



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

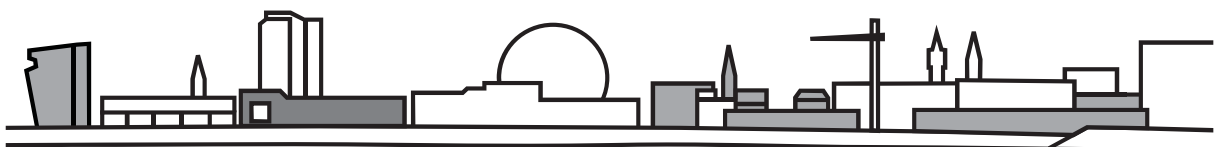
Please ensure your proposal is with us by 14th June 2013.

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).

150 residential dwellings. Likely mix of 1, 2 and 3 bedroomed properties.

- 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.]

N/A

- 12 Will the proposed development be phased? Yes No

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

Site will be developed over 5 years LDP period delivering approximately 30 units per annum.

- 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.**

Charrette process took place between April-Nov 2007. Public were consulted and involved in bringing forward the proposed masterplan as set out within the "Cove Charrette Report" attached as Appendix 3. The document has been approved by ACC as Supplementary Guidance.

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

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

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

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?

Secondary Capacity at Kincorth Academy and primary capacity at both Loirston and Charleston schools. The site has been accounted for within school roll projections.

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.)

See supporting statement.

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



Aberdeen City Local Development Plan

Bid Prepared on behalf of Stewart Milne Homes North Scotland
Call for Sites – June 2013

Land at Stationfields, Cove

Contents

- 1.0 Introduction
- 2.0 Proposals
- 3.0 Scottish Planning Policy
- 4.0 Development Plan
- 5.0 Services
- 6.0 Conclusions and Recommendations

1.0 Introduction

1.1 This development bid is prepared and submitted by Stewart Milne Homes who have a joint option with Scotia Homes on land subject of this development bid. The land referred to as the subject of this bid document is identified below in Figure 1. The land is allocated within the Aberdeen City Local Development Plan as OP75 and is allocated for residential use. This written statement and supporting information sets out why the site should be retained as a quality, deliverable site within the next Local Development Plan and the commitment of Stewart Milne Homes and Scotia Homes to realise development on the site.

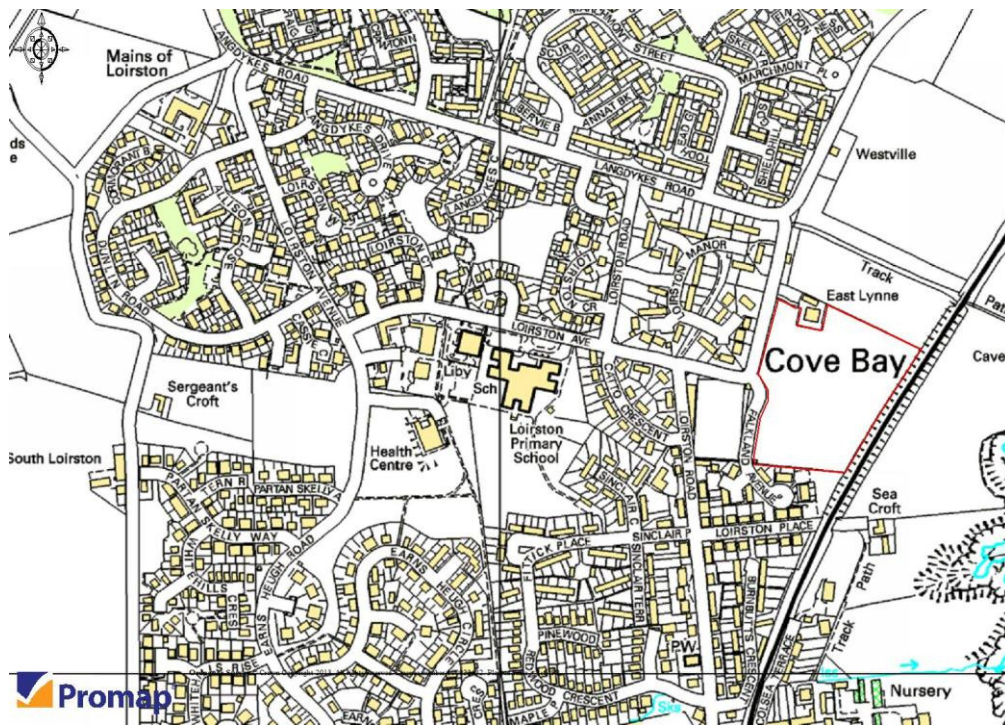


Figure 1: Location Plan

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. We are currently building in a number of locations through the UK but are proud to be headquartered in the North East of Scotland.

