

Local Development Plan Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4, Ground Floor North
Marischal College
Broad Street
Aberdeen AB10 1AB

10 June 2013

Ref: gp737/326992

Dear Sir/Madam

Aberdeen Local Development Plan Review – Land opposite Persley Croft, The Parkway, Aberdeen

Please find enclosed a completed form and supporting statement in relation to my client's land at Persley Croft in Bridge of Don which we wish to be considered for future development as part of the Aberdeen Local Plan review.

If you require any further information please do not hesitate to contact me.

Yours sincerely

Gary Purves
Senior Planner

[Redacted]
T [Redacted]
M [Redacted]

Cc – Mrs Judy Cowie

Planning & Sustainable Development	
Mail ID	
RECEIVED 11 JUN 2013	
REPLY / /	
Section	Officer

[Redacted]
4 Albert Street Aberdeen AB25 1XQ

KnightFrank.co.uk

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Our registered office is 55 Baker Street London W1U 8AN where you may look at a list of members' names.



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

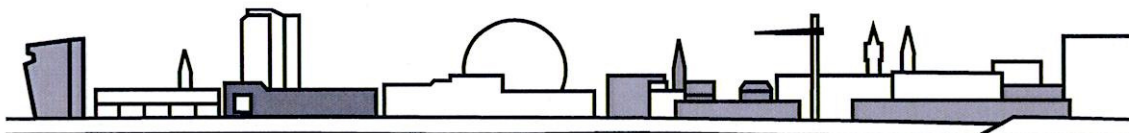
Please ensure your proposal is with us by 14th June 2013.

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: Knight Frank LLP Date: June 2013
Address: 4 Albert Street, Aberdeen
Postcode: AB25 1XQ
Telephone: [REDACTED]
Email: [REDACTED]

2 Name of landowner: Mrs Cowie
Address: c/o Proposer

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]
Land adjacent to Persley Croft, Bridge of Don

Have you any information for the site on the internet? If so please provide the web address:
No

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.
NJ 910 101

6 What is the current use of the site?
Non-productive grassland

Has there been any previous development on the site? Yes No
If so, what was it?

There are agricultural buildings on site (disused piggery).

7 What do you propose using the site for?
Residential use.

- 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).

25no. detached/semi-detached 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.]

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.

- 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.**

Future meeting with Community Council.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" 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 checked="" 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 1.6km 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?

None.

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 type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input 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.)

- * The site will provide 25no. detached family houses to meet local demand in the Bridge of Don area.
- * The high-quality development will provide an attractive focal point to the major expansion proposed for the urban edge of Aberdeen at Grandhome.
- * The site requires no major up-front infrastructure and can therefore be delivered relatively easily to help augment the existing supply of housing land.
- * The site will provide 25% affordable housing to meet local needs.
- * The development will provide planning gain contributions which can be put towards local facilities in Bridge of Don.
- * The site has excellent public transport connections on the Parkway and is within walking distance of major sources of employment. The development will therefore provide housing in a location that is highly sustainable for people wishing to live close to Aberdeen.

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।

如果需要語言/傳譯及其他形式的傳訊支援服務，
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



Land adjacent to Persley Croft,
Bridge of Don

Development Bid

Mrs Cowie

June 2013

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Figure 2 – Location Plan

Figure 3 – Extract from the Aberdeen LDP 2012

Figure 4 – Extract from the Aberdeen LDP 2012



Aerial Photograph of the site

1.0 Introduction and Vision

- 1.1 Knight Frank LLP, on behalf of our client Mrs Cowie, are submitting this development bid for land adjacent to Persley Croft in Bridge of Don (see Figure 1) as an expression of interest to be included in the Aberdeen Local Development Plan (LDP) 2016. As a first step we would ask that the site be included in the Main Issues Report as a preferred site when it is published in January 2014.
- 1.2 This statement sets out the detailed justification for why we consider our client's land adjacent to Persley Croft should be identified for development in the new LDP. The land is partly brownfield and is considered to be suitable for a small and logical extension to Danestone/Bridge of Don. This supporting statement should be read in conjunction with the development bid application form.

