



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: HALLIDAY FRASER MUNRO Date: TEXT
Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN
Postcode: AB10 1UR
Telephone: [REDACTED]
Email: BOB REID

2
Name of landowner: Michael Hickey, c/o Halliday Fraser Munro
Address: Land at Causewayend

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]
NORTH OF THE DON MASTERPLAN

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 924 129

6 What is the current use of the site?
AGRICULTURAL

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

If so, what was it?
N/A

7 What do you propose using the site for?
SEE ATTACHED MASTERPLAN

- 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).

SEE ATTACHED NORTH OF THE DON MASTERPLAN

- 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) TOWN CENTRE USES
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.]

SEE ATTACHED NORTH OF THE DON 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.

NORTH OF THE DON SHOULD BE CAPABLE OF DELIVERING 1000 – 2000 NEW HOMES PER ANNUM OVER A 10 YEAR PERIOD

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

DURING 2012 LDP PROCESS Yes No Not Yet FOR 2016 PLAN

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.

IN LINE WITH ACC PLANNING EXPECTATION

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 SEE NORTH OF DON MASTERPLAN
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing SEE NORTH OF DON MASTERPLAN
- 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 %) SEE NORTH OF DON MASTERPLAN
- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes
- If yes, approximately how much (hectares or %) SEE NORTH OF DON MASTERPLAN
- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes
- If yes, approximately how much (hectares or %) SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- Some potential loss or disturbance
- No loss or disturbance

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

- Significant intrusion SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	SEE NORTH OF DON MASTERPLAN		
Access within 400m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- 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 SEE NORTH OF DON MASTERPLAN
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

SEE NORTH OF DON MASTERPLAN

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas SEE NORTH OF DON MASTERPLAN
- Water and Sewage

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

- Secondary Capacity
- Primary Capacity SEE NORTH OF DON MASTERPLAN

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

SEE NORTH OF DON MASTERPLAN

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 type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	SEE NORTH OF DON MASTERPLAN	
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.)

SEE SUBMITTED NORTH OF DON 2010 MASTERPLAN WITH 2013 UPDATE

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/ইউআরএফটিং এবং অন্যান্য ফরম্যাটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/翻譯及其他形式的印刷支援服務
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

HALLIDAY FRASER MUNRO **PLANNING**

**CAUSEWAYEND
BRIDGE OF DON
ABERDEEN
LOCAL DEVELOPMENT PLAN BID**

MARCH 2009

**ON BEHALF OF
MICHAEL HICKEY**



HALLIDAY FRASER MUNRO
PLANNING



CHARTERED TOWN PLANNERS AND CHARTERED ARCHITECTS
ABERDEEN, BELFAST, DUNDEE, EDINBURGH, GLASGOW

CAUSEWAYEND, BRIDGE OF DON – PLANNING APPRAISAL

1. Halliday Fraser Munro [HFM] are Architects and Planning Consultants with offices in Aberdeen, Dundee, Edinburgh, Glasgow and Belfast. HFM Planning are familiar with the planning background and statutory framework for Aberdeen.

