



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: Mr S. Barrack

Date: 12th June 2013

Address: c/o Archial, 3 Bon Accord Crescent, Aberdeen

Postcode: AB11 6XH

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: Mr S. Barrack

Address: Strathburn, Cullerlie, Skene, Aberdeenshire, AB32 6XA

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 at Maidencraig

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

na

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 88087 06177

6 What is the current use of the site?

Private museum yard

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

If so, what was it?

Formation of hardcore yard and erection of storage shed to accommodate steam engines.

7 What do you propose using the site for?

Residential development

- 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).

15 dwellinghouses. Mixture of detached and semi-detached units.

- 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.]

NA

- 12 Will the proposed development be phased? Yes No

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

All houses to be built at the beginning of the plan period in 2017

- 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.**

We will engage with the consultation opportunities afforded by the local development plan preparation process.

Engagement with Kingswells Community Council is also proposed in the form of a presentation and meeting with this group.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?

There are no infrastructure obstacles which would prevent the development of the site. Access would be taken via the existing vehicular access into the site, which would then connect with Skene Road. Satisfactory visibility exists at this junction.

The site in question falls within the catchment zones of Hazlehead Academy and Fernielea Primary. There is currently adequate capacity at both of these schools to accommodate the children generated from the development.

The site comprises made up ground, which was formed at the time part of the hospital at Woodend was developed for residential purposes. The fill which was used at this time is very unlikely to be contaminated. However any minor remediation which did prove to be necessary could be carried out as part of the development.

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

The development would be accessible to the Den of Maidencraig Local Nature Reserve, which exists to the east of the site. It would also provide support to the proposed shops and community facilities which are proposed on the OP43 development at Maidencraig to the east.

The development of this brownfield site would create a more attractive setting to the Maidencraig development than the current use, which would be to the benefit of future residents of the area.

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

Jei 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



ABERDEEN
CITY COUNCIL

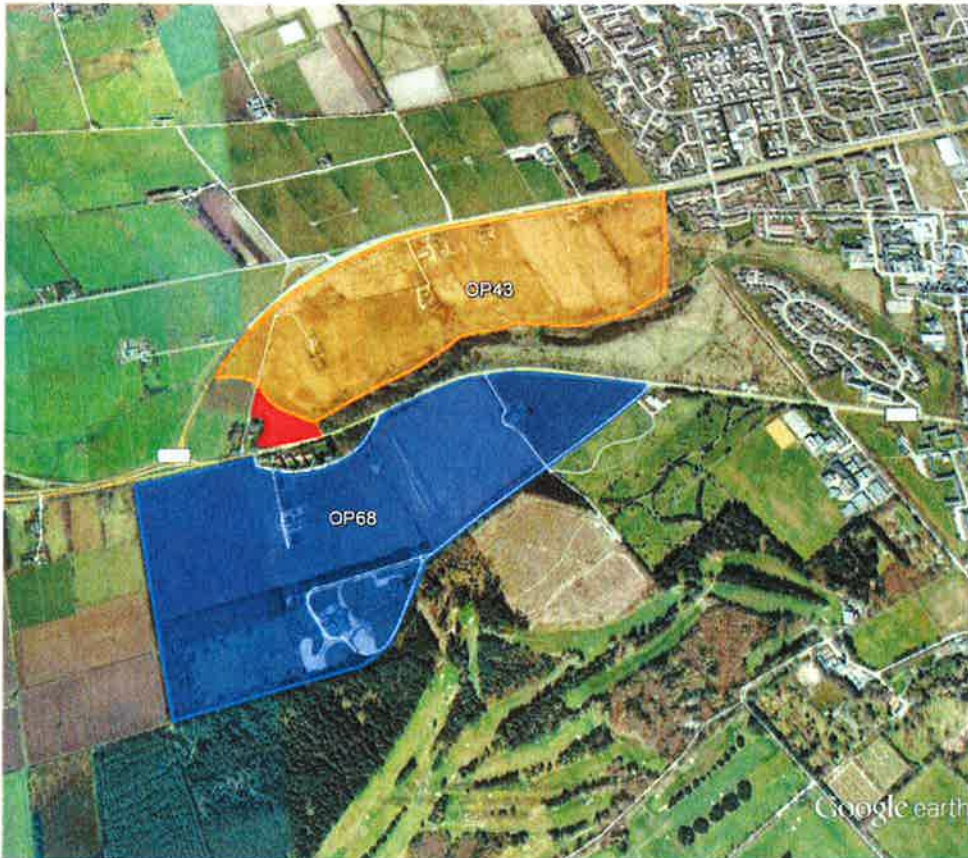
Thank you for taking the time to complete this form.