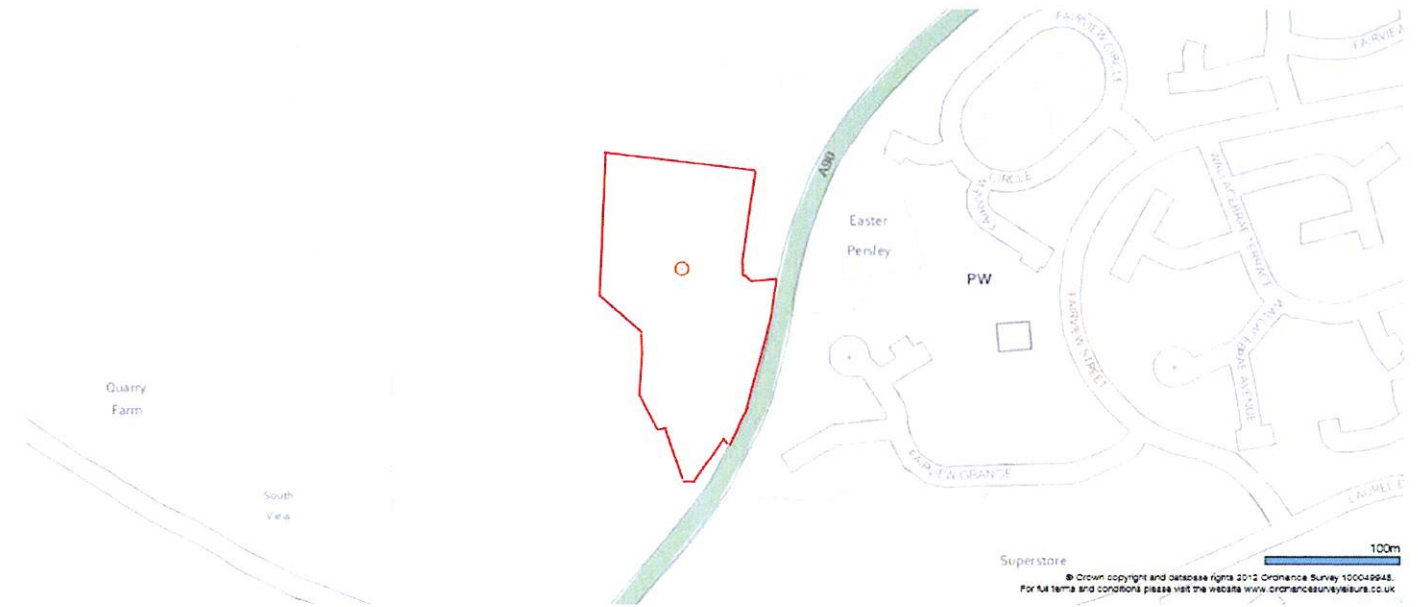


Figure 1 – Site Plan

2.0 Site Characteristics and Background

- 2.1 Bridge of Don is a suburb in the north of Aberdeen. With a population of 22,424, it is one of the largest suburbs in Europe. Bridge of Don has traditionally been split up into several smaller character areas, and the area of Danestone is one of these areas. Danestone is a relatively new area which is characterised by modern detached and semi-detached residential properties; and it contains a primary school, a Tesco superstore, a Bannatynes health club, and riverside walks to the River Don. Danestone is bounded to the north and west by the section of the A90 trunk road known as the Parkway. Beyond the main road lies undeveloped countryside land at Persley, Grandhome and Whitestripes which separates Bridge of Don and the settlements of Dyce, Stoneywood and Bucksburn which lies to the west of the River Don.
- 2.2 The land subject of the development bid measures 2.3 hectares in total and is in the sole ownership of Mrs Cowie. Part of the site is brownfield land in the form of disused and semi-derelict agricultural buildings (former piggery unit) and the remainder of the site is undeveloped land in the form of open fields.

