



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

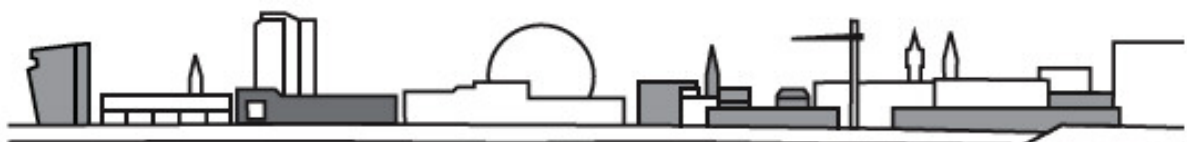
Please ensure your proposal is with us by 14th June 2013.

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: Date:
Address:
Postcode:
Telephone:
Email:

2 Name of landowner:
Address:

The site and your proposal

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

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

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

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

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

If so, what was it?

7 What do you propose using the site for?

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

The LDP identifies that Site OP75 has capacity for 150 dwellings. Whilst a range of house types are proposed, the site may lend itself to predominantly terraced housing in accordance with the adopted Cove Masterplan & Charrette Report

- 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) N

General industrial land (Use Class 5) N

Storage and distribution (Use Class 6) N

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.]

A mixed use development is proposed in accordance with the adopted Cove Masterplan & Charrette Report, including residential, landscaping and open space, with potential to accommodate train halt and associated parking. Site OP75 extends to a total area of 9.8 hectares and is allocated in the adopted Local Development Plan (LDP) for 150 units. The LDP identifies that the site should be tied into the Cove Masterplan.

- 12 Will the proposed development be phased? Yes No

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

30 residential completions per year, starting in 2014.

The anticipated mix comprises flats - 15%, terraces - 30%, semis - 30% and detached - 25%.

- 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.

Yes, The Cove Masterplan & Charrette Report identifies the process undertaken in relation to community engagement, including an Enquiry By Design exercise and a site design and modeling workshop in 2008. The Report identifies how this process influenced the proposed plan for the site.

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 checked="" type="checkbox"/> N	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Access between 400-800m	<input checked="" type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y
Access within 400m	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> N

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

	400m	400m-800m	>800m
Community facilities	<input type="checkbox"/> Y	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input type="checkbox"/> Y	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/> Y	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input type="checkbox"/> Y	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/> Y	<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 1.6km 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?

Attenuation measures through the detailed design and layout of the site.

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

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

This site is already allocated in the LDP and it is intended to submit a planning application shortly which will address all relevant physical infrastructure and environmental/planning issues, including where relevant the assessments listed below.

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"/>
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 checked="" type="checkbox"/>

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

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

The proposal relates to a new mixed use walkable neighbourhood with a choice and range of properties across all price ranges. The development will seek to provide for 25% affordable housing as part of an integrated design and layout.

As identified in the adopted Cove Masterplan and Charrette Report, this site is also about sustainable urbanism, as part of a wider vision, and as such, issues dealing with mixed use, mixed tenure, walkable neighbourhoods, usable green spaces will remain as key principles in the future layout proposals.

The use of traditional local architectural styles and traditional building materials are also key elements in a sustainable development. By providing mixed use development, as part of a the wider masterplan approach for Cove Bay, we also offer people the opportunity to live and work in their community and reduce their reliance on the motor vehicle.