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



Aberdeen

Birmingham

Cambridge

Glasgow

Inverness

Leeds

London

Newcastle

INGENIUM ARCHIAL LIMITED
3 Bon Accord Crescent
Aberdeen
AB11 6XH

T: + 44 (0) 1224 586277
F: + 44 (0) 1224 575914
E: info@archialgroup.com
W: www.archialgroup.com

Project Number: IAAB13-0069-00

Project Title: Land at Maidenraig, Skene Road, Aberdeen

Document Title: Development Proposal – Supporting Statement

Date / Revision: 3rd June 2013

1.0 Introduction

1.1 This development proposal has been prepared as part of the participation process for the Aberdeen Local Development Plan Review. This report accompanies the completed pro-forma which the council have provided to allow individual sites to be promoted. The bid has been prepared on behalf of Mr S. Barrack.

1.2 The structure of this statement shall include a description of the proposed development, followed by an analysis of its relationship with regional planning policy. An explanation of the proposal's conformity with the *Sustainability Checklist of Development Options* is then provided.

2.0 Description of Proposal



Figure 1 – Aerial Photograph of Site

2.1 The proposal site is located on Skene Road in the Maidencraig area on the west of the city. It is adjoined to the south and west by a group of 7 houses, and the area immediately to the north-east has been allocated for 450 dwellings. The Den of Maidencraig local nature

reserve exists to the east of the site. The existing vehicular access point into the site, which is illustrated in Figure 1, would be utilised.

2.2 The site measures 0.7 hectares, and is large enough to comfortably accommodate 15 dwellings, together with the necessary open space. A pedestrian link would be provided to the Den of Maidencraig to the east. A green buffer would be retained along the north-east boundary which slopes down to the adjoining watercourse.

3.0 Planning Policy

3.1 The spatial strategy contained in the Aberdeen City and Shire Structure Plan 2009 identifies the city as one of 3 strategic growth areas for the region within which 75-80% of growth will take place over the next 20 years. Paragraph 3.9 of the plan indicates that it is preferred that development within the city takes place on brownfield sites, and the plan contains an ambitious target for 40% of all new housing in the city to be constructed on brownfield sites.

3.2 The proposed Aberdeen City and Shire Strategic Development Plan is currently being prepared to replace the 2009 plan, and the same approach to land allocations and ambitious brownfield land targets are being maintained.

3.3 The current and proposed regional planning policy is strongly supportive of strategic housing allocations being made in Aberdeen, with particular backing being given to brownfield land.

4.0 Sustainability Checklist for Development Options

4.1 The range of site proposals for inclusion in the Main Issues Report will be measured against the criteria contained in the *Sustainability Checklist for Development Options*, which has been produced by the council. This contains a range of criteria, and an assessment of the extent to which the site at Maidencraig conforms to the relevant requirements is provided in the table below.

Exposure

Examination on site indicates that the adjoining landform on the northern bank of the Den of Maidencraig is more elevated, thereby providing a degree of natural protection from northerly winds.

The site sits at a lower level than the Skene Road, and mature vegetation in the form of trees, exist along the southern boundary. This would also provide shelter, and would

provide screening from the main road.

Aspect & Slope

The aspect of the site is fairly uniform and level, other than along the north-east boundary, which slopes down to the adjoining watercourse. This steeper area will be protected from development to ensure that its natural heritage aspects are preserved. The remaining area of the site, which is suitable for the construction of dwellinghouses, would be laid out to take advantage of passive solar gain.

Flood Risk

Examination of the SEPA Flood Map indicates that the proposal site lies outwith the identified flood risk area, as shown the extract below.

