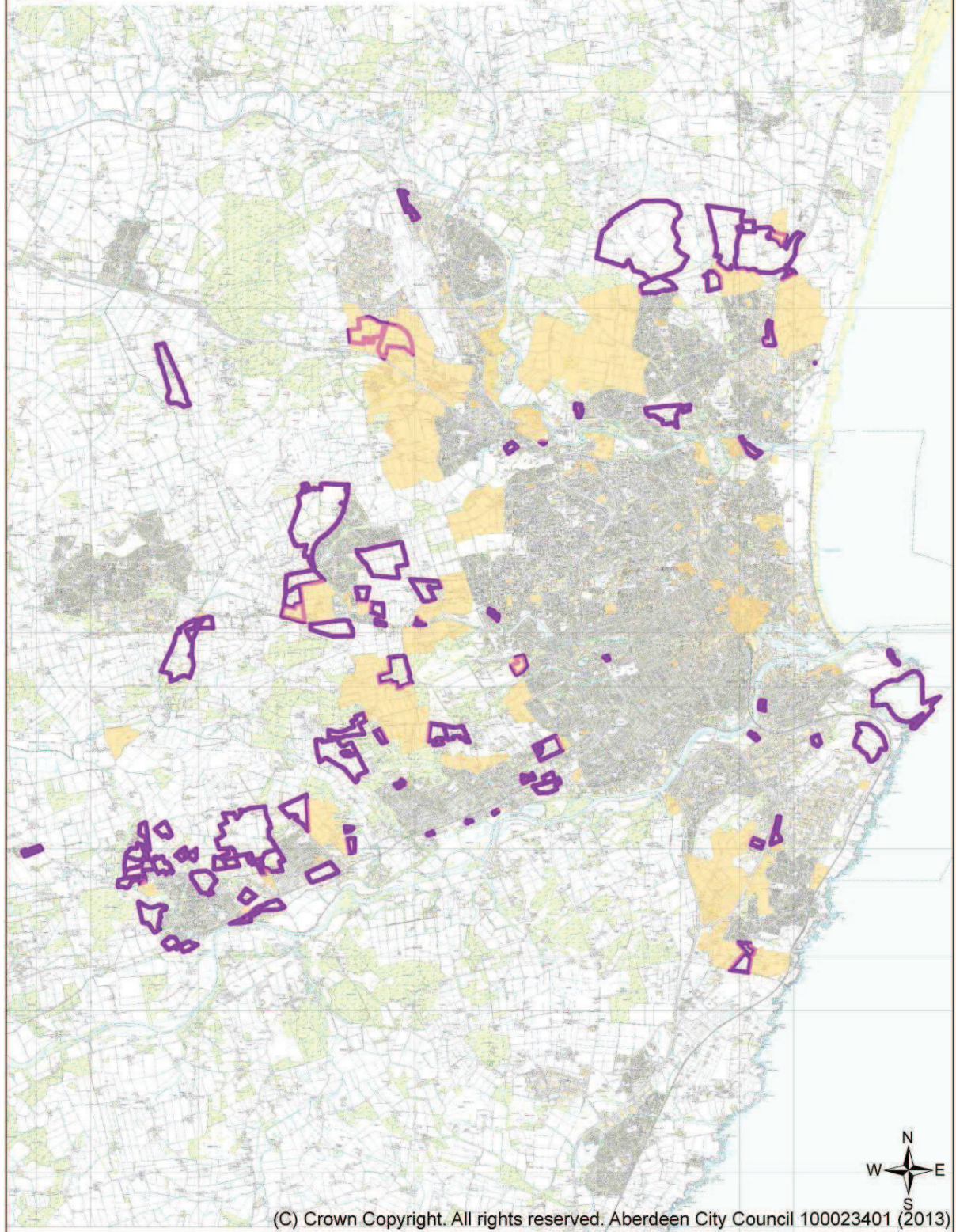
since this time. Where we are aware of updates to the information contained in Accession this has been accounted for through the site assessments.

Following completion of the assessment process, 3 no proposals have emerged as being 'desirable'. A further proposal is considered to 'possible' subject to further consultation with transport providers.

Any queries about the content of this report should be directed to the Local Development Plan Team on 01224 523317 or LDP@aberdeencity.gov.uk.



Development Bids and Representations 2013

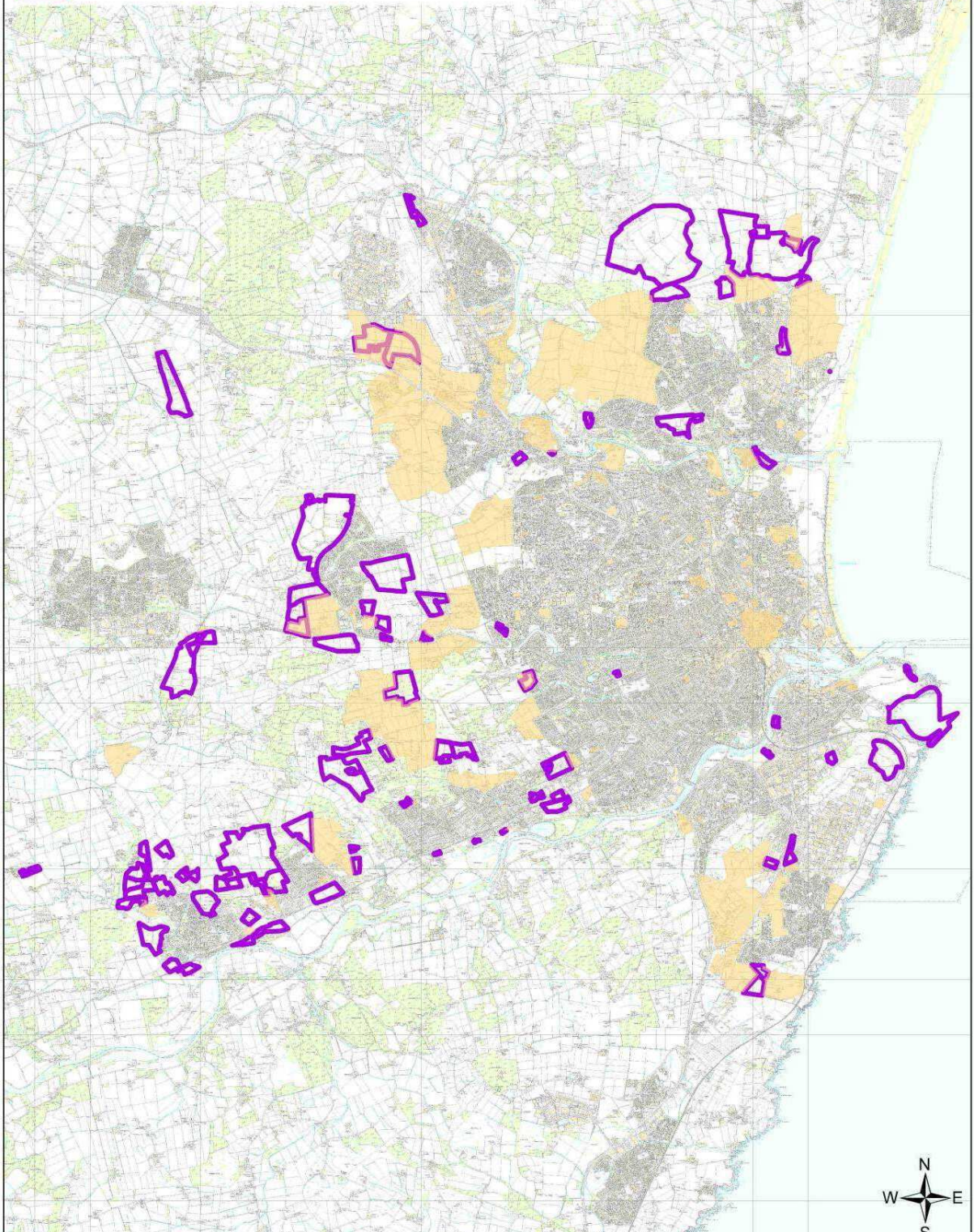
- Opportunity Sites allocated in 2012 Local Development Plan
- Development Bids