1.3 The site is located to the north-east of Cove and is bounded by existing residential use to the south and west and an open field to the north. To the east is the Aberdeen to Edinburgh-Glasgow railway line. The site is currently vacant and rises gently from the railway line to the existing residential area. The development of this site provides the opportunity to develop an infill site.

1.4 The site was included within the Cove Charrette which looked in detail at the settlement of Cove and how it could develop sustainably in the future, ultimately producing design ideas, indicative masterplans addressing land use and connectivity with the existing settlement and surroundings. The site is currently identified as part of OP75 within the adopted Aberdeen Local Development Plan.

2.0 Proposals

2.1 Stewart Milne Homes supports the continued allocation of this site within the LDP and for the site to be retained as part of Opportunity Site 75 with a continued allocation for residential use. Stewart Milne Homes are fully committed to delivering the site to provide a sustainable development and will be progressing with a detailed planning application for the site in due course. The development of the site will provide much needed homes in an area well provided for in terms of employment as well as excellent links to the main roads infrastructure as supported in the approved Structure Plan for Aberdeen City and Shire.

3.0 Scottish Planning Policy

3.1 Scottish Planning Policy (SPP) sets out the Scottish Government's commitment to the delivery of land for housing and for that housing land to be released in sustainable locations through the Local Development Plan process. SPP states that the Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of new housebuilding by identifying a generous supply of land for the provision of a range of housing in the right places. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. Scottish Government policy requires Local Authorities to allocate a sufficient amount of land to enable maintaining at least a 5 year housing land supply at all times which will mean allocating land within the LDP sufficient for a 10 year period to include and up to the year the LDP is adopted.

4.0 Development Plan

4.1 The extant Development Plan comprises the Aberdeen City and Shire Structure Plan approved by Scottish Ministers in August 2009 and the Aberdeen Local Development Plan adopted in February 2012. More recently, a proposed Strategic Development Plan was the subject of public consultation and will ultimately replace the City and Shire Structure Plan. The Local Development Plan Review will require to conform with that Plan.

4.2 The Aberdeen City and Shire Structure Plan, approved by Scottish Ministers in 2009, set growth targets for the city region and promoted a spatial strategy designed to accommodate this growth in the most sustainable locations. It identified a requirement for 72,000 houses within the Structure Plan area over the period to 2030. Aberdeen City was identified as one of three Strategic Growth Areas (SGAs) which was to be the main focus for development in that period. Around half of all new development was to be located in Aberdeen City. Of those

36,000 houses required within the City it was envisaged that 21,000 would be provided on greenfield sites with a further 15,000 split between brownfield sites and identified regeneration areas within the City. In terms of phasing of greenfield housing, 12,000 were anticipated to be required between 2007 and 2016; 5,000 between 2017 and 2023 and 4,000 between 2024 and 2030.

4.3 The plan advocated sustainable mixed communities with new housing and developments for employment and commercial use well related to each other to improve people's quality of life and opportunity. One of the targets to meet the sustainable mixed communities objective was for all housing development over 1 hectare in the Strategic Growth Areas to be in line with approved supplementary guidance and generally have no less than 30 dwellings per hectare.

5.0 Services

5.1 Cove is an established settlement and has adequate facilities to provide support to new development. To the west of Loirston Road is the Cove Shopping Centre, which overlooks Loirston Primary School. This houses a Co-Operative Food convenience store, a bookmaker, pharmacist and Chinese takeaway/Chip shop. There are 2 newsagents, one located at Bervie Brow in Altens, and a second located on the corner of Loirston Road and Cove Road which also houses a Post Office. Cove Bay has its own medical and dental health centres. A new library has also recently been developed within the community. Cove is therefore well placed to new homes which will see added support for the existing services within the town.

Education

5.2 Education capacity exists in both primary schools (Charleston and Loirston) and secondary facilities have capacity at either Kincorth or Portlethen Academy which is soon to be replaced by Loirston Academy. The pupils generated from this development have been accounted for in the school roll forecasts.