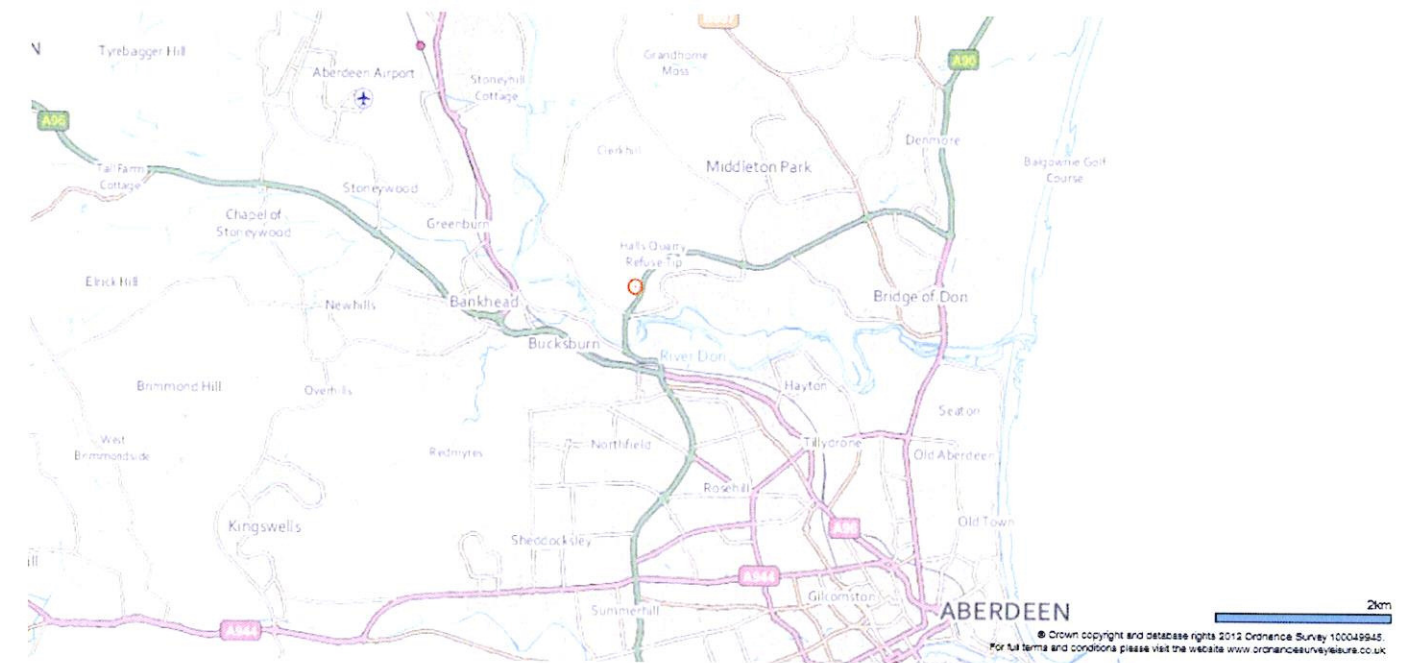


Figure 2 - Location Plan

3.0 Planning Context

- 3.1 The site is located immediately outwith the current 'Residential Area' at Danestone as defined by the LDP (see Figure 3) and the Green-Belt policies apply. The site is located to the south of the site OP12 designation which is the mixed-use new community at Grandhome and has been identified for a major expansion of Aberdeen.

Aberdeen City and Shire Structure Plan (2009)

- 3.2 The Aberdeen City and Shire Structure Plan was approved in 2009. The plan advocates a high rate of growth for the North East and is also promoting a spatial strategy which focuses future development into three Strategic Growth Areas, one of which is the administrative area of Aberdeen City is one.

Aberdeen City and Shire Strategic Development Plan (2013)

- 3.3 The proposed Aberdeen City and Shire Strategic Development Plan (SDP) was published for consultation in February 2013 and it does not propose to change the current Structure Plan vision and spatial strategy. Greater emphasis needs to be given in the new SDP on the need for new LDPs to prioritise the release of deliverable sites in the Aberdeen Housing Market Area and to support settlements which are conveniently located and can provide new housing in areas which are popular with the development industry.

Aberdeen Local Development Plan and Supplementary Guidance (2012)

- 3.4 The land immediately to the north of the development bid site has been identified in the adopted LDP for the creation of a major new mixed-use community at Grandhome. The area is expected to deliver 2,600 homes by 2016, a further 2,100 homes in the period 2017-2023, and a further 2,300 homes between the period 2024-2030, giving a total of 7,000 houses over the lifetime of the LDP. This site is also expected to provide 5 hectares of employment land in the form of Use Class 4 (offices). A development framework and masterplan are required to be prepared for this site, and it is believed that work is well advanced in terms of bringing forward the first phase of housing development on the site.