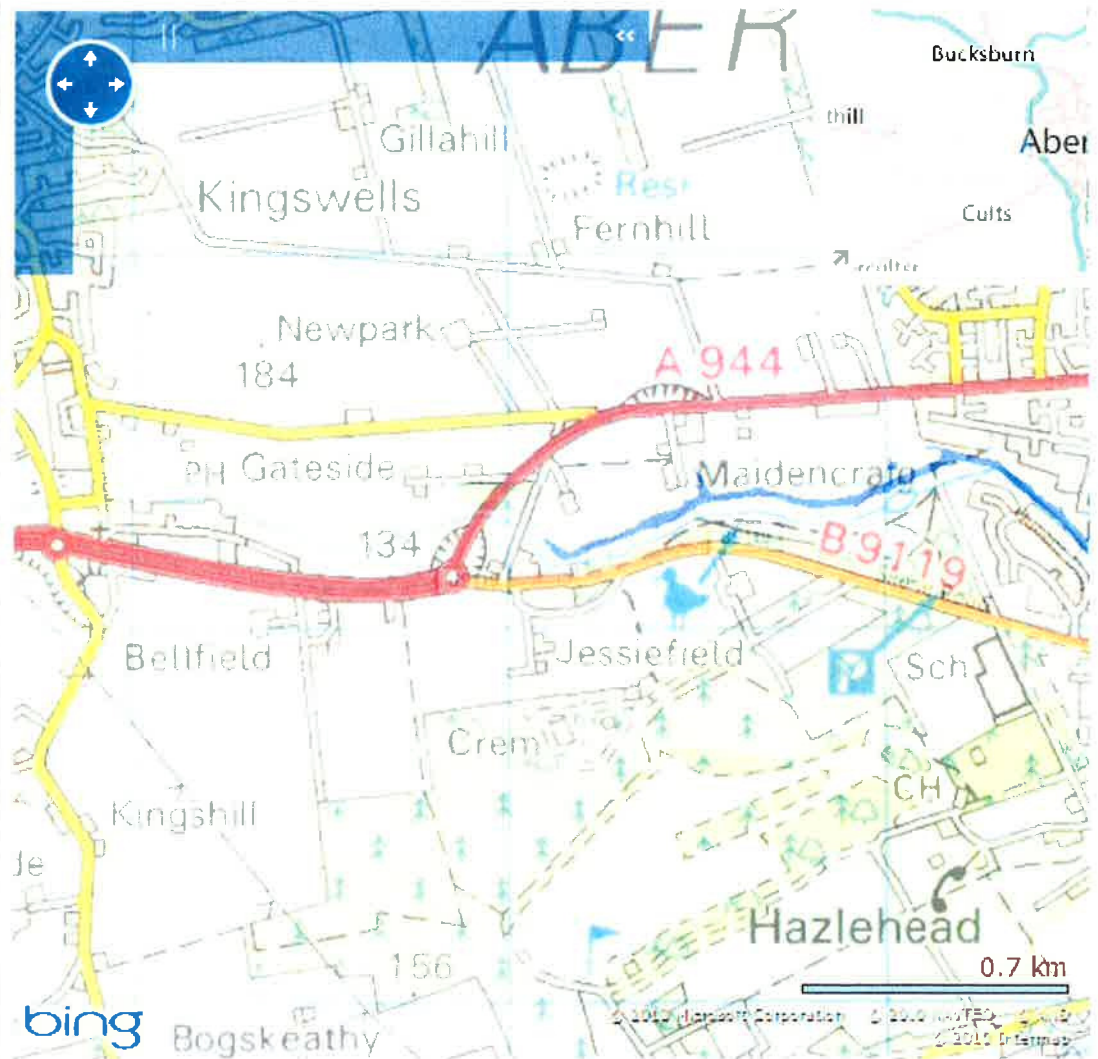


Figure 2 – Extract from SEPA Flooding Map

<p>Drainage</p> <p>The bulk of the site is surfaced in hardcore, and is therefore porous and free draining. The level of the site lies well above the adjoining watercourse, thereby encouraging run-off to the watercourse.</p>
<p>Built/Cultural Heritage Elements</p> <p>Examination of Historic Scotland's Pastmap website indicates that the route of the A944 is identified by the Royal Commission on the Ancient and Historic Monuments of Scotland as the Corgarff to Aberdeen Military Road – Alternative Route. This designation is noted, however the development would cause no ill effects to this route.</p> <p>There are no listed buildings or scheduled ancient monuments within the vicinity of the site.</p>
<p>Natural Conservation</p> <p>The Den of Maidencraig Local Nature Reserve exists to the east of the site. This includes grassland, wetland and ancient woodland habitats. The proposal site is linked to the nature reserve by Core Path 91, with Core Path 27 existing nearby. The proposal site itself lies outwith the boundary of the nature reserve, and as a result no disruption would be caused by the proposed allocation.</p>
<p>Landscape Features</p> <p>Mature tree planting exists along the southern boundary of the site, and this would be retained as part of any residential development which took place. The proposals would therefore cause no adverse landscape impacts.</p>