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Development Bids and Representations 2013

-  Opportunity Sites allocated in 2012 Local Development Plan
-  Development Bids



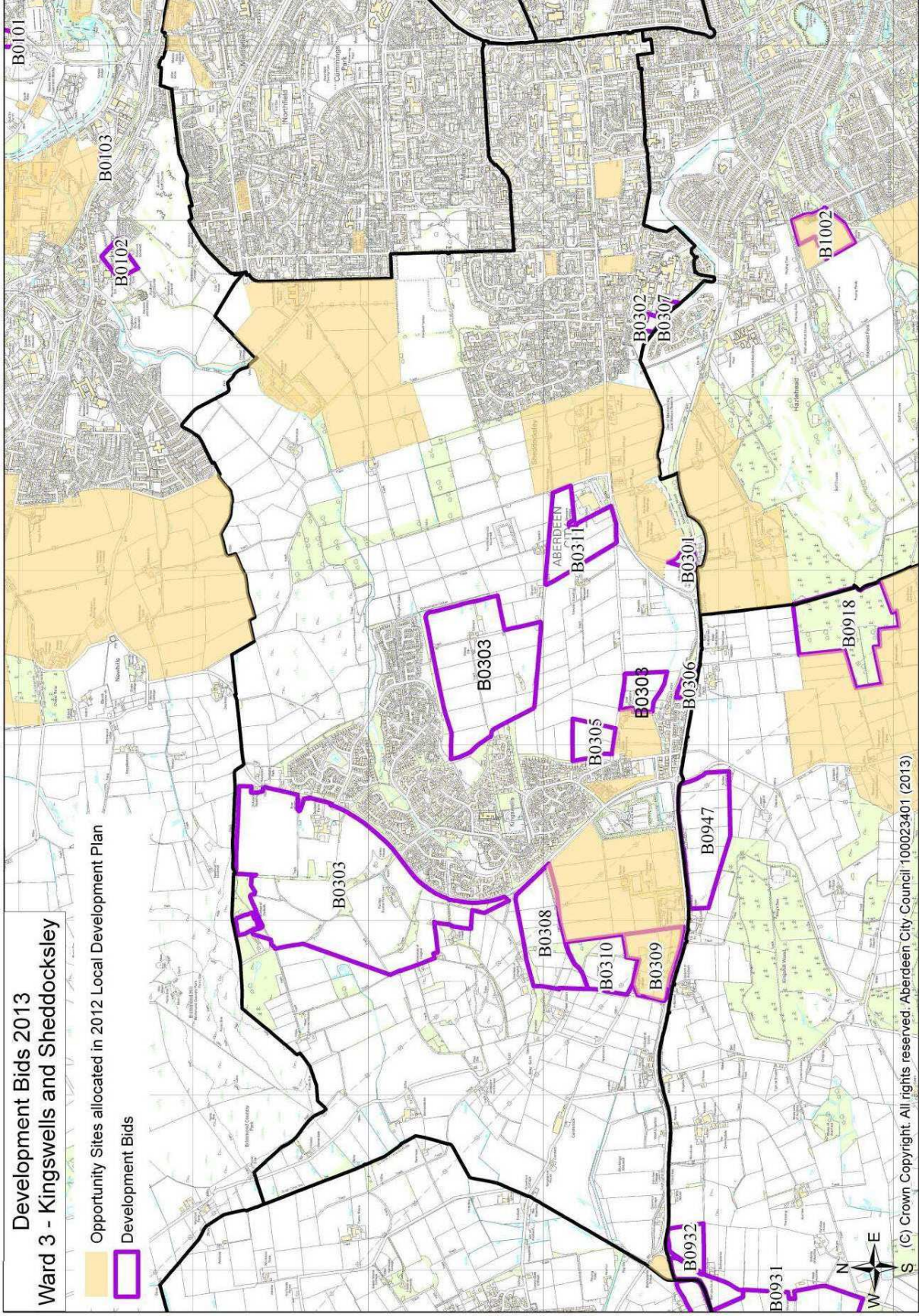
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Ward 3 - Kingswells/Sheddocksley

- B0301 – Maidencraig
- B0302 – Westfields, Woodend Hospital
- B0303 – Kingswells Community Expansion
- B0305 – Kingswells East
- B0306 – Newton East, Old Skene Road
- B0307 – Woodend Hospital West
- B0308 – Prime Four North
- B0309 – Prime Four Phase 4
- B0310 – Prime Four Phase 5
- B0311 – Maidencraig

Development Bids 2013 Ward 3 - Kingswells and Sheddocksley

- Opportunity Sites allocated in 2012 Local Development Plan
- Development Bids



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Development Option B0303 – Kingswells Community Expansion

SITE NUMBER: B0303	NAME of SITE: Kingswells Community Expansion
Proposer: Stewart Milne Homes	
Nature of the proposal: Mixed use development of residential, employment, local centre and open space and landscaping. Site split into 3 areas: Area 1 – Derbeth (mixed use development of 900 dwellings) Area 2 – Gillahill (600 dwellings and Primary School) Area 3 – Huxsterstone (60 dwellings as extension to OP42)	
Checklist Score: Area 1: 44 Area 2: 49 Area 3: 51	Constraints: LNCS, Priority Habitat, Ancient Woodland, AWPR Route, School Capacity
Recommendation: Areas 1-3: All Undesirable	
Justification: All three sites were considered during the examination into the 2012 LDP. The reporter concluded that their green belt status was justified by reasons of protecting the setting of Kingswells and preventing encroachment into the countryside that separates Kingswells from Aberdeen. In addition there is no primary school capacity at Kingswells. The overall vision and spatial strategy of the Local Development Plan is considered to be appropriate and was established following the Examination into the 2012 Local Development Plan. Adequate housing and employment has been provided to meet the allowances set in the emerging Strategic Development Plan. The emerging Strategic Development Plan already seeks to supply a generous supply of housing land and there is no numerical justification to allocate further housing sites.	

Under these circumstances, it is considered that there are insufficient over-riding benefits arising from this site which would justify allocating it for development.

Criteria	Score	Justification
Exposure	Area 1: 2	Around half of the site is more exposed to northerly winds due to topography.
	Area 2: 2	Topography and tree belt along northern boundary offers good protection in the northern section of the site, but less protection across the more elevated southern section of the site.
	Area 3: 3	Good protection from northerly winds.
Aspect	Area 1: 3	Generally south-east facing slope.
	Area 2: 2	Generally east facing slope.
	Area 3: 3	Generally south facing slope.
Slope	Area 1: 2	Gradual slope running generally north east to south west with some steeper sections.
	Area 2: 2	Gradual slope from west to east.
	Area 3: 3	Gentle incline from north to south.
Flood Risk	Area 1: 3	No known risk of flooding.
	Area 2: 3	
	Area 3: 3	

Drainage	Area 1: 3	Sites appear freely drained.
	Area 2: 3	
	Area 3: 3	
	Area 1: 2	
Built / Cultural Elements	Area 1: 2	Fairley House - Listed Building and Site ref NJ80NE 0123 lies centrally within the site and stone Axe 0029 to the east. Derbeth Farm 0399 and East Brimmondside Farm 0401 also lie within site boundary. Dikeside Farmstead 0409 lies adjacent to western boundary and Hill head Farmstead 0407 lies adjacent to the north eastern boundary.
	Area 2: 2	Cloghill House & Garden, and Sundial – Listed Buildings and Site ref NJ80NE 0031 lie approx 60m from south western site boundary. Stone Circle 0091 lies adjacent.
	Area 2: 2	Site and Monuments: Gillowhill Farm NJ80NE 0389 and Gillahill Burial Ground 0073 both lie centrally within site.
	Area 3: 3	Not likely to affect any sites of importance to the built/natural environment.
Natural Conservation	General	There are records of several species of bats in the area; Common Pipistrelle, Natterer's Bat, Brown Long-eared Bat and Daubenton's Bat. There are also records of the following designated species; Wych Elm, Garden Tiger, White Ermine, Eurasian Red Squirrel and Common Kestrel in the area. All of site 3 and the western edge of site 1 lie within the River Dee Catchment Area.
	Area 1: 1	Site adjoins Three Hills Local Nature Conservation Site to the west. Several area of Priority Habitats lie within the site. Western edge of the site lies within the River Dee Catchment Area.
	Area 2: 2	Area to the west of the site identified as Ancient Woodland with numerous Tree Preservation Orders ref 63 and 199.
	Area 3: 2	TPO 140 is situated to the south-east corner of the site.
	Area 3: 2	