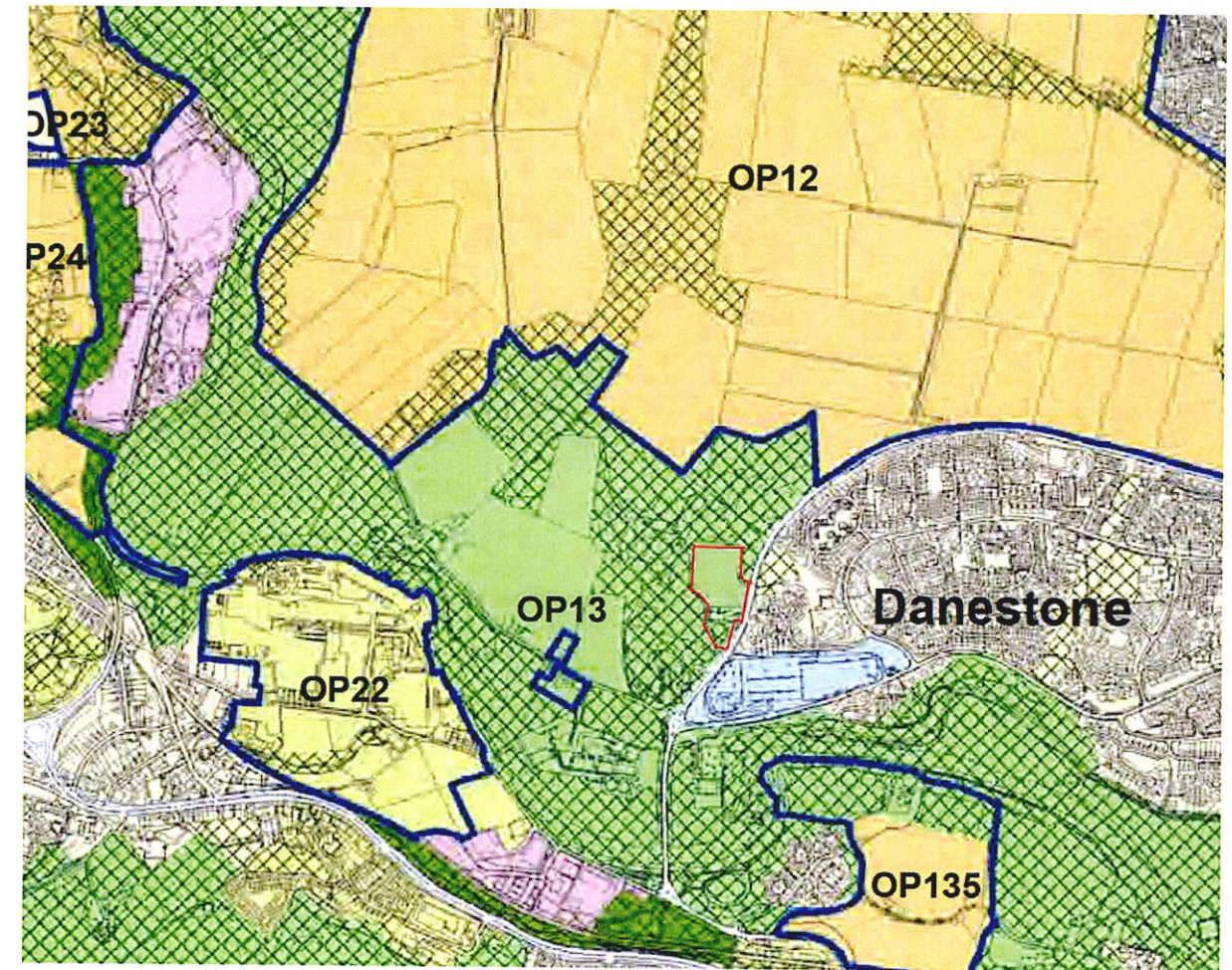


Figure 3 – Extract from the adopted Aberdeen LDP 2012

4.0 Site Analysis and Appraisal

- 4.1 The development bid site is an undeveloped paddock owned by Mrs Cowie. Part of the site was previously used as a piggery, and several disused and semi-derelict agricultural buildings are located on the site.
- 4.2 The site is located to the north-west of the existing suburb of Danestone in Bridge of Don, to the north of the Persley Bridge of the River Don and immediately to the west of the Parkway (A90 trunk road).