<p>Attractive/managed surroundings/Landscape Fit</p> <p>Examination on site indicates that the area in question sits at a lower level than its surroundings, being approximately 2 metres below the Skene Road, with rising ground existing to the north. These combined characteristics, when coupled with the presence of mature vegetation on the southern boundary would ensure that dwellings on the site would fit naturally within the landscape, causing no adverse visual effects.</p>
<p>Relationship to Existing Settlement</p> <p>At present, the site sits within a group of housing to the south and west. However current allocations which are contained in the Aberdeen Local Development Plan show that within time it will be located within the built up area of the city. The aerial photograph extract below shows the presence of the OP43 land release site to the north-east. This is identified for 450 homes, with a masterplan being prepared. Examination of the detailed</p>

planning application which has been prepared for this development (ref – 130491) indicates that housing is proposed approaching the north-east boundary of the proposal site, with a green buffer being provided next to the adjoining watercourse. This pattern of development would be replicated on the proposed site, with the boundary of the watercourse being protected. This approach would ensure that the layout current proposals would complement the plans which have been prepared as part of OP43.

Moreover pedestrian linkages would be formed along the route to the west of the proposal site, and also via the footpath links through the Den of Maidenraig reserve. This will provide access to the local retail services and employment opportunities which will be provided as part of OP43.

