



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

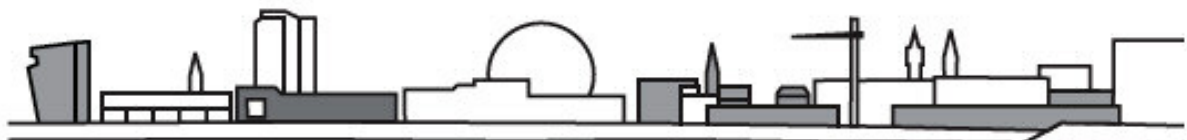
Please ensure your proposal is with us by 14th June 2013.

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).

Based on a site area of 57.85 ha (minus 2 hectares for Primary School) i.e 55.8 hectares – assume 60% developable for housing i.e. 33.5 hectares @ 30 houses per hectare = 1,000 houses.

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

- 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) Y

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 which will be influenced through the masterplanning process and have cognisance of the masterplanning process undertaken for Dubford, immediately to the south which is allocated as site OP25 in the adopted Local Development Plan 2012. An indicative site layout for Sheilhill is attached in Appendix 1 which also illustrates a new neighbourhood centre and a new primary school. The new Primary School is suggested adjacent to the new neighbourhood centre in a location easily accessible from the adjoining area.

- 12 Will the proposed development be phased? Yes No

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

100 per year from 2020 onwards (estimated completion of Dubford site to the south)

- 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.

Not at this point in the process but a full public consultation would be undertaken for a detailed development proposal.

Opportunities will be provided through the masterplanning process, reflecting and building on the process already undertaken at Dubford immediately to the south (Ref: A Development Framework for Dubford).

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"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N
Access between 400-800m	<input type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y
Access within 400m	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input 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"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y
Local shops	<input type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y
Sports facilities	<input type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y
Public transport networks	<input type="checkbox"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N
Primary schools	<input type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y

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 [Yes]
Primary Capacity [No] - A new primary school is proposed at the site.

All relevant physical infrastructure and environmental/planning issues, including where relevant the assessments listed below will be assessed through the proposed masterplanning process.

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"/> Y
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Y
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Y
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Y
Landscape Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Y
Transport Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/> Y
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input checked="" type="checkbox"/> Y

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.

A new primary school is proposed, together with a neighbourhood centre, village green and open space, set within a landscape framework to enhance the landscape setting and improve biodiversity.

The site is already well connected to the existing strategic and local road network and is sustainably located in transport terms, being close to the Energetica Corridor, potential new park and ride and the AWPR. The B999 is suitable for cycling and links in with the existing urban area immediately to the south. The site is well connected to existing and proposed pedestrian routes to the south and southwest and the indicative site layout plan identifies opportunities for pedestrian links to the surrounding countryside.

The use of traditional local architectural styles and traditional building materials are proposed to contribute to the sense of place and to contribute to sustainability objectives. It is intended to progress the proposal further through the masterplanning process.