<p>Area 1: 2</p>	<p>Range of mature trees and stone walls marking parts of the site boundary and areas within the site. Pockets of dense woodland and landscaped areas can also be found within the site.</p>
<p>Area 2: 2</p>	<p>The site is open farmland with stone walls marking the site boundary and separating fields within the site. The east, west and northern boundaries are marked by a mixture of mature and semi-mature trees with further pockets of trees situated centrally within the site.</p>
<p>Area 3: 2</p>	<p>It is currently vacant farmland with two strips of woodland along the north and eastern boundary and a steep embankment at the southern end of the site.</p>
<p>Area 1: 2</p>	<p>The majority of the site is identified as wooded farmland and the northern section open farmland. Views across the eastern portion of the site can be obtained from the Kingswells bypass although parts of the central section are more obscured by lines/groups of trees and the topography rising towards the west.</p>
<p>Area 2: 2</p>	<p>The majority of the site is identified as wooded farmland, with a small section identified as open farmland along the southern edge. The site comprises several fields separated by a square grid of dry stone dykes, with distinct lines of trees marking the site boundaries to the north, east and west. The eastern section of the site is more elevated and lies adjacent to an area of semi-mature woodland, resulting in no clear views into the site from the existing settlement at Kingswells. Longer distance views into the site can be obtained from the surrounding countryside to the east. The site helps to separate Kingswells from Aberdeen.</p>
<p>Area 3: 3</p>	<p>The site relates strongly to the existing residential areas and the allocated site OP42 to the west and is well screened from the Kingswells bypass. The site helps to separate Kingswells from Aberdeen.</p>

Relationship to existing settlement	Area 1: 2	The site is somewhat segregated from the existing settlement of Kingswells due to the barrier presented by the bypass and no clear crossing points to connect the existing community and the site.
	Area 2: 3	The site is well related to the existing development and the majority of the site is within walking distance of the community centre and school.
	Area 3: 3	The site is well related to existing development in Kingswells with residential development on three sides and Park & Ride site to the west.
Land Use Mix / Balance / Service Thresholds	Area 1: 3	The proposed development includes a mixed use development which would contribute significantly to the land use mix.
	Area 2: 2	The site is proposed for approximately 600 dwellings and a Primary school. The surrounding area is predominantly residential already so this would only contribute a little towards a better land use mix.
	Area 3: 1	The site is proposed as an extension to OP42 and proposes more residential, so this would be unlikely to contribute to a better mix or balance of uses.
Accessibility	Area 1: 2	It is just over 400m from the centre of the site to the nearest bus stop/route.
	Area 2: 3	The nearest bus route and stop is within 400 of the centre of the site.
	Area 3: 2	It is just over 400m from the centre of the site to the nearest bus stop/route.
Proximity to facilities - shopping / health / recreation	Area 1: 1	Local facilities at Kingswells are just over 800m from the centre of the site.
	Area 2: 2	Local facilities at Kingswells are within 800m of the centre of the site. These would be classed as limited in range.
	Area 3: 1	Local facilities at Kingswells are over 800m away from the centre of the site.

Direct footpath / cycle connection to community and recreation facilities and resources	Area 1: 2	Core Paths connect the centre of the site to Kingswells local centre to the east and the Brimmond Hill Country Park to the north west.
	Area 2: 2	Core Paths connect the site to Kingswells local centre, Sheddocksley and Bucksburn.
	Area 3: 2	Core paths link the site to Kingswells local centre, as well as the footpath running adjacent to the A944 Skene Road. Cycle route along Lang Stracht to the east.
Proximity of employment opportunities	Area 1: 2	There are a limited range of existing employment facilities in the local area, however, the development of Prime Four will offer a significant range of employment opportunities when complete. Prime Four is within 1.6km from sites 2 and 3 and just over 1.6km from site 1.
	Area 2: 3	
	Area 3: 3	
Contamination	Area 1: 2	The south-west corner of Site 3 is highlighted on the Council's GIS Mapping system as potentially contaminated (Old Skene Road).
	Area 2: 3	
	Area 3: 3	
Land Use Conflict	Area 1: 2	The AWPR route runs through the middle of Area 1.
	Area 2: 3	
	Area 3: 3	
Physical Infrastructural Capacity	Area 1: 3	There are no anticipated issues with utility connections.
	Area 2: 3	
	Area 3: 3	
Service Infrastructure Capacity	Area 1: 2	Sites are currently zoned to Bucksburn Academy and Kingswells Primary catchment areas. There are anticipated capacity issues at Kingswells Primary by 2014.
	Area 2: 2	
	Area 3: 2	
		This proposal does include potential for a new Primary School. The expansion sites would be included in the future Countesswells Academy catchment area.

Other Constraints	Area 1: 3	No other known constraints.
	Area 2: 3	
	Area 3: 3	

8 MAIN ISSUES REPORT 2013

Main Issues Report Consultation 13th January to 24th March Response Form

The Main Issues Report describes and invites discussion on options for policies and land allocations in the next Aberdeen Local Development Plan. No settled view on the content of the next plan has yet been reached, making the Main Issues Report the key stage for public consultation. Giving us your views will help to shape the future strategy for development and the policies by which future planning applications are determined. You can view a copy of the Main Issues Report on our website at: www.aberdeencity.gov.uk/planning_environment/planning/local_development_plan/pla_local_development_plan.asp. A series of accompanying documents, including an Interim Environmental Report, Monitoring Statement and Developer Bids Assessments, can also be viewed online.

How to respond

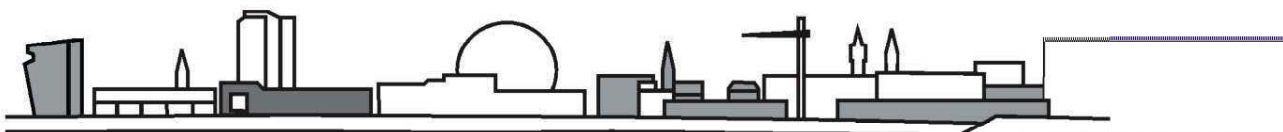
The Main Issues Report contains a series of issues and questions which we would particularly like to hear your views on. Use this form to respond to these, or any other issues raised by the Main Issues Report, Monitoring Statement, Interim Environmental Report or any other accompanying documents. **Please return it to reach us by 5pm on Monday 24th March.**

- **Post:** Local Development Plan Team, Planning and Sustainable Development, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB
- **Email:** If you are filling out our online PDF form, please be aware that you cannot save what you have written and come back to it later. Once you have finished filling it in, you can print to PDF. You could also scan your paper form if you have this facility. You can then email your response to ldp@aberdeencity.gov.uk
- If you prefer not to use this form, you could also send us an email or letter with your comments, Please include your name, address, telephone number and email address (if applicable), as well as the details of anyone you are representing.

Data Protection Statement

The comments you make on this form will be used to inform the preparation of the next Local Development Plan. Aberdeen City Council (ACC) will not share or disclose the personal information provided on this form with other parties or organisations unless we are required to do so by law.

The Local Development Plan Team may use your contact details to contact you to seek further detail or information about the comments you have made. Your name and organisation (if relevant) will be published alongside your comments, but personal contact details (address, telephone, e-mail address) will not be made public. If you choose not to provide a name or any contact details, your comments will still be valid.



For more information on how your information is used, how Aberdeen City Council maintains the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg (LDP Team Leader), Planning and Sustainable Development, Aberdeen City Council, Business Hub 4, Marischal College, Broad Street, Aberdeen AB10 1AB.