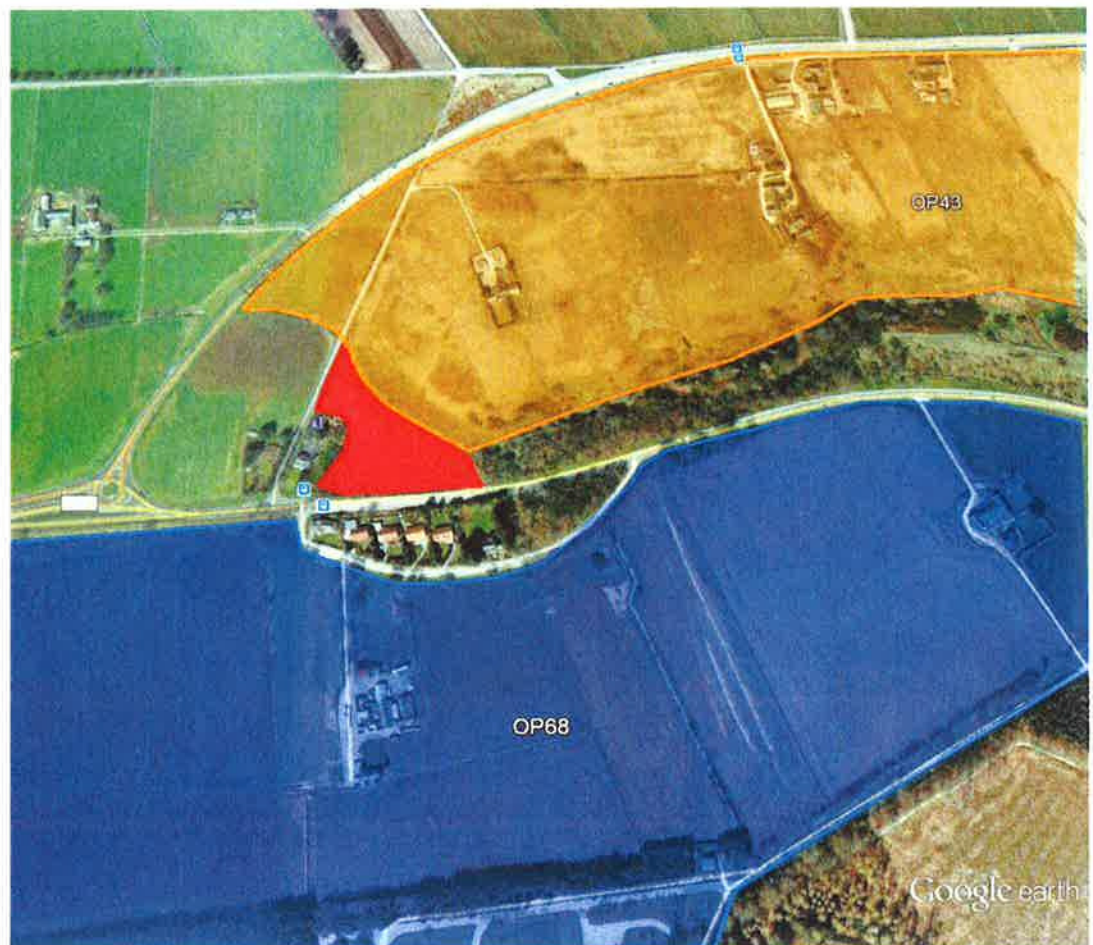


Figure 3 – Development Site within Context of Adjoining Allocations

The proposal site is bounded to the south by the allocation OP68, which is identified as a phased cemetery development, as shown in Figure 3 above.

The presence of these local development plan allocations on the land to the north and south will ensure that the proposals are well related to the built up area of the city, ultimately being contained within the urban boundary.

Land Use Mix/Balance/Service Thresholds

The proposed site would be located on the edge of a major greenfield housing release site, which itself will contain a range of ancillary retail, employment opportunities and public open space. The proximity to the ancillary facilities contained within OP43 would result in the creation of a broad mix of uses within the area, which the proposed site would contribute to.

Accessibility

The site lies immediately adjacent to the eastbound and westbound bus stops on the Skene Road. These are served by the X17 route which passes the site every 10 minutes at peak times, linking it with the city centre to the east, and Westhill to the west. The number 11 route also serves these stops, at a 20 minute regularity during peak times. The number 11 route connects the city centre with Kingswells. In addition a third route can be found 250 metres to the north of the site on the A944. The 40 service connects the Kingswells Park and Ride with Aberdeen Royal Infirmary, the city centre, and the exhibition centre, and runs every hour.

In addition to bus services, the site is also very well served by the core path network, which is illustrated below.