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: Shielhill Farm, Dubford**

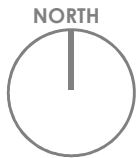
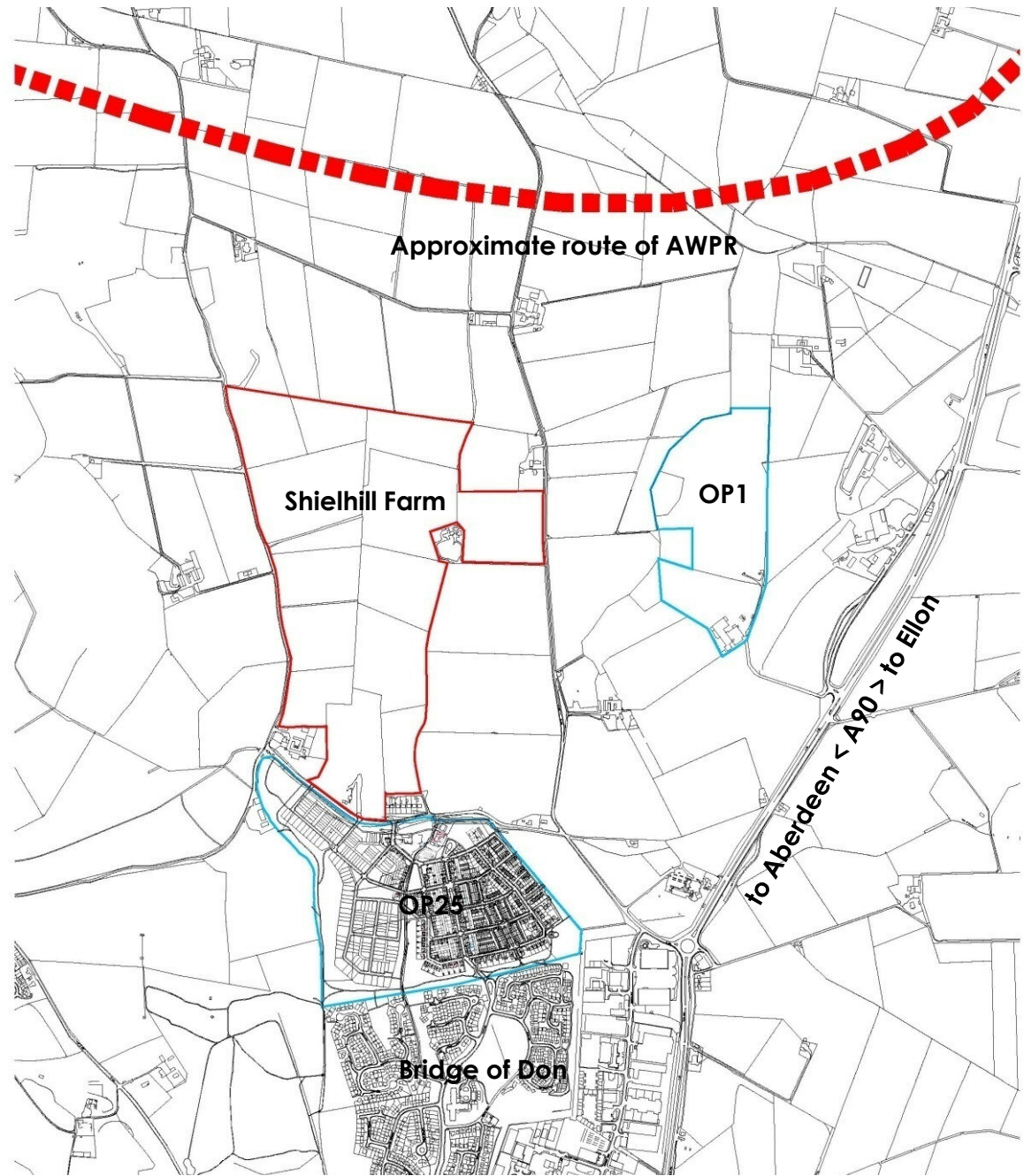
Topic	Comment on Behalf of Scotia
Exposure	<p>The climate of the City changes frequently throughout the year, although the temperature remains moderate because of its close proximity to the sea. During the winter the temperature drops down below the freezing point with an average of 8°C, while the temperature 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 to the north of Aberdeen less than 2km from the east coast, and is not impacted by a dominant easterly wind. The site will be enclosed to the south by new development. The A90 and further development, including a landfill site lie to the east. There may be some exposure in May and June from the southeasterly wind although this will be mitigated by the existing built form of the City to the southeast.</p>
Aspect	<p>The site is southeast facing and mitigation is not required. The site is located in a position which can maximise from solar gain through site layout and design. Landscaping is not required for mitigation, however the indicative site layout plan illustrates a robust landscape framework for the site which will assist in providing for a sense of enclosure.</p>
Slope	<p>The site slopes gently from the northwest to the south east of the site from approximately 75m AOD to approximately 50m. No mitigation is required. The Gradient is not more than 1 in 12 (0.083) and is calculated at 1 in 40 i.e. 0.025</p>
Flood risk	<p>SEPA's Indicative River & Coastal Flood Map confirms that the site is not located in a flood risk area. http://go.mappoint.net/sepa/. Although the road to the south is within a river flood risk area. This is the same road which has been considered acceptable to serve development at the site allocated immediately to the south in the LDP (Ref: OP25). Only minor changes to the existing ground level is proposed during construction and will not impact on this issue.</p>
Drainage	<p>No known drainage constraints.</p>
Built / Cultural Heritage Elements	<p>Historic Scotland's website pastmap.org.uk identifies that there are no Listed Buildings within the site and only 3 at a reasonable distance outwith. There are 122 Cranmore features in the area of search. The following fall within the site:</p> <ul style="list-style-type: none"> • SHIELHILL SAND AND GRAVEL PIT - <i>Canmore ID 124680</i> • MUNDURNO - <i>Alternate Name DUBFORD - STANDING STONE -Canmore ID 20332</i>