Landscape and Climate

- 4.3 The land is generally flat but with south-facing views from the site across the River Don and into the main built up area of Aberdeen. A substantial woodland plantation bounds the site to the north and the area is well contained within the landscape, well sheltered from the prevailing winds, and benefits from a southward orientation.

Ecology

- 4.3 The site is not covered by any nature conservation designations. The land to the north and north-west of the site forms part of a District Wildlife Site (shaded grey in Figure 4) and this will be retained to provide strategic landscaping for the site as well as a habitat for wildlife.

History and Archaeology

- 4.4 It is not considered that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent for development of the site covering archaeology would ensure that these matters are considered and investigated during the course of development.



Drainage and Services

- 4.5 The site is already fully serviced in terms of water and electricity. The location of SUDS will be at the southern-most part of the site. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing public sewer network.
- 4.6 Primary education will be provided at Danestone Primary School which is walking distance of the site. In terms of secondary education, both Bridge of Don Academy and Oldmachar Academy are accessible from the site. There are no capacity issues in relation to these schools which would arise from the proposed development of 25 dwellinghouses between 2016-2023. In addition, it is anticipated that new a new school(s) will be provided within the early phases of the Grandhome development.
- 4.7 The site is within walking distance of places of employment, local shops, a community centre, and recreation/play facilities in Danestone. Obviously the main A90(T) road is a barrier to pedestrian permeability, however the level of traffic using this road will be substantially reduced following the completion of the Aberdeen Western Peripheral Route (AWPR), at which point the Parkway will effectively become a local road. The new community at Grandhome is also likely to deliver substantial new amenities which will be ideally located for development bid site.