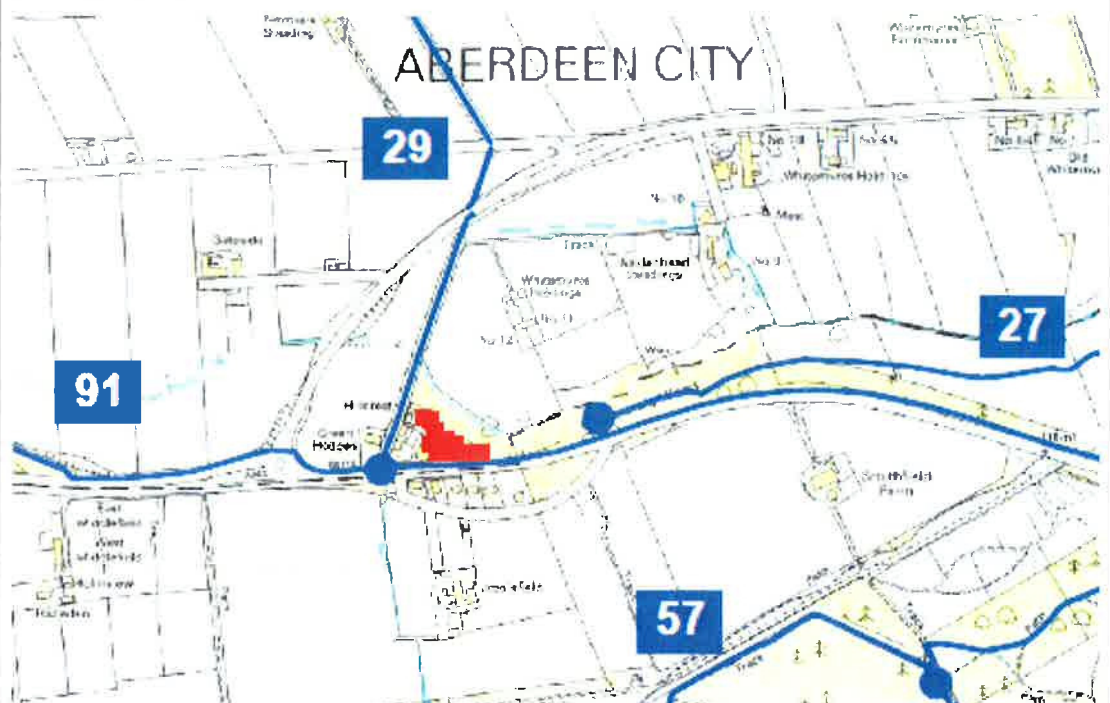


Figure 4 – Core Paths Adjoining Site

<p>The site lies adjacent to routes 91, 29 and is within close proximity to the 27 route which forms part of the Den of Maidencraig Local Nature Reserve. Route 91 comprises a cycle path which runs down Skene Road, linking with Queens Road and the city centre, thereby providing a sustainable transport connection.</p> <p>The proposed site is therefore very well connected with a range of bus routes, and foot and cycle path connections. It therefore scores highly well in terms of sustainable access links.</p>
<p>Proximity to community and civic facilities – schools/shopping/health/recreation</p> <p>The site lies within 870 metres of Hazlehead Academy, and is 2.2 km from Fernielea Primary, and these are the allocated schools for the area.</p> <p>Local retail facilities will be provided in the OP43 development, and these would be within approximately 600 metres.</p> <p>The nearest healthcare facilities would be located in the city centre.</p> <p>The proposed site is well related to nearby recreational facilities, with the walking routes and ponds at Den of Maidencraig Local Nature Reserve contributing to this resource. In addition the sporting facilities at Hazlehead Academy would also be within walking distance.</p>
<p>Proximity of Employment Opportunities</p> <p>The site is within relatively close proximity, within 1.5km of the very large 50ha employment land allocation at OP40 – West Hatton and Homefarm, Kingswells. This site will provide extensive employment opportunities, which residents from the development will be able to take advantage of.</p>
<p>Contamination</p> <p>The site is surfaced in hardcore, which was deposited at the time that the residential development at Woodend Hospital took place. Also, the site is currently used for the storage of steam engines. Whilst this history and current use is likely to require some investigation, significant levels of contamination are not predicted to be present.</p>
<p>Land Use Conflict</p> <p>The proposed residential development would be located adjacent to existing and allocated housing areas, and as result no land use conflict would arise.</p>

<p>Physical Infrastructural Capacity</p> <p>The brownfield nature of the site means that it has already been developed, and therefore benefits from an existing access and utilities. There are therefore no infrastructure obstacles which would prevent its development.</p>
<p>Service Infrastructure Capacity</p> <p>The site in question falls within the catchment zones of Hazlehead Academy and Fernielea Primary. There is currently adequate capacity at both of these schools to accommodate the children from the development.</p> <p>Given the limited number of additional houses which are proposed, it is not anticipated that undue pressure would be placed on other services such as healthcare.</p>
<p>Other Constraints</p> <p>None have been identified.</p>

5.0 Conclusion

- 5.1 Regional planning policy has set ambitious targets for development of brownfield land in the city, which will be challenging to meet. The proposed site falls in the brownfield category, due to the fact that it has been previously developed, and it is therefore an ideal opportunity to contribute to an additional brownfield allocation.
- 5.2 The responses contained in the accompanying pro-forma and in the table above, describe the extent to which the land at Maidencraig conforms to the criteria contained in the council's *Sustainability Checklist*, confirming its suitability for allocation in the next version of the local development plan.