Topic	Comment on Behalf of Scotia
	<ul style="list-style-type: none"> • HILLHEAD SAND PIT - SAND AND GRAVEL WORKINGS - Canmore ID 204894 <p>The following fall immediately adjacent to the site:</p> <ul style="list-style-type: none"> • HILLHEAD Site Type FARMSTEAD Canmore ID 204895 • HILLHEAD SAND PIT - SAND AND GRAVEL WORKINGS - Canmore ID 204894 • SHIELHILL – FARMHOUSE FARMSTEAD - Canmore ID 204885 • SHIELHILL STONE - Alternate Name BURN OF MUNDURNO - Site Type – STONE - Canmore ID 204884 • NEWTON OF MUNDURNO - Site Type – COTTAGE - Canmore ID 204881 • NEWTON OF MUNDURNO - Site Type – FARMHOUSE/FARMSTEAD - Canmore ID 204882 <p><i>Read full details at: RCAHMS</i></p> <p>There is a Scheduled Ancient Monument adjacent to the site (but located outwith) to the east:</p> <ul style="list-style-type: none"> • DUBFORD STANDING STONE (Index No: 3283) <p><i>Read full details at: Historic Scotland</i></p>
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 northwest at Corby, Lily and Bishops Lochs (Ref: 401). Scotstown Moor Local Nature Reserve lies to the southwest.
Landscape Features	The site does not benefit from any obvious landscape features which would prevent development. The indicative site layout plan identifies opportunities for landscape and biodiversity enhancement. The site is located in the Green Belt and a Green Space Network designation runs along its southern boundary.
Attractive / managed surroundings / Landscape Fit	<p>The site provides for an extension of Aberdeen to the north east, immediately to the north of Dubford, which has been allocated for residential development in the adopted LDP. This development is illustrated on the Site Location Plan (Appendix 1) and it is relevant that a further Opportunity Site (OP1) has also been allocated to the east, within the Energetica Corridor. The site lies to the south of the route of the AWPR and within the surrounding land use context the development is considered to have a slight impact only.</p> <p>The indicative Site Layout Plan (Appendix 1) identifies a landscape and development framework for the site and it is considered that as such any landscape impacts can be mitigated, with positive biodiversity effects.</p>
Relationship to existing settlement	The site fits well with the existing settlement pattern (existing and proposed) and the site offers positive opportunities for connectivity.
Land Use Mix / Balance / Service Thresholds	Yes. Whilst in design terms, the proposal aims to secure a new walkable neighbourhood, the proposed new mixed use development will be well integrated with existing and proposed development. The proposal aims to complement the proposed and existing land uses in the area and provide for a new primary school at the heart of the neighbourhood and in a location to the south of the site which is accessible to existing and planned development at Dubford. New recreational open space, with access to the countryside and a new village green, support existing and proposed land uses.