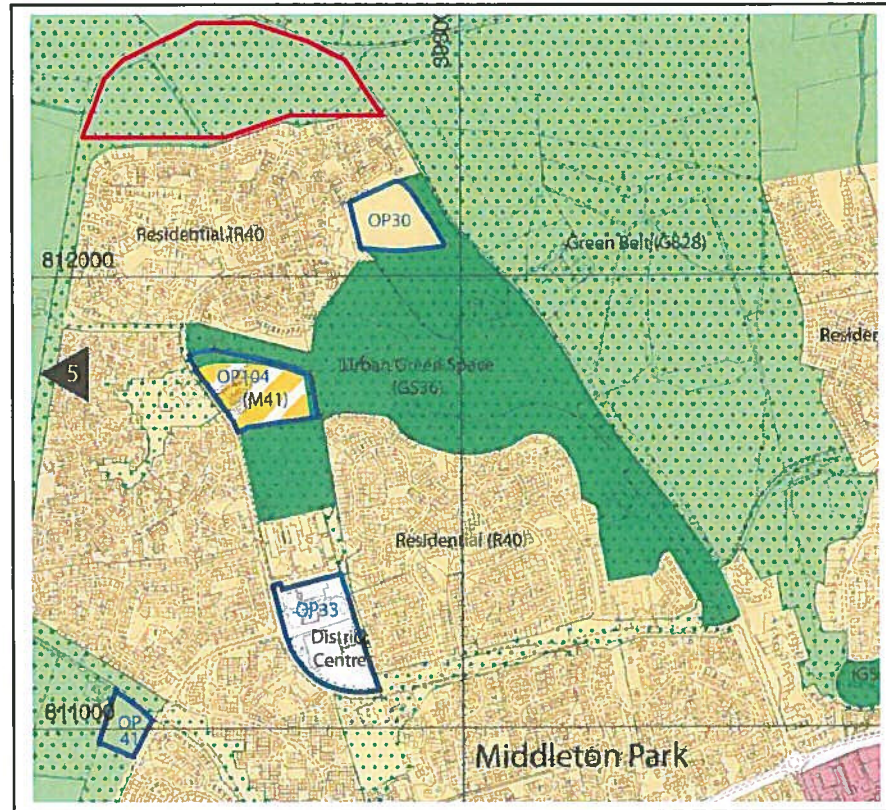
THE SITE

2. Causewayend is located at the north of Bridge of Don in Aberdeen approximately 8 miles from the City Centre. It comprises two large fields with wooded boundaries and amounts to approximately 34 acres of agricultural land. It borders the present Ashfield neighbourhood at the northern end of Middleton Park. The ground is broadly flat and does not have any physical constraint from development although it is likely that the planning authority would require many of the mature trees to be retained.
3. The Causewayend Site at Bridge of Don was acquired by the present owners nearly 30 years ago. It is land which for a good number of years was affected [even blighted] by the then proposals for a Western Peripheral Route.
4. The neighbouring Ashfield community was developed during the 1980s and presents “fences at the bottom of gardens” toward the Causewayend fields. The houses were built by George Wimpey – and there are still two separate, way-leave gaps left along the southern edge of these fields to enable access points to be made at a later date. The WPR road proposals prevented these being used at the time as the original route would have gone through these fields.



STATUTORY PLANNING FRAMEWORK

5. The adopted 2008 Local Plan indicates that the site is included within a Green Belt/Greenspace network designation. Fig 1 below shows the zoning.



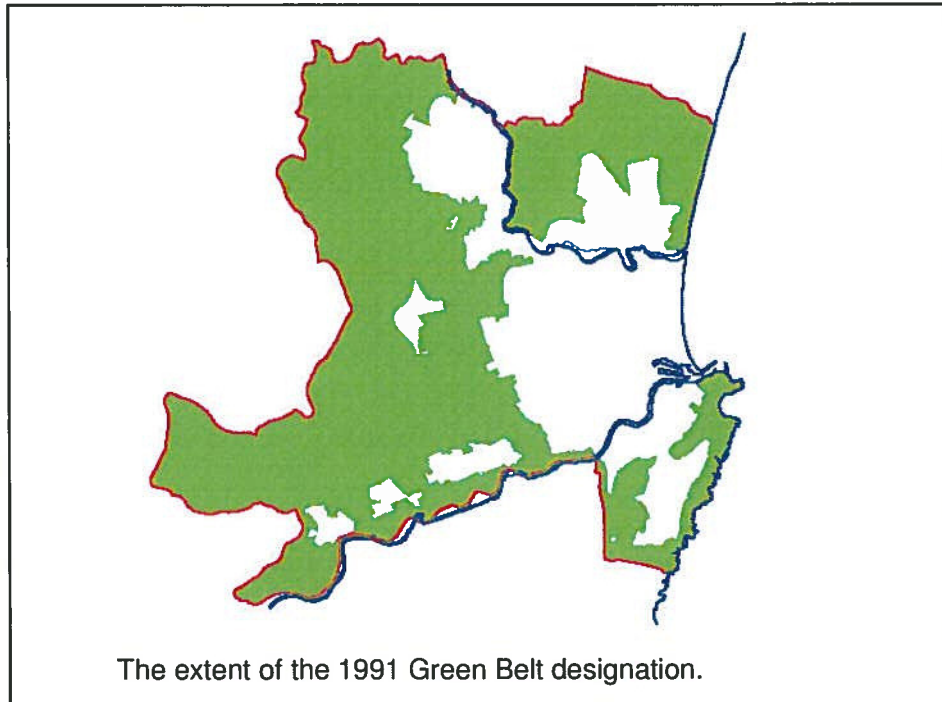
6. The 2002 North East Scotland Together (NEST) Plan sets the current strategic framework for this site. It sets the strategic policies especially relating to the housing land requirement over the coming 15 years. The detail of the policy sets out numbers over the period 2000 – 2005, and 2006 – 2010. The total to be released in the Aberdeen housing market area was to be 8885 houses during that period – of which just over half were to be from brownfield sites. The City has been performing better than expected in delivering brownfield units, but failing in providing greenfield housing release. The underlying structural flaw in this picture is that virtually no family housing is presently being built within Aberdeen.