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

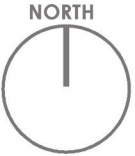
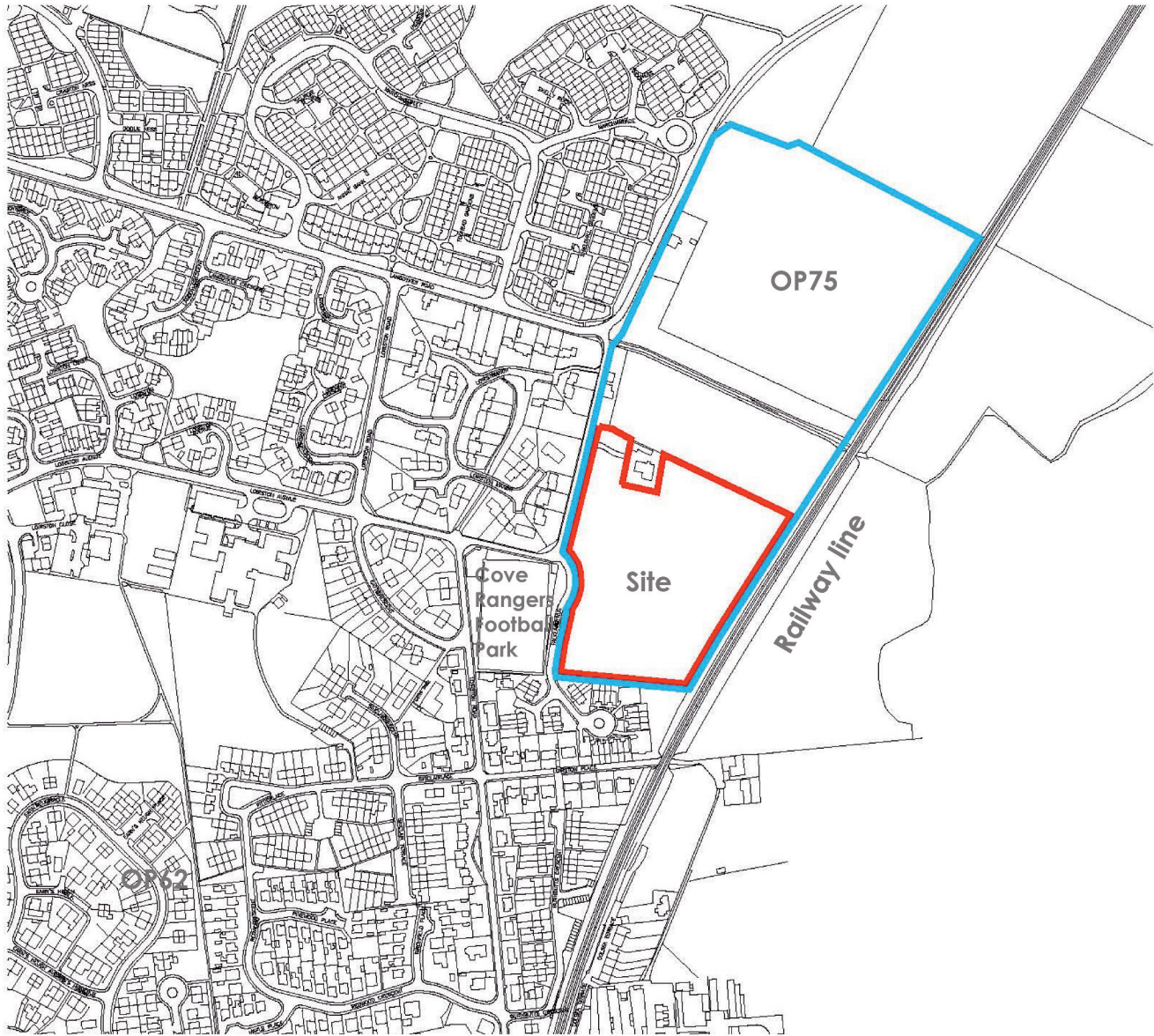
Masterplan/ Framework attached

Appendix 2
Sustainability Checklist for Development Options
Aberdeen Local Development Plan Review, April 2013: Stationfields, Cove Bay