Please provide your name and contact details:

Name (Mr/Mrs/Miss/Ms) Stewart Milne Homes

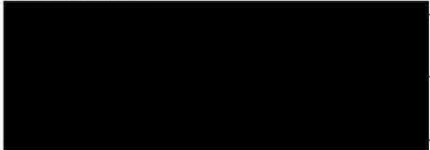
Organisation (if relevant) c/o Ryden LLP

Address 25 Albyn Place

Aberdeen

Postcode AB10 1YL

Telephone 

E-mail address 

If you are completing this form on behalf of an organisation, group or landowner, please provide their details below.

Please tick this box if you wish further correspondence to be directed to this address:

Name (Mr/Mrs/Miss/Ms) Stewart Milne Homes

Organisation/Group Stewart Milne Group Ltd.

Address Osprey House, Mosscroft Avenue,


Westhill Business Park, Westhill

Postcode AB32 6JQ

Telephone _____

E-mail address _____

If you wish to be added to the LDP e-mailing list to be kept informed of our progress in producing the next LDP, please tick here: and provide the email you wish to be added to our database:


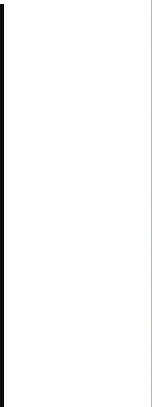
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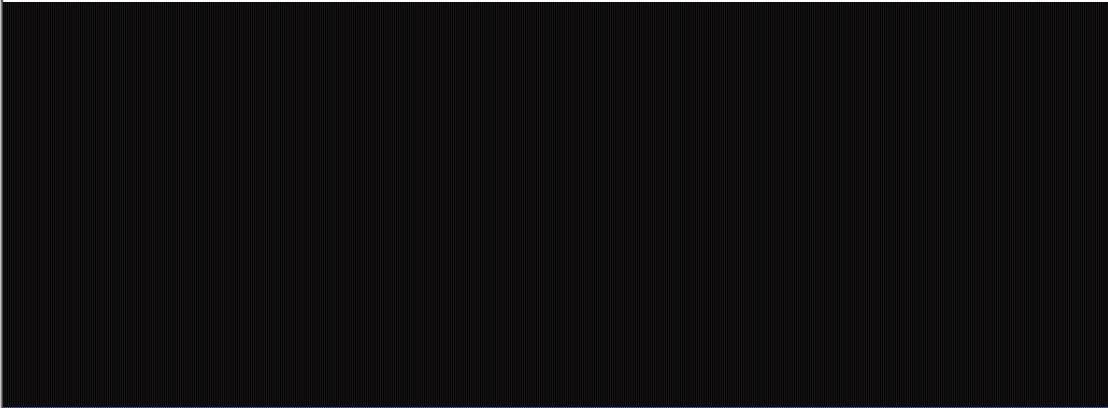
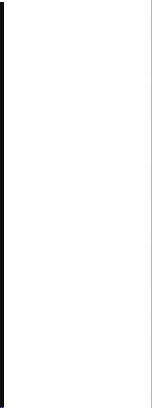
Please use a separate box for each issue/question you wish to respond to. If you wish to continue on a separate sheet, please attach to the paper copy or email.

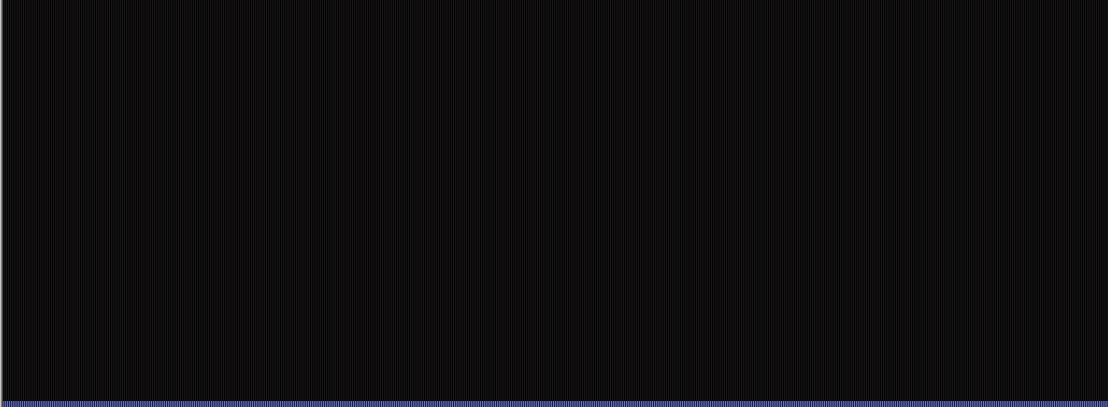
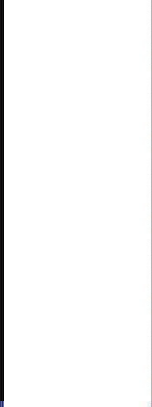
Main Issue and/or Question Number	1	MIR Page Number	11
Development Option B0303 - Kingswells Community Expansion			
Area 1 - Derbeth - See Paper Apart 1			
Area 2 - Gillahill - See Paper Apart 2			
Area 3 - Huxterstone - See Paper Apart 3			

Main Issue and/or Question Number		MIR Page Number	

Main Issue and/or Question Number		MIR Page Number	

Main Issue and/or Question Number	MIR Page Number	
		

Main Issue and/or Question Number	MIR Page Number	
		

Main Issue and/or Question Number	MIR Page Number	
		

PAPER APART 1

Representation to Aberdeen City Council on behalf of Stewart Milne Homes in Response to the failure of the Main Issues Report to identify Area 1 (Derbeth) of Development Option B0303 Kingswells Community Expansion as a Preferred Site for Mixed Use

Introduction & Background

Stewart Milne Homes object to the failure of Aberdeen City Council to recognise land at Derbeth (Area 1 of Development Option B0303) as an opportunity site for mixed use development within the Main Issues Report (MIR) published in January 2014. This objection requires to be considered in conjunction with the separate Paper Apart representation made by Ryden on behalf of Stewart Milne Homes in respect of Issue 1 of the MIR pertaining to Greenfield Housing Allocations. The site at Derbeth is capable of contributing to the Housing Land Supply requirements and accordingly, should be identified for development with the Proposed Local Development Plan.

The Development Bid was submitted to the local authority in June 2013 in response to the Council's request for Development Option sites. The area at Derbeth was part of a Masterplan for Kingswells and included other sites at Gillahill and Huxterstone, all of which were subsequently deemed as undesirable by the technical response issued within the Development Options Assessment Report.

Pertaining to Derbeth, specified as 'Area 1' within the bid, the site was excluded by the MIR for reasons relating to proximity to Three Hills Local Nature Conservation Site (LNCS) which adjoins the site to the west; priority habitat within the site; and the AWPR route which dissects the site travelling north. Additional issues referring to the loss of green belt land, the segregation of the site from the settlement and the protection of the setting of Kingswells were also stated as reasons for its exclusion.

Stewart Milne Homes refute reasons for the site's exclusion and the request that Derbeth be designated within the Proposed LDP for mixed use development incorporating residential, employment and recreational land which will provide a sustainable community that is highly accessible by local transport links, well integrated with the existing settlement and useable for all residents of Kingswells and its surroundings.

Stewart Milne Homes are committed to the public engagement process and within any future application on site, a full pre-application consultation will be conducted. This shall involve comprehensive early engagement and discussion with Kingswells Community Council, Aberdeen City Council and other relevant stakeholders and statutory bodies in order to consider and reflect the needs of the local community and provide a platform from which residents can effectively have an input to the shaping and the nature of the proposed development. This shall be done in line with the guidance set out by Circular 3/2013 with the intentions of promoting a more open and inclusive approach to place making within Kingswells.

Green Belt & Green Network Designation

The development bid site lies to the west of the distributor road linking Kingswells and Newhills and is currently designated under the extant LDP as Green Belt and Green Space Network land. Within paragraph 159 of the current Scottish Planning Policy (SPP) document, it is stated that green belt designations shall direct growth to the most appropriate locations; protect and enhance the quality, character, landscape setting and identity, as well as protecting and giving access to open space areas around towns and cities. It is argued that the proposed bid site represents an appropriate development growth opportunity due to its imminent infill nature east of the AWPR, which commences construction in early 2015, and should subsequently be included within the finalised LDP for development, with the green belt designation removed.