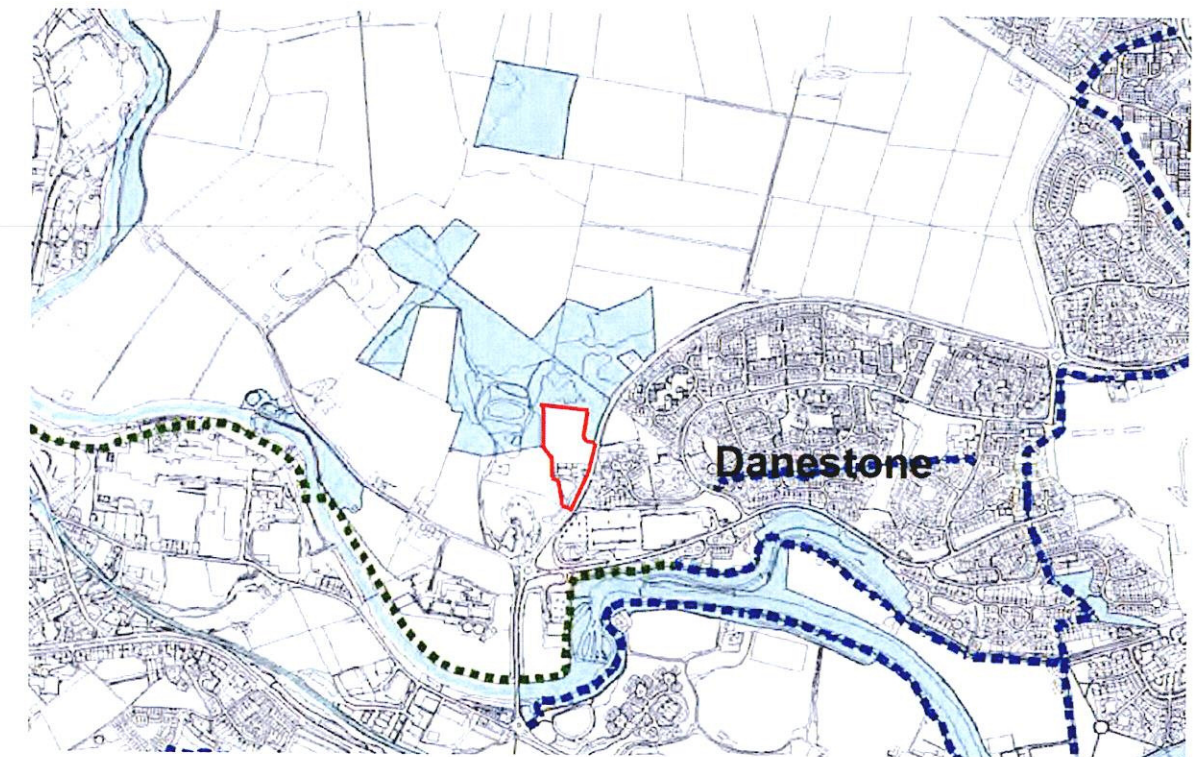


Figure 4 – Extract from the adopted Aberdeen LDP 2012

5.0 Development Bid

- 5.1 A technical appraisal of the development bid site has been undertaken. In accordance with masterplanning principles, the core design aims of the development bid are to provide a “place” which is not seen as a stand-alone development. Instead, the proximity of the site to the amenities in Danestone mean that it can function as part of the existing urban area as well as being a good fit within the landscape in which the site sits. In this regard, the development will utilise the siting and orientation of houses to maximise the permeability of the site to connect with Danestone and the wider Bridge of Don area via pedestrian, cycle, and public transport networks across the Parkway once it becomes a local road upon completion of the AWPR post 2016.
- 5.2 The development will also maximise linkages with the new Grandhome development to the north and the services that it will deliver, demonstrating that the development bid site is highly accessible for both existing services in Danestone and future amenities at Grandhome.

Development Bid Objectives

- 5.3 The proposed development of the land opposite Persley Croft is seeking to achieve the following objectives:
- Provide new housing that can readily be delivered with minimal infrastructure costs to satisfy local demand and provide much needed affordable housing;
 - Provide a coherent design approach to create a sense of place and link new housing west of the Parkway with the existing housing and services at Danestone and the wider Bridge of Don area (once the AWPR is in place and the A90(T) is de-classified to a local road);
 - The creation of a development that fits with the landscape and provides attractive views to and from Aberdeen across the River Don valley; and
 - Utilise existing public transport connections nearby at Persley plus public footpaths and cycleways in the vicinity in order to provide new housing in a location that allows access to goods and services via sustainable modes of transport.

Access and Connectivity

- 5.4 Access to the site will be provided from the A90(T). There are two existing accesses leading into the site and these will be reinstated so that the southern part of the slip-road will provide an entrance into the site and the northern part of the slip-road will provide an exit for the site. Both of these access points provide access to/from the site directly onto the Parkway post 2016, which will be possible as the AWPR will be in place and the Parkway will become part of the local road network.

- 5.5 Provision can be made for new bus stops along the Parkway immediately adjacent to the development bid site to enhance the connectivity of the site, and it will also be possible to provide pedestrian crossings over the Parkway (post-AWPR).

Land Use

- 5.6 The proposed land use for the development bid will comprise a residential development of 25no. dwellings, open space and landscaping. This will involve the demolition and redevelopment of the disused agricultural buildings on site which will increase the attractiveness of the approach to the Grandhome development when travelling along the Parkway from the south. The development will also be well contained within the landscape with the mature woodland and District Wildlife Site to the north forming a natural buffer ensuring that the site is not visible when travelling along the Parkway from the north.



Street Layout and Servicing

- 5.7 The site layout will be designed in accordance with the principles advocated by “Designing Streets” to create a walkable neighbourhood with an emphasis on permeability through to Danestone to the east (over the Parkway post-AWPR) and to Grandhome to the north. Street and footpath lighting will be designed to be energy efficient and to minimise light pollution in accordance with Aberdeen City Council standards.

Open Space and Landscaping

- 5.8 The site already has an established landscape structure, particularly with the mature woodland and District Wildlife to the north, which will be protected and enhanced with new planting. Open space and landscaping will be provided in accordance with Aberdeen City Council standards and will include new landscaping to replace the disused agricultural buildings in order to improve the main public views of the site from the south.

Density

- 5.9 In accordance with the policies of the LDP, the site will provide a mix of house types and sizes to meet housing need in terms of affordable housing and market demand. The capacity of the site is estimated to be capable of accommodating up to 25no. houses. Affordable housing provision will be provided in accordance with Aberdeen City Council standards which for this area are currently set at 25%. Building heights will reflect the scale and height of housing adjacent to the site at Danestone and the wider Bridge of Don area.