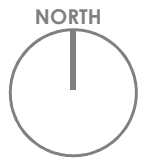
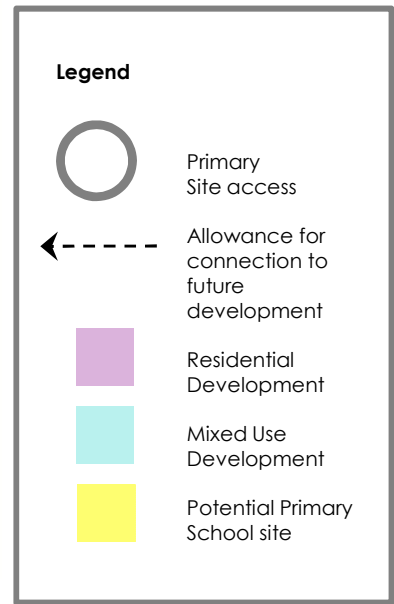
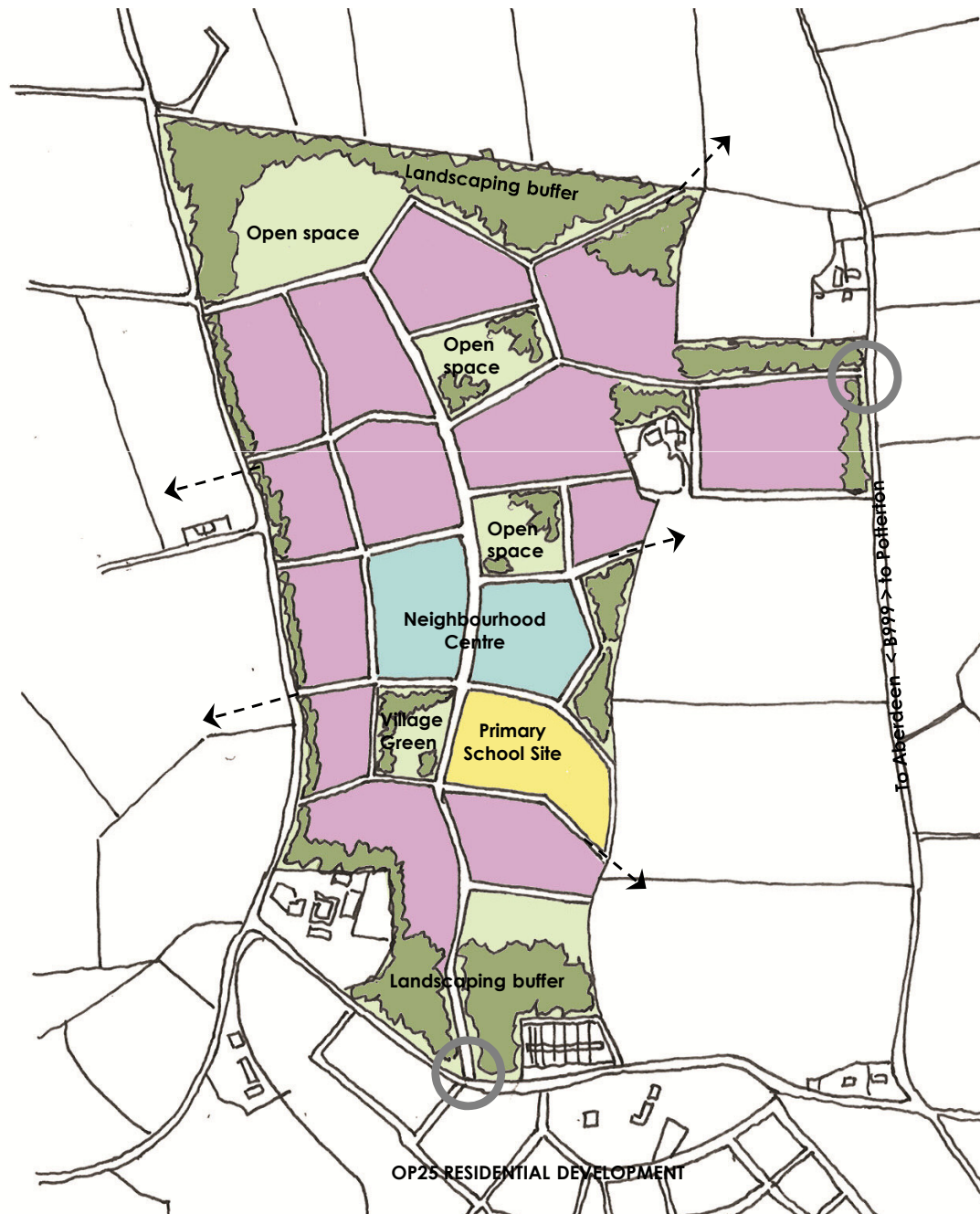
Topic	Comment on Behalf of Scotia
	<p>The new neighbourhood will provide for new sustainable mixed use development in an appropriate location along the Energetica Corridor, complimenting existing and proposed employment provision locally, close to the proposed Park & Ride.</p>
Accessibility	<p>The Train Station in Aberdeen is located approximately 4 miles to the south. There are bus connections at Dubford and along the A90. The new neighbourhood would be located less than 1km from the proposed Park & Ride at Murcar. The site is located adjacent to the B999 and approximately 800m from the A90.</p>
Proximity to community and civic facilities – schools / shopping / health / recreation	<p>Whilst there is a significant employment land provision in the area, there are no core community facilities within 800m of the site and there is a lack of existing provision. Middleton Park is located just under 800m (approximately) to the southwest and Murcar Links Golf Club is located just over 800m to the east. Corby and Lily Lochs are located approximately 800 m to the northwest.</p> <p>The Report to the Council's Education, Culture and Sport Committee on 07.02.13 on 'Nursery/Primary School Estate Review' provides recommendations on the future provision of Nursery and Primary School Education across Aberdeen. The report is "intended to provide clear direction and vision for educational provision in the city for the next twenty to twenty-five years by taking account of significant educational change, demographics and the major implications within the recently adopted Local Development Plan." The number of pupils in twenty of the primary schools in the City is forecast to exceed capacity within the next four years, resulting in a shortfall of approximately 1000 places in these schools. In relation to the Bridge of