The Council's response to Stewart Milne Homes' Development Bid states that the site was excluded as it *'adjoins Three Hills Local Nature Conservation Area'* (LNCS). This argument is refuted and deemed to be unsubstantiated within the present context due to the construction of the AWPR. Additionally, the presence of a LNCS should not preclude development.

This LNCS is identified within the 'Local Nature Conservation Sites' document published by Aberdeen City Council in July 2013. The site possesses a non-statutory status, carrying lesser weight than statutory policy and supplementary guidance and should therefore be assessed accordingly. The indicative Derbeth site masterplan designates all development occurring to the east of the AWPR route, with an appropriate buffer zone retained between this and the limits of the Priority Habitat further west, negating any ecological or visual impact upon the LNCS. Hence, a low checklist score within the 'Nature Conservation' category is unjustifiable in this context and should be reconsidered due to the layout specifics within the indicative masterplan pertaining to the development limits of the Derbeth site.

The AWPR will become a permanent defensible boundary to further development. Substantial strategic landscaping, between the development area and the AWPR will soften visual impacts with tree-lined avenues enhancing landscape fit within the local context. In any case, it is maintained that the development of the AWPR alone would have a much greater impact on the landscape character of the area and the amenity of the LNCS than any development at Derbeth. Accordingly, the development proposals require to be considered within the context of the forthcoming AWPR.

Paragraph 162 of SPP supports this argument, stating that *'inner boundaries (of the green belt) should not be drawn too tightly around the urban edge, but where appropriate should create an area suitable for planned development between the existing settlement edge and green belt boundary... and leave room for expansion'*. In light of this it is considered that the bid site would represent an area appropriate for settlement expansion as it shall become infill post AWPR construction, hence representing a logical development in close proximity to major transport infrastructure and indeed to the new employment provisions at Prime Four, Kingswells.

The draft bid site masterplan indicates ample provision of open public green space on site in line with the 2.8ha per 1,000 residents as per Policy NE4 – Open Space Provision in New Development of the extant LDP. This ensures that the development implements the Proposed Strategic Development Plan (SDP) objective of promoting and encouraging sustainable mixed communities which are accessible to residents of the locality. Existing and aspirational Core Paths within and adjacent to the site shall be promoted by the proposed use, with links between Kingswells and the District Wildlife Site at Three Hills being enhanced in order to improve connectivity through the development and beyond. These links mitigate the Council's concerns over the site being segregated from the existing Kingswells settlement and enhance the permeable nature of the bid proposal.

The removal of green belt and green space network designations is fully justifiable in this instance, with the imminent AWPR reasoned to be an appropriate defining boundary from which green belt could extend, encompassing the countryside to the west. Post AWPR development, this area of infill land would be deemed unappealing in terms of recreational use, undermining its designation within the green belt network.

The utilisation of the land for development will enhance the sustainability of Kingswells as a self-contained community thereby securing a beneficial use for the land without adversely impacting on the landscape setting of Kingswells or the wider Aberdeen area. It is therefore recommended that current zonings are relinquished and the land included as a preferred site for mixed use development within the Proposed LDP.

Employment Land & Accessibility

It is intended that approximately 12ha of the proposed bid site shall be utilised for the delivery of employment within an effective mixed use development at Derbeth. This shall complement the development at Prime Four and make a valuable contribution to the 105ha of land proposed by the SDP up to 2026. The incorporation of employment use has the potential to further establish Kingswells as an area of Aberdeen which promotes mixed use development inclusive of a range of services, hence transforming the area from the exclusively residential commuter suburb as it currently operates into an attractive and self-contained settlement. The proposal would significantly contribute to the mix of land use in the area, as recognised within the Council's response to the Bid.

The approved Structure Plan, extant LDP and emerging SDP promotes significant investment in new development and infrastructure in the area and, as such, the Planning Authority are required to maximise the use of the additional capacity created.

The development proposed at Derbeth will maximise the investment in the infrastructure related to the AWPR. The route of the AWPR enhances the accessibility of the site. Proposed new junctions to the north and northeast of the bid site provide the opportunity for additional links to this major thoroughfare which will provide efficient links both north and south. The site shall benefit from its location relative to the AWPR, with access primarily taken from the north, hence likely to reduce the concentration and

frequency of traffic upon the existing distributor road and subsequently enhancing opportunities for pedestrian links to the centre of Kingswells along this road.

The location of the AWPR improves the desirability of Kingswells for businesses, promoting future investment into the area. Future residents would be sufficiently served by the existing Park and Ride and No. 11 and X40 bus First Bus services which currently operate, linking Kingswells to Aberdeen City centre. The AWPR provides potential for additional transport links and will therefore add to the viability of the site as an accessible mixed use development promoting business and employment opportunities for local residents.

It is argued that the site should be awarded a greater score within the 'Relationship with existing settlements' and 'Connection to community and recreation facilities' categories as Derbeth shall not be *'segregated from the existing settlement of Kingswells'* as the *'Core Paths [which] connect the centre of the site to Kingswells local centre to the east and the Brimmond Hill Country Park to the northwest'* will be added to and connectivity enhanced through the designation of the bid site for mixed use.

The inclusion of pedestrian crossing points over the distributor road will provide ample pedestrianised links to the facilities at the centre of Kingswells as well as enabling existing residents to benefit from links to green space within Derbeth and the open countryside further west. This enhances the integration of the site within the existing settlement and promotes additional links via footpaths and Core Path network. This indicative masterplan approach detailing proposed pedestrianised links serves to mitigate the Council's concerns over segregation with Kingswells.

Further to this, it is contended that the site should score higher within the 'Proximity to facilities' category within the Council's Checklist criteria as it is located *'just over'* 800m from the village centre on Kingswood Drive and complies with the 1.6km standard laid out within PAN75: Planning for Transport.

Summary

As detailed by the reasons above, Stewart Milne Homes object to the failure of the MIR to identify Derbeth as a preferred site for Mixed Use development and contend that additional housing land requires to be allocated in order to ensure that there remains a 5 year supply of effective housing at the end of the Plan period.

The proposed Derbeth site identifies and concurs with the Proposed Strategic Development Plan's objectives pertaining to the promotion of sustainable communities and shall implement a mixed use development which respects local character and identity. It is believed that a comprehensive range of residential units and mix of tenures, in balance with employment land identified by the indicative masterplan addresses the requirements of the local area in terms of meeting greenfield housing targets as well as contributing to employment needs within the area.

The recommendation for 900 homes on site is capable of making a valuable contribution to the shortfall indicated within the MIR and shall effectively deliver necessary housing as per the population projections for the Aberdeen City & Shire area up to 2035, as discussed within the separate Paper Apart, submitted alongside this document.

The bid site shall be physically integrated with Kingswells through the implementation of footpath and cycle networks, in addition to those existing and aspirational Core Paths on and adjacent to the Derbeth site, detailed within the indicative masterplan. The provision of on-site recreational facilities will benefit future residents of the development as well being available to those residing to the east of the distributor road within the existing Kingswells settlement.

The inclusion of the Derbeth site shall represent flexible strategic planning with the objective of implementing an effective and sustainable expansion to Kingswells upon an appropriate infill site, the location of which shall be enhanced by its proximity to the AWPR, as encouraged by the Proposed SDP. It signifies an opportunity to mitigate greenfield housing shortfalls illustrated by the MIR and provides a suitable mix of development which contributes to the growth and amenity of the local area, resulting in a higher quality of life for residents through improved access and proximity to facilities.

The AWPR will provide a defensible boundary to the settlement whilst development in the intervening area would provide employment opportunities, services and facilities for the wider community of Kingswells.

Recommendation

For the reasons set out above and on the basis of the previously submitted Bid, it is recommended that the designations of the current site within the extant LDP as Green Belt (NE2) and Green Space Network (NE1) are removed and the area included within the Proposed LDP as an opportunity site for mixed use development.