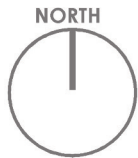
Topic	Comment on Behalf of Scotia
Exposure	<p>The climate of the City changes frequently throughout the year, although the temperature remains moderate because of its close proximity to the sea. During the winter the temperature drops down below the freezing point with an average of 8°C, while the temperature reaches an average of 16°C in the summer. Throughout the winter, especially in December, the length of the day is very short, averaging 6 hours and 40 minutes between sunrise and sunset. As winter progresses, the length of the day grows to 8 hours and 20 minutes by the end of January. During summer, the days extend to 18 hours long (approximately).</p> <p>Wind direction statistics have been derived from http://www.windfinder.com/windstats/windstatistic_aberdeen.htm and are based on observations taken between 11/2000 - 4/2013 daily from 7am to 7pm local time. The dominant wind direction from January to March is primarily northwesterly, southerly in April, southeasterly in May and June, northwesterly in July and August and southerly between September to October. The average wind speed is 10 kts.</p> <p>The site is located on the east coast, and is not impacted by a dominant easterly wind. The site is enclosed to the south, east and to the northwest by existing development. There may be some exposure in May and June from the southeasterly wind.</p>
Aspect	The site is east facing and whilst not required for mitigation, tree planting can be provided along the eastern boundary.
Slope	The site slopes gently in a west to east direction from approximately 60m AOD (adjacent to the existing houses) to 48m AOD at the railway line, before sloping down to Crawpeel Shore. No mitigation is required. The Gradient is not more than 1 in 12 (0.083) and is calculated at 12 in 200 i.e. 0.06.
Flood risk	SEPA's Indicative River & Coastal Flood Map confirms that the site is not located in a flood risk area. http://go.mappoint.net/sepa/ . Only minor changes to the existing ground level is proposed during construction and will not impact on this issue.
Drainage	No known drainage constraints.
Built / Cultural Heritage Elements	Historic Scotland's website pastmap.org.uk identifies that there are no features on the site and therefore no impact. There are 31 Listed Buildings outwith the site to the northwest and southwest and 141 Cranmore features, the closest of which are to the east along the coast.
Natural Conservation	Scottish Natural Heritage's Interactive Map [www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/] identifies that a Site of Special Scientific Interest lies to the southeast, along the coast, outwith the site.
Landscape Features	SNH (1998) South and Central Aberdeenshire Landscape Character Assessment (LCA) identifies that Cove lies within the Kincardine Cliffs landscape designation (pages 57 – 59 apply). As the site is already designated the LCA is more relevant to the planning application process. (http://www.snh.org.uk/pdfs/publications/review/102.pdf)

	The site is not characterised by trees or hedges and there would be no loss in terms of existing landscape features.
Attractive / managed surroundings / Landscape Fit	The site fits well with the existing settlement and there would be a slight impact only.
Relationship to existing settlement	The site fits well with the existing settlement and the site offers positive opportunities for connectivity.
Land Use Mix / Balance / Service Thresholds	Yes, the residential use is supported in the Cove Masterplan and Charrette Report, which identifies that new housing may support/encourage a rail halt and associated parking.
Accessibility	The existing road network can accommodate access provision. New housing may support/encourage a rail halt and associated parking.
Proximity to community and civic facilities – schools / shopping / health / recreation	Shops, services, church, Loriston Primary School, health centre all within 400 metres. The site is well located and connected to existing community facilities. No mitigation required.
Direct footpath / cycle connection to community and recreation facilities and resources.	<p>A dedicated cycle path runs from the south along the western boundary of the site and extends northwards along the coast.</p> <p>There are a number of well connected core paths running through the site and connecting into the wider area to existing recreational areas, services, community facilities and housing/employment areas. Core path 95 connects the coastal path (No 78) to the east, runs through the site and extends north. No mitigation is required.</p>
Proximity of employment opportunities	Altens Industrial Estate lies to the north east, immediately adjacent to the site. There are also employment opportunities associated with services and community facilities within Cove Bay.
Contamination	No known contamination constraints.
Land Use Conflict	The northeast coast railway line runs immediately to the east of the site. Attenuation measures, incorporated into the design of the development may be required.
Physical Infrastructural Capacity	No known constraints.
Service Infrastructural Capacity	No known constraints.
Other Constraints	N/A

- OP75 – Currently Allocated site
- Proposed site to be carried forward to next LDP
(part of currently allocated OP75 site)



FOR ILLUSTRATION PURPOSES ONLY
May 2013



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May 2013

Layout as previously published in
The Cove Masterplan and Charrette
Report - Site B Masterplan