Planning Case

- 5.10 There is a robust planning justification for the inclusion of the land adjacent to Persley Croft. In terms of housing numbers, there is a strong case for allocating a small “shovel ready” site in order to augment the supply of housing land in Aberdeen. Many of the sites in the current LDP, including the proposed new community at Grandhome, require significant up-front infrastructure and will take several years to deliver houses to meet the already pent-up demand in Aberdeen. It doesn't make sense to allocate additional or substitute sites where they would be large-scale as this would compromise the delivery of the existing LDP allocations. However, it is sensible to provide small-scale sites which readily deliverable and which can meet demand for housing in the short term until the existing large-scale allocations are ready to come forward.

- 5.11 Where new, small-scale allocations are made to augment the supply of housing land (i.e. until the large-scale allocations such as Grandhome are ready to come forward) then these should be in the form of sites which are a compact peripheral expansion to the current urban edge of Aberdeen, and which can access local amenities by foot and public transport. The land adjacent to Persley Croft which is the subject of this development bid is relatively small-scale in that it can accommodate approximately 25no. dwellings which would not compromise the existing LDP allocations and will help to satisfy demand for housing in Aberdeen. The site sits immediately adjacent to the existing edge of Danestone, and is within walking distance of many local amenities such as Tesco, Bannatynes, Danestone primary school, as well as being located near to a public transport corridor at the Persley bridge.

- 5.12 The accessibility of the site adjacent to Persley Croft will be radically enhanced once the AWPR is in operation which will take the majority of the traffic off the A90(T) and will effectively turn the Parkway into a local road. This will take effect from 2016 onwards and will enable people to walk across the main road much more easily, potentially in conjunction with new pedestrian crossings. This timescale will dovetail with the review of the LDP which is looking to make new housing land allocations for the period 2017-2023 in accordance with the new Strategic Development Plan.

- 5.13 The site adjacent to Persley Croft is not particularly prominent and the visual impact of development on the site will be negligible, particularly within the context of the major new community to the north at Grandhome. In addition, the mature landscape and District Wildlife Site which enclose the site to the north and west will ensure that the development is well contained within its natural environment. Also, the existing scrap metal yard at Persley is the first thing people see when travelling northwards along the Parkway, and this is not a particularly attractive feature. The development site adjacent to Persley Croft presents an opportunity to enhance the visual appearance of the main approach to Grandhome when travelling along the Parkway, especially as the development will involve the removal of the disused and semi-derelict agricultural buildings which are there at present. The development will offer attractive views from the site across the River Don valley towards Aberdeen.

- 5.14 The allocation of the land opposite Persley Croft therefore offers an opportunity to provide a small and deliverable site to provide housing which is immediately adjacent to the existing built-up area in order to meet the high demand for housing in Aberdeen.



6.0 Conclusion

- 6.1 Aberdeen City Council has only invited development bids for brownfield sites as part of the process of preparing the LDP. However, given the slow-rate of delivery for some of the large-scale development sites in the 2012 LDP, and the lack of readily deliverable alternative sites for family housing, Knight Frank LLP believe that there is a case to be made for the allocation of the land adjacent to Persley Croft which is owned by Mrs Cowie for 25no. dwellinghouses in order to augment the supply of housing land in Aberdeen.
- 6.2 The development bid is a small, self-contained site which is immediately deliverable and will be a logical extension to the existing community of Danestone. Upon the construction of the AWPR, the Parkway will effectively become a local road, and this will allow the development bid site to function as part of the built-edge of Danestone by allowing people to cross the road on foot in order to access local services such as shops and the primary school.
- 6.3 The site is within walking distance of public transport connections at Persley which provides access to both local amenities in Danestone and services further afield in Bridge of Don. The site is well contained within the landscape with the mature woodland to the north and west. It also offers an opportunity to improve the visual appearance of the area within the wider context of the Grandhome community expansion when travelling north along the Parkway from Persley through the removal of the disused agricultural buildings on site and the introduction of new landscaping on the southern part of the site.
- 6.4 The site is partly brownfield and its development will contribute to maintaining an effective housing land supply and will provide detached family housing which is in high demand in the area. We therefore respectfully request that the land adjacent to Persley Croft be allocated for 25no. dwellinghouses in the LDP for the period 2017-2023.