The Derbeth site should be identified and developed within a long term framework detailing the appropriate expansion of the Kingswells settlement through appropriate service provision and infrastructure needs.

PAPER APART 2

Representation to Aberdeen City Council on behalf of Stewart Milne Homes in Response to the failure of the Main Issues Report to identify Area 2 (Gillahill) of Development Option B0303 Kingswells Community Expansion as a Preferred Site for Residential Use

Introduction & Background

Stewart Milne Homes object to the failure of Aberdeen City Council to recognise land at Gillahill (Area 2 of Development Option B0303) as an opportunity site for residential use and associated primary school within the Main Issues Report published in January 2014. This objection requires to be considered in conjunction with the separate Paper Apart representation made by Ryden on behalf of Stewart Milne Homes in respect of Issue 1 of the MIR pertaining to Greenfield Housing Allocations. The site at Gillahill is capable of contributing to the Housing Land Supply requirements and accordingly, should be identified for development with the Proposed Local Development Plan.

This Development Bid was submitted to the local authority in June 2013 in response to the Council's request for Development Option sites. The area at Gillahill was part of a Masterplan for Kingswells and included other sites at Derbeth and Huxterstone, all of which were subsequently deemed as undesirable through the technical response issued within the Development Options Assessment Report published as a supplementary document to the Main Issues Report (MIR).

Pertaining to Gillahill, specified as 'Area 2' within the bid, the site was excluded by the MIR for reasons relating to proximity to Ancient Woodland which defines the western site boundary as well as the lack of primary school capacity within Kingswells. Concerns also related to the landscape fit of the proposal owing to the site's topography.

The Development Option site excluded in this instance possesses a complex history relating to its designation as an area for residential development. Originally, the site was identified by the local authority in 1991 as an area of GB2 'Countryside Around Towns', from which the existing Kingswells settlement materialised. It was subsequently designated as a 'Future New Community' by the Finalised Aberdeen Local Plan of 2004 and classified as possessing the potential for development as a sustainable community in a post 2010 context.

The Main Issues Report of the extant Aberdeen Local Development Plan (LDP) proposed the site at Gillahill (3/05 B) for 400 homes delivered through two phases up to 2030. However, following a meeting of the Council's Enterprise, Planning & Infrastructure Committee in May 2010, the site was formally excluded from the Proposed LDP, citing insufficient school capacity as the reason for this. Currently the area falls within Green Belt (NE2), with woodland corridors on site included as Urban Green Space (NE3) and Green Space Network (NE1).

It is contended that the site at Gillahill should be designated within the Proposed LDP for development as it shall provide a sustainable community that is accessible and useable for all residents of Kingswells

and its surroundings. It should be noted that the bid scored 49 out of a possible 60 within the Council's Checklist criteria and therefore, clearly represents a viable site for inclusion within the Proposed LDP.

Stewart Milne Homes are committed to the public engagement process and within any future application on site, a full pre-application consultation will be conducted. This shall involve comprehensive early engagement and discussion with Kingswells Community Council, Aberdeen City Council and other relevant stakeholders and statutory bodies in order to consider and reflect the needs of the local community and provide a platform from which residents can effectively have an input to the shaping and the nature of the proposed development. This shall be done in line with the guidance set out by Circular 3/2013 with the intentions of promoting a more open and inclusive approach to place making within Kingswells.

Current Land Designation

Within the extant LDP, the Gillahill site is designated as Green Belt, Urban Green Space and Green Space Network pertaining to its composition comprising open farmland and linear woodland features which define the site boundaries to west and east, with partial coverage to the north. Within the Council's search for development land to be included in the 2012 LDP it was stated that green belt status on site was justified by reason of protecting the setting of Kingswells and preventing encroachment into the countryside.

The designation of green belt land should be removed as it is not justified in the instance of the Gillahill site, particularly as the local authority have accepted on previous occasions that the site is suitable for development. Within paragraph 159 of the current SPP document, it is stated that green belt designation shall direct growth to the most appropriate locations; protect and enhance the quality, character, landscape setting and identity as well as protecting and giving access to open space areas around towns and cities. The current green belt land at Gillahill fails to enhance the landscape character and setting of the city in its current use. Furthermore, the green belt fails to direct growth to the most appropriate locations, and the Gillahill site should be considered in this instance as its proposed use will effectively provide for the increasing population of the Aberdeen City Strategic Growth Area over the course of the Proposed LDP.

It is stated within paragraph 162 of SPP, that '*inner boundaries should not be drawn too tightly around the urban edge, but where appropriate should create an area suitable for planned development between the existing settlement edge and green belt boundary... and leave room for expansion*'. In light of this it is considered that the bid site would represent an appropriate area of settlement expansion as it represents an opportunity for the effective utilisation of green belt through the promotion of new and interconnected path networks within retained woodland as specified by the indicative site masterplan.

These areas of defining woodland would be maintained and enhanced with additional planting consolidating the northern boundary shelterbelt. Ancient Woodland under protection from the Tree

Preservation Order (TPO) will be retained. Woodland walks shall promote a strategy of connectivity throughout the site and integrate with the existing footpath network within the Kingswells settlement.

The central park shall become an area which is easily accessible to residents of the Gillahill site as well as those areas to the north and northwest, who do not have such expansive or useable open space currently at their disposal. This concurs with the SDP objective of providing sustainable mixed use communities, supplying a mix of housing typology inclusive of all. The utilisation of the land for development will enhance the sustainability of Kingswells as a self-contained community thereby securing a beneficial use for the land without adversely impacting on the landscape setting of Kingswells or the wider Aberdeen area.

It is recommended that the areas of the site included within the Urban Green Space and Green Space Network are retained as these shall be preserved, enhanced and added to by the proposed development bid option. This shall ensure an optimum supply of open and green space within a mixed use development which promotes a high quality of life for local residents.

School Capacity

As previously identified, the Gillahill site was excluded from the adopted extant Local Development Plan due to concerns over the capacity of Kingswells Primary School. A site for a new primary school has been included within the proposed masterplan in order to mitigate any capacity issues within the settlement and provide for the future residents of the Gillahill site. An independent Education Impact Analysis has been conducted and compiled by TPS assessing the likely impact of the pupil-product from the proposed school upon the existing local school estate. This document concluded that a new single stream primary school on site, managed as part of the existing school in order to cope with overflow would represent the most suitable option upon the Gillahill land, and would fully accommodate pupil numbers accrued from the influx of new housing within the area.

Therefore, the reasoning forwarded within the Council's response stating 'School Capacity' as a reason for exclusion from the Proposed LDP is no longer justifiable as suitable provisions have since been made in order to address these concerns. We therefore suggest this should be removed from the Council's response as this matter has been fully addressed by Stewart Milne Homes. As previously stated, the provision of a single stream primary on site can accommodate the likely number of pupils arising from the proposed 600 homes on site.

Further Justification

Concerns over the landscape fit of the proposal have been mitigated through basing development within the northern regions of the site upon lower elevated land and excluding the southern reaches located in a more prominent position within the landscape. Furthermore, a Landscape & Visual Impact Assessment has been carried out during the consultative period into the extant LDP, concluding a landscape sensitivity of medium. Impacts upon the landscape shall be mitigated through effective

strategic landscaping as detailed within the indicative masterplan and complying with the guidelines stated within PAN65: Planning & Open Space.

Through substantial landscaping, the retention and enhancement of existing shelterbelts which define the northern and western boundaries and the expansion of the existing footpath networks and woodland walks, the Gillahill site promotes effective integration with the existing Kingswells settlement. This discourages the use of the private car as advocated by SPP and promotes pedestrian access linking to facilities within Kingswells village centre, located 800m from the centre of the Gillahill site and 400m of the nearest bus route, fully complying with the guidance laid out within PAN75: Planning for Transport.

Vehicular access shall be gained via a gap in the shelterbelt which forms the northern boundary. This provides links to the existing road which serves dwellings directly north of Gillahill with subsequent easy access to the distributor road to the north, the A944 to the south and the AWPR. This access route has been confirmed as capable of accommodating increased vehicle numbers by the Transportation Appraisal carried out for the site. The proposed access shall therefore maintain and enhance links with the existing settlement through integration with Kingswells and prevent any coalescence into the countryside to the east of the site.