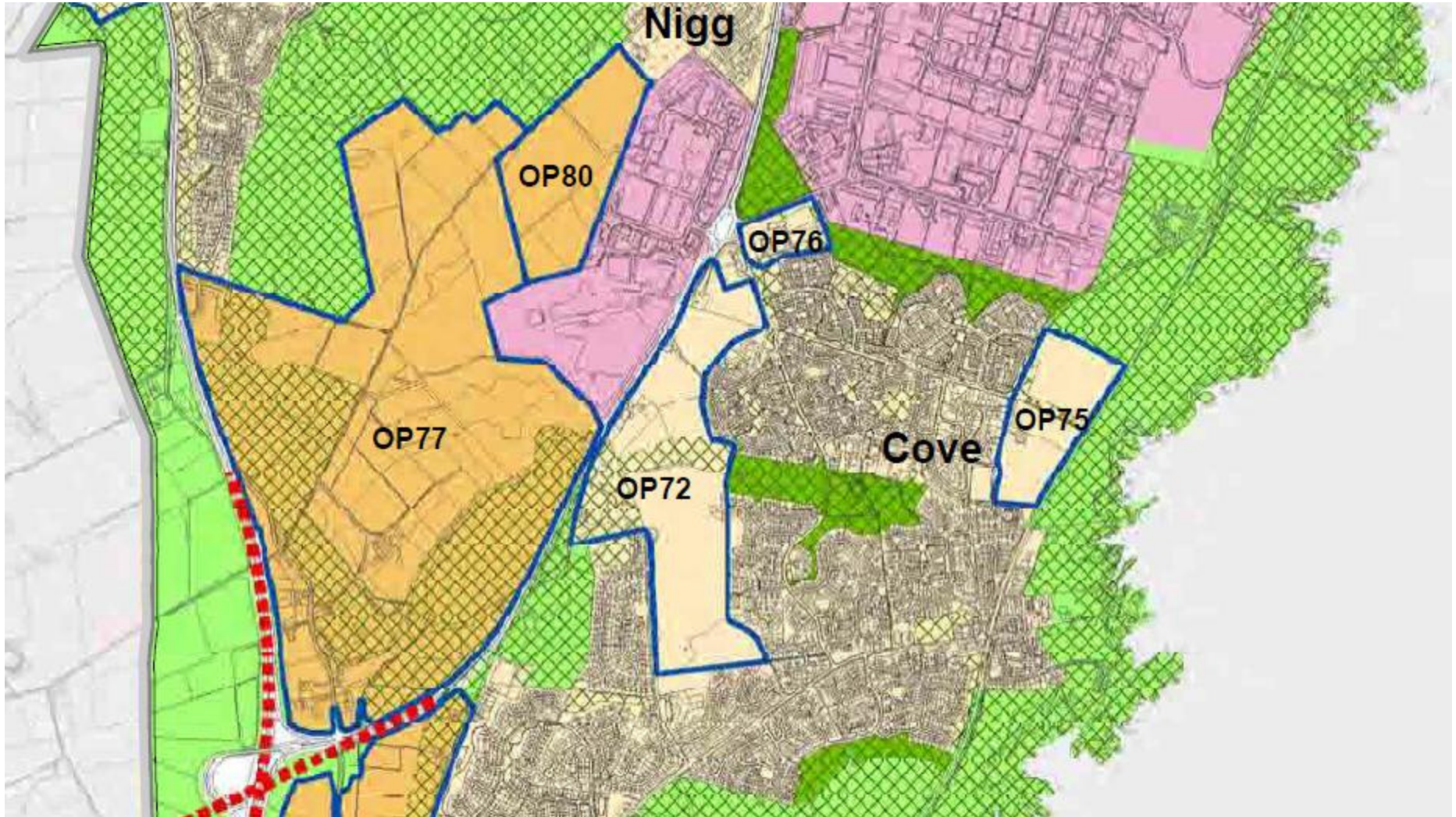
Water and Drainage

5.3 Adequate water and drainage connections are available within Cove. The allocated site has previously been considered and accounted for within capacities allowed by Scottish Water.