Don (Associated School Group), which includes Braehead and Scotstown Primary Schools it is proposed to re-zone the catchment areas to accommodate the anticipated growth. Braehead Primary would serve Dubford and this site and whilst there would be capacity up to 2019 the recommendation does not take account of the growth associated with this site and therefore a new primary school is proposed.</p>
Direct footpath / cycle connection to community and recreation facilities and resources.	<p>There is a cycle trail along the A90 and the B999, immediately to the east of the site, is regarded as a bicycle friendly road. The core paths do not extend in a northerly direction to this site. However, the development of this site as an extension to site OP25 (Dubford) offers the opportunity to extend the footpath provision southerly whilst also providing further connections to the surrounding countryside as illustrated on the indicative layout.</p>
Proximity of employment opportunities	<p>Denmore Industrial Estate lies to the southeast within 600m. The adopted LDP has also allocated further employment opportunities to the east of the A90. The proposed new neighbourhood at Shielhill Farm will complement the employment allocations in a sustainable location, adjacent to the proposed Park & Ride and Energetica corridor.</p>
Contamination	<p>No known contamination constraints.</p>
Land Use Conflict	<p>No known conflicts. The new neighbourhood is complementary to the adjoining land use mix.</p>
Physical Infrastructural Capacity	<p>No known constraints.</p>
Service Infrastructural	<p>No known constraints.</p>

Topic	Comment on Behalf of Scotia
Capacity	
Other Constraints	N/A

Sheilhill Farm – Proposed site
OP1 – Currently allocated site
OP25 – Currently allocated site
(Residential development layout indicated as per current planning proposals)



FOR ILLUSTRATION PURPOSES ONLY
May 2013



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