The provision of homes and a new primary school within the Gillahill site is considered to enhance employment opportunities within the locality as well complementing the large scale employment land at Prime Four, promoting Kingswells as a sustainable location in which to work and live. The allocation of this site for mixed use will enhance an area of currently under-utilised green belt land within an effective and functional urban entity which Kingswells should strive to become, complementing the objectives of the Proposed SDP pertaining to sustainable mixed communities and benefitting from current infrastructure within an accessible location.

Summary

It has been made clear through past designations that the Council accepts the principle of residential development upon the Gillahill site which was demonstrated through the site's allocation for 400 homes identified at the MIR stage of the extant LDP. The Council's argument pertaining to insufficient school capacity is unsubstantiated and should be removed. This matter has been fully addressed through the proposed provision of a new primary school which will meet the current and future requirements of the Kingswells community.

The Development Bid proposes a site recognised by the local authority as being appropriate for development since its categorisation as GB2 'Countryside Around Towns', from which the current settlement of Kingswells has emerged, hence setting a precedent for further land release and development within the area. Gillahill promotes an effective land use, representing a sensitively sited and suitably integrated extension of an optimally served settlement as promoted through SPP.

A valuable contribution can be made by Gillahill to the shortfall in greenfield housing allowances depicted by the MIR and detailed within Paper Apart 1, accompanying this document. The delivery of 600 dwellings would ensure the provision of homes for the projected population of Aberdeen City and Shire up to the year 2035 while also maintaining an effective 5 year housing supply at all times throughout the lifetime of the LDP. These provisions are seen to be deliverable in compliance with the 30 dwellings per hectare rate as specified within the Proposed SDP, maximising available space whilst enhancing the Strategic Growth Area of Aberdeen City.

It is ascertained through previous designations by the local authority pertaining to the Gillahill site, that the only barrier to its allocation for residential land use is the lack of school capacity, with access, service provision, transport and landscape issues deemed acceptable to the Council. As the element of primary school provision has been fully addressed and solutions identified through an indicative masterplan, there remains no sound reason not to allocate the Gillahill site for residential development within the proposed Plan.

Recommendation

It is recommended that the site's current designation within the extant LDP as Green Belt (NE2) should be removed and the area included within the Proposed LDP as an opportunity site for 600 homes and a new primary school.

Furthermore, the Gillahill site should be identified and developed within a long term framework detailing the appropriate expansion of the Kingswells settlement through appropriate service provision and infrastructure needs.

PAPER APART 3

Representation to Aberdeen City Council on behalf of Stewart Milne Homes in Response to the failure of the Main Issues Report to identify Area 3 (Huxterstone) of Development Option B0303 Kingswells Community Expansion as a Preferred Site for Residential Use

Introduction & Background

Stewart Milne Homes object to the failure of Aberdeen City Council to recognise the land at Huxterstone (Area 3 of Development Option B0303) as an opportunity site for residential development within the Main Issues Report published in January 2014. This objection requires to be considered in conjunction with the separate Paper Apart representation made by Ryden on behalf of Stewart Milne Homes in respect of Issue 1 of the MIR pertaining to Greenfield Housing Allocations. The site at Huxterstone is capable of contributing to the Housing Land Supply requirements and accordingly, should be identified for development with the Proposed Local Development Plan.

The Development Option site, excluded in this instance, has previously been designated for the expansion of Kingswells through its inclusion within the Finalised Aberdeen Local Plan 2004 as a 'Future New Community' for development post-2010. In light of this, the site was included within an indicative Masterplan produced by Stewart Milne Homes in 2009 depicting a proposed expansion of Kingswells, considered as beneficial to the Aberdeen City Strategic Growth Area.

The site, with accompanying Masterplan, was forwarded to the Council for consideration within the MIR 2009 as a cohesive bid for all the land at West Huxterstone. However, only the western portion of the site comprising West Huxterstone site was subsequently identified as site OP42 within the Proposed Local Development Plan (LDP) for the development of 120 homes. This site now has the benefit of planning consent and will commence development in the near future. However, the eastern area of the site was excluded from the Proposed LDP.

More recently, a Development Bid was submitted to the local authority in June 2013 in response to the Council's request for Development Option sites. The area at Huxterstone was part of a Masterplan for Kingswells and included two other sites at Derbeth and Gillahill, all of which were subsequently deemed as undesirable through the technical response issued within the Development Options Assessment Report published as a supplementary document to the Main Issues Report (MIR).

The site was classified as undesirable by the MIR for reasons relating to a continuation of residential development and not contributing to a suitable land use mix, with local facilities located over 800m away from the site. It is considered that this reasoning lacks substance, the reasons for which are detailed within this document.

Stewart Milne Homes are committed to the public engagement process and within any future application on site, a full pre-application consultation will be conducted. This shall involve comprehensive early engagement and discussion with Kingswells Community Council, Aberdeen City Council and other

relevant stakeholders and statutory bodies in order to consider and reflect the needs of the local community and provide a platform from which residents can effectively have an input to the shaping and the nature of the proposed development. This shall be done in line with the guidance set out by Circular 3/2013 with the intentions of promoting a more open and inclusive approach to place making within Kingswells.

MIR Context

The proposed bid site was poorly marked by the Council within its technical Development Option Assessment Report stating that it would propose more residential development which would be *'unlikely to contribute to a better mix or balance of uses'*. This argument is refuted and it is recommended that the site is designated within the Proposed LDP as extension to Opportunity Site 42 with the objective of achieving growth targets set out in the current Structure Plan and emerging SDP which require the release of further greenfield land. The extension of the site to the east through the inclusion of this bid site was previously considered by the Council to result in coalescence within an area of green belt land which separates Kingswells with Aberdeen.

The bid site at East Huxterstone has been previously identified by the local authority for potential development and expansion as outlined above. Therefore, the principle of residential development on the site has been accepted. The recent consent for 120 homes at West Huxterstone (OP42) establishes a context for additional residential development on the adjacent East Huxterstone site which would complement existing housing and contribute to a range of typology and tenures on site in line with the Proposed SDP. The proposal indicates a viable extension to the Kingswells settlement which utilises existing infrastructure as promoted by SPP and is in close association with the Prime Four development designated within the extant LDP, hence providing local housing opportunities for employees working there.

The indicative masterplan for the Huxterstone site illustrates a substantial area of tree planting to the east of the site, establishing a defensible boundary and avoiding any prospect of coalescence Maidencraig. This strategic planting and sensitive landscaping in this instance identifies an appropriate mitigation strategy in preventing coalescence and ensuring a boundary with the green belt to the east is suitably imposed.

Additionally, it should be noted that the area was awarded a score of 51 out of a possible 60 by the Council's Checklist within the Development Option Assessment Report published alongside the MIR, and therefore represents a viable option for inclusion within the Proposed LDP for the development of 80 homes.

Current Land Designation

The bid site currently falls within Green Belt (NE2) as designated with the extant LDP and is comprised of agricultural farmland, bound by a shelterbelt to the south and a bus-only extension of Lang Stracht to the north, with open countryside occupying the landscape to the east.

It is recommended that the site's designation as green belt be removed and the site promoted for residential use incorporating open space, play parks, enhanced shelterbelt planting and river walks along the Den Burn in the southern perimeters of the area. This would complement the forthcoming development at West Huxterstone and contribute to the complete delivery of the proposed masterplan produced by Stewart Milne Homes.

Within paragraph 159 of the current SPP document, it is stated that the green belt should direct growth to the most appropriate locations; protect and enhance the quality, character, landscape setting and identity as well as protecting and giving access to open space areas around towns and cities. The current green belt land operates solely as low value grazing farmland and demonstrates minimal integration with Kingswells, offering no existing pedestrian footpaths or countryside walks which may utilise the woodland on site. The Core Path network is located to the south of the site along Old Skene Road but is inaccessible due to the presence of the Den Burn.