7. In 2009 a Finalised new Structure Plan has been sent to Ministers for approval. This is a plan which previously has been supported by representations made on behalf of Mr Hickey. The significant elements of the Finalised Structure Plan are:-

- An ambitious target of 36,000 new homes to be built in Aberdeen prior to 2030 of which 21,000 should be on greenfield land.
- A strong commitment to economic growth.
- An equally strong commitment (in the context of the wider region) to sustainability.
- A requirement for the two local plan authorities to conduct a Green Belt Review prior to finalising their new Local Development Plans

GREEN BELT ISSUES

8. The Finalised 2009 Structure Plan indicates a need for a Green Belt Review done by Aberdeen City and Aberdeenshire Council. The Adopted Aberdeen 2008 Local Plan contains Green Belt Policy, which governs what can and cannot be built within Green Belt.



9. The draft GSNP Local Plan published in 2004 attempted to resolve problems about how the 1991 Aberdeen Greenbelt had been designated. It had effectively covered all land that had not been built upon within the political boundary of the City. Moreover there was very little rationale to the designation – it did not marry up to land also designated as Greenbelt in the former Gordon District of Kincardine District Council areas. This had proved to be at the heart of the current land supply difficulties in Aberdeen. The problems effectively led to the almost complete halt to construction of greenfield family housing within Aberdeen, mixed with loud political and public complaint that ‘only flats are being built in Aberdeen’.
10. The next steps will be a consultative review of the Green Belt in which the public is fully involved. Aberdeen needs to rezone significant amounts of land presently in green belt into land for development. The 2008 Aberdeen

Local Plan has come up with the methodology to do this, by ascribing certain parts of the green belt as more valuable than others. The draft plan had been more ambitious, actually allocating significant areas as possible new communities outside green belt, though these were removed by the reporter. This new local plan can build back those significant new communities once the Structure Plan has been approved.