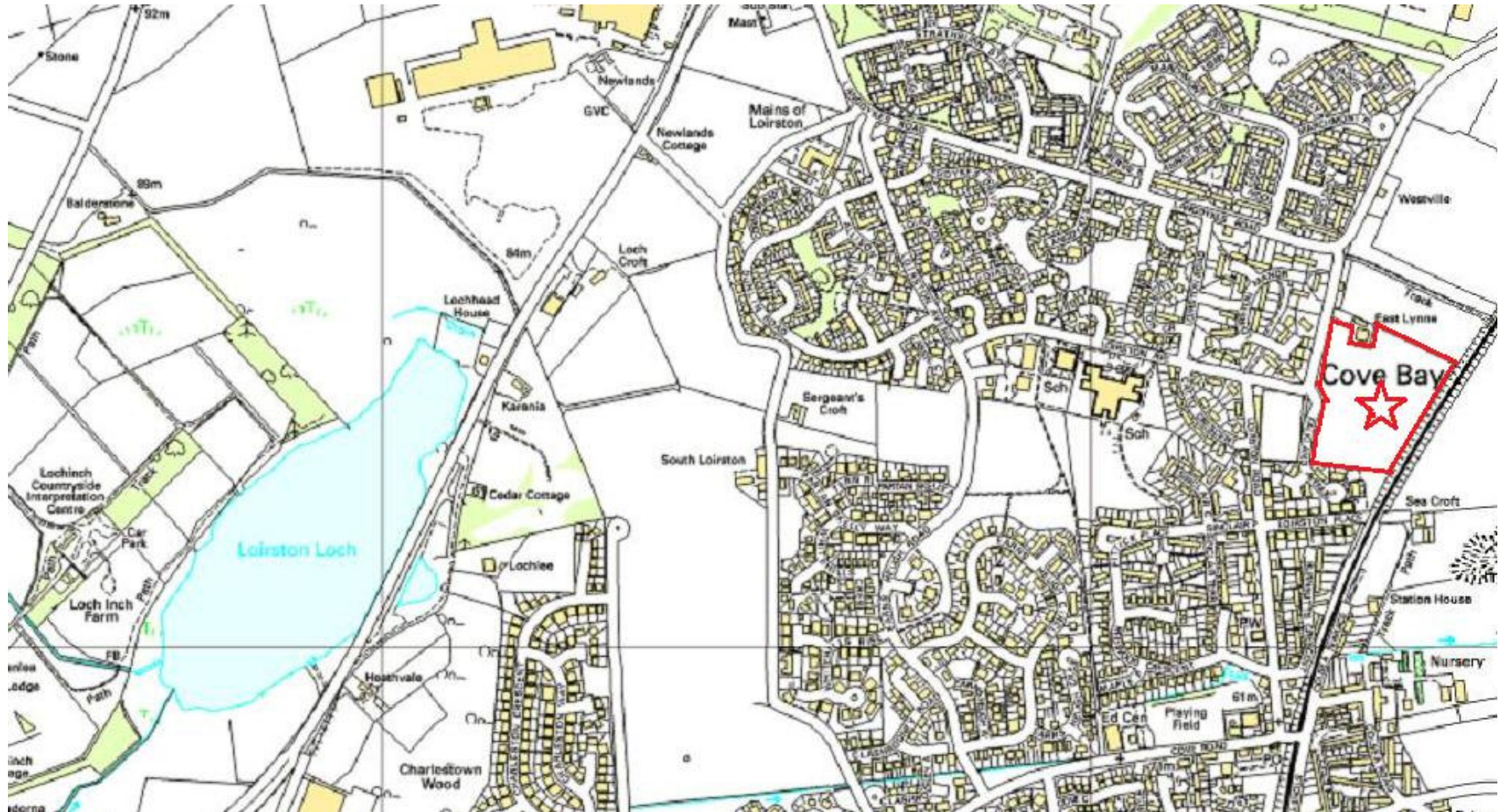
6.0 Conclusions and Recommendations

6.1 Stationfields, Cove is an appropriate location for the development of new homes in a continued growth pattern to maintain and enhance the high quality environment of the existing settlement. The allocated site OP75 should be retained within the Local Development Plan as it will allow continued support of the existing local facilities as well as augmenting the primary schools that are both currently running below capacity.

6.2 On the basis of the above statement, it is suggested that Aberdeen City Council maintain the allocation of land at Stationfields Cove for on-going, sustainable expansion of the settlement, continuing to provide adequate land for growth within the Aberdeen City Growth Area and southern growth corridor.



Stationfields, Cove
Extract from adopted Aberdeen LDP
Not to scale



Stationfields, Cove Location Plan
Not to scale