It is argued that the development of a sustainable residential area or 'Future New Community', as identified by the Finalised Aberdeen Local Plan (2004), which incorporates enhanced connectivity with Kingswells and its wider area, would represent a more functional and efficient use of green belt land in comparison with that of present. Development at East Huxterstone would complement the already approved masterplan and detailed consent granted at OP42.

Further Justification

It is reasoned that the site should score higher within the proximity to facilities category within the Council's Checklist criteria as it is located within 900m of the village centre on Kingswood Drive and within 400m of the nearest bus stop on Fairley Road, complying with the standards laid out within PAN75: Planning for Transport.

Additionally, the site is recognised as being highly accessible, gaining direct access to the bus-only stretch of Lang Stracht which bounds the site to the north and could accommodate further bus stops to facilitate travel in both directions. This route may also be used by cyclists and pedestrians which illustrates the intention of the area to discourage the use of the private car, in line with SPP.

Vehicular access shall be taken from the north of the site and directed in a westerly direction in order to minimise the impact on the bus-only part of the Lang Stracht. Further linkages are available through the West Huxterstone site, with pedestrian connectivity available throughout the site. The Kingswells Park & Ride facility is located approximately 500m west. Therefore it is maintained that local facilities lie within the proximity of the bid site, with sufficient transport links available to enable mobility of residents within the proposed development.

Accessibility is observed as being at optimum levels, with local facilities within Kingswells easily reached by future residents with the areas of Westhill, Dyce and Aberdeen City Centre readily available via the existing public transport and local road network.

The OP42 West Huxterstone Masterplan published by Aberdeen City Council in November 2012 provides a basis into which the promoted site at East Huxterstone can integrate. This shall materialise through the utilisation of future infrastructure in order to enhance vehicular and pedestrian connectivity throughout the site, augmenting the nature of Den Burn Character Area via new tree and shelterbelt planting as well as the extension of woodland walking networks, contributing to the reinforcement of the designated Green Space Network.

Strategic landscaping on site, including woodland and river walks integrating the Den Burn with the area for development, shall enhance the connectivity of Huxterstone both internally as well as opening links to the Core Path network located along Old Skene Road to the south, providing improved accessibility to the centre of Kingswells and its wider area. Increased green space provision on site complies with guidance laid out by PAN65: Planning & Open Space, with new woodland features being planted and existing areas improved and enhanced in order to formulate an attractive and useable environment for future residents.

The proposed prominent shelterbelts in the west as well as those currently defining the southern and eastern boundaries would serve to integrate the development into the surrounding landscape and complement its environmental setting.

East Huxterstone is well integrated with the existing Kingswells settlement and its proposed use shall complement its setting within the broader landscape. The site is generally low lying and south facing, and development will not breach the skyline when viewed within the context of the village as has been illustrated through the development of OP42. This enhances screening when viewed from the Lang Stracht in the east and the A944 to the south, therefore ensuring the visual protrusion of the site to the east is minimised.

The site at East Huxterstone represents a viable extension to the OP42 area which is currently subject to two consents, affirming the effective delivery of the proposed development use. The designation of the site at East Huxterstone for the development of 80 dwellings would make a valid contribution to the housing land supply in order to accommodate the projected population growth within Aberdeen City & Shire up to the year 2035 and maintain a sustainable 5 year housing supply.

Summary

It is clear through previous designation as a 'Future New Community' within the Finalised Aberdeen Local Plan (2004) that the Council accepts the principle of residential development upon the Huxterstone site. The inclusion of the site in the forthcoming Proposed LDP for 80 dwellings and associated open space and strategic landscaping is recommended to progress the sustained growth of Kingswells and accommodate the projected population increases within the Aberdeen City & Shire region up to 2035.

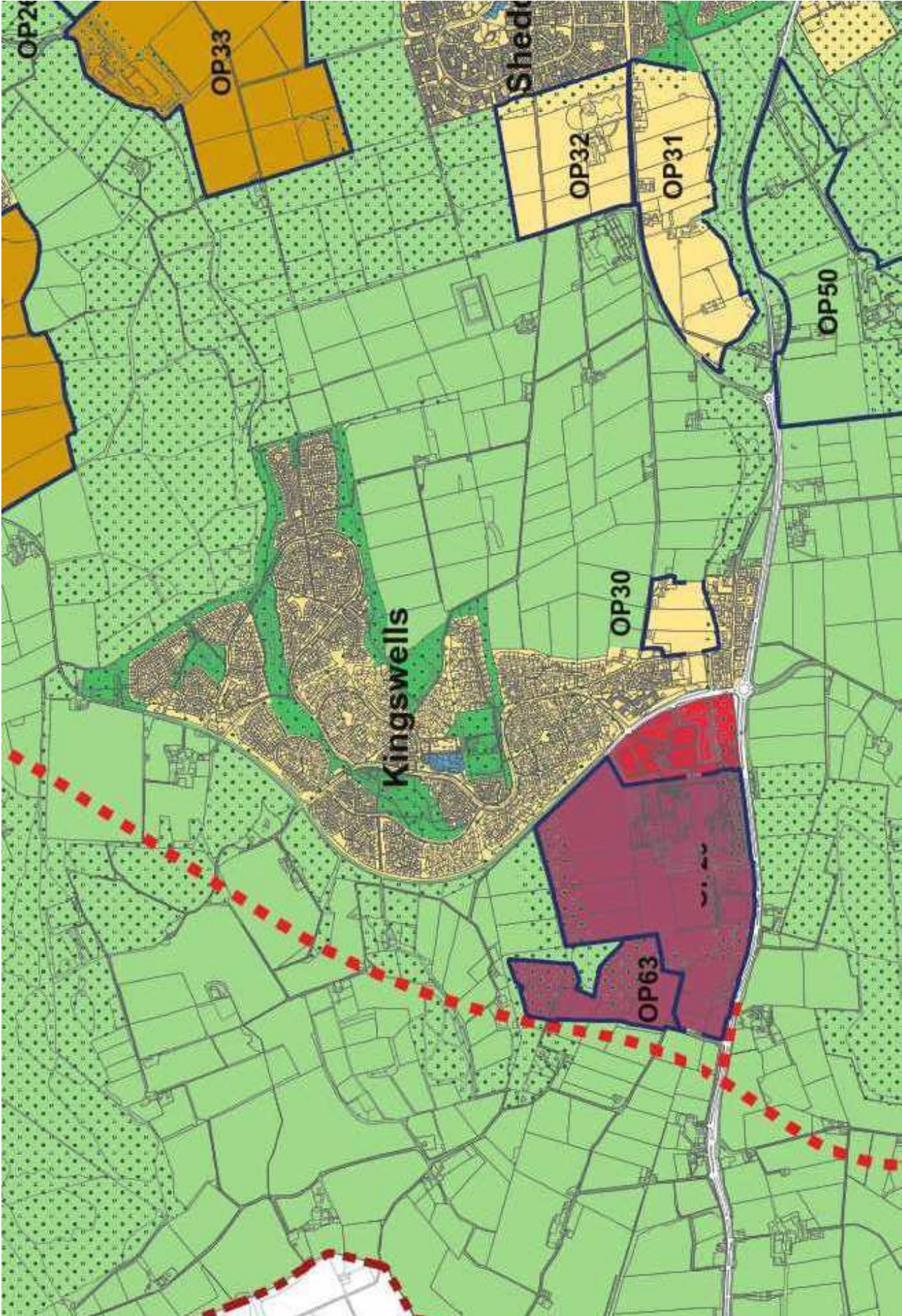
Additional dwellings at East Huxterstone, delivered through the Masterplan approach, will provide critical housing required to serve employees of designated employment land at Prime Four and enhance Kingswells as an effective and accessible sustainable community in which to live and work.

Recommendation

It is recommended that the site's current designation within the extant LDP as Green Belt (NE2) should be removed and the area included within the Proposed LDP as an opportunity site for 80 homes.

Furthermore, the Huxterstone site should be identified and developed within a long term framework detailing the appropriate expansion of the Kingswells settlement through appropriate service provision and infrastructure needs.

9 PROPOSED LDP 2015



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