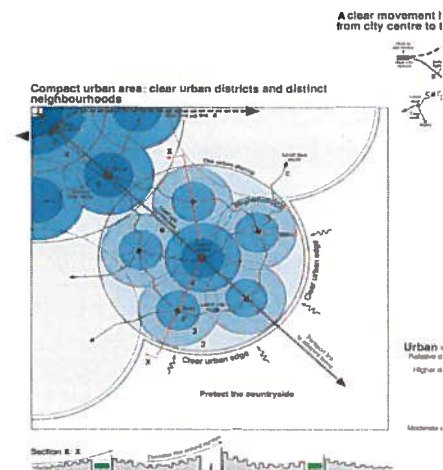
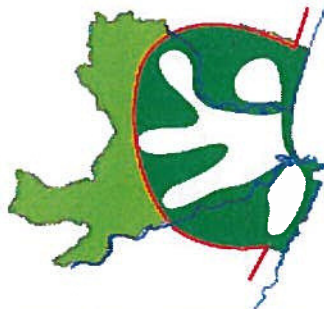
11. The original work which assessed greenspace and green belt was carried out in a "Technical Assessment" by the Planning Authority. This Technical Assessment is a published annexe to the draft GSNP Local Plan. The land at Causewayend was included in this Technical Assessment.
12. We now have two categories of green belt. One where there is an overlay policy called "Greenspace Network" elevating the importance of certain parts of the green belt. The original Technical Assessment which did this was a purely desktop assessment by the Planning Authority and has not be substantiated in any way by subsequent detailed ecological or landscape assessment.
13. The relevance for Causewayend is that it was considered and in the process went from being greenbelt, simpliciter, to Greenspace Network. The underlying rationale for this remains unproven, notwithstanding the reporters recommendations into the GSNP Local Plan.
14. The response from the Planning Authority to a previous Local Plan representation does little to explain the underlying thinking, especially about its worth in terms of Greenspace Network. *"A review of the green belt concluded that this site should remain within it. The tree belt to the south is an important landscape feature and forms a suitable defensible boundary to the green belt. The land contributes to the city's landscape setting."* It could be argued that the 'trees to the south' do not contribute substantially to the wider landscape setting – rather it is the trees to the northern and western boundaries of the site which do so. Moreover the trees at the southern edge are somewhat lost against the new housing which has already been built there, though it is recognised that they provide immediate amenity for those houses.
15. The Council goes on... *"The fact that the site was included in the Technical Appraisals options for Whitestripes is of little weight. It was ultimately excluded from the Whitestripes Future New Community, together with*

Granhome Moss District Wildlife Site and woodland to its east. Development of the objection site would prejudice the Greenspace Network which is intended to complement the green belt north of Aberdeen reflecting its purpose of providing land for recreation and linking District Wildlife Sites. Access to the site would have to come from the B997 which is rural in character, with narrow carriageways and verges and of substandard alignment. The more important roads in the local network suffer from congestion at busy times. The site is very poorly located for use of public transport, walking and cycling, the nearest shops being some 3km away at Jesmond Drive and the nearest primary school is at 1.7km. Accordingly the residents would be highly car dependent.” (Council Response to Objection GSNP544/11,12,13,14 - Oct 2006)

16. Virtually all of this is answerable much of it through good design, but some is simply inaccurate. For instance the distances to facilities mentioned are completely wrong – the nearest shops and the school both being little over half a kilometre away which is less than 5 minutes walk. It is also worth remembering that the site is in fact just two fields. Not a local nature reserve and has no nature conservation designations.

HOUSING LAND ISSUES

17. The other part of this bid relates to the wider issue of demand for family housing. Greenfield house construction – especially of family housing has practically ground to a halt in Aberdeen – when this is the most needed housing in the City. Whilst brownfield land has continued to yield some family housing (e.g. Hilton, Kepplestone, Crombie Mills at Granholm) very little of this is ordinary housing – let alone affordable. In the 2001 Census only 1 in 10 households in Aberdeen had children associated with it and there are presently 9,000 vacant school places within the City.
18. The housing requirement is intended to be 21,000 greenfield homes in the new Structure Plan from 2008 – 2030. The new local plan will get to grips with masterplanning significant new communities. It is vital to understand that to accommodate 21,000 new homes on green field sites within the city, **700 hectares of land will be required** should these dwellings be developed at 30 per hectare and much of this land will need to come forward through the green belt review. The green belt review therefore needs to be done soon, since it is critical to the success of the strategy. It should also be done openly and involve extensive consultation.
19. Causewayend also relates well to the construction of the Western Peripheral Route – housing will need to be within the perceived new City boundary and not beyond it. The suggested model is one of Development Corridors and Green Fingers. It is observed that development of Causewayend would fit with this model very well.



20. The real concern with this submission is that housing land is still not coming forward quickly enough within the City and especially on greenfield land. The consequence of the 'plan-led' system not performing will be more ad-hoc house development being allowed to go forward.
21. It has often been said of Aberdeen that it doesn't like making decisions (this is said in Edinburgh in Government circles in particular). Most of the major land release around Aberdeen has come about because of appeals against the development plan of the day. Local politicians have taken a bold first step to advocate that there should be significant growth in Aberdeen led through the plan system and they are to be commended for that step.

Halliday Fraser Munro Planning
March 16th 2009

