



ABERDEEN
CITY COUNCIL

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

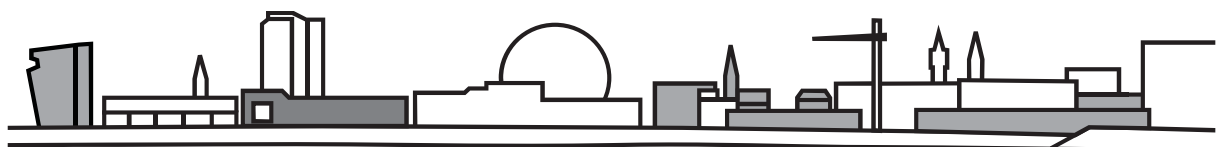
Please ensure your proposal is with us by 14th June 2013.

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?

The site would be used for a respite and care facility to support children with complex disabilities and life limiting illnesses. The specialist care facility would facilitate: planned respite care; day care services; emergency respite care; hydrotherapy pool sessions; engagement in new activities and socialisation outwith the family home. The specialist care centre would have 8 bedrooms with specialist bathing facilities, a quiet room/music therapy, sensory room, teenage area & media room, art, craft and messy play area and a hydrotherapy pool. In addition to this would be daytime space including a lounge, dining area and kitchen facilities and family accommodation with en-suite facilities.

The Charlie House Vision is to provide child-centred and needs-led services to support special children and their families. Children with complex disabilities, medical needs and/or life limiting conditions, more often than not, experience a degree of social exclusion as they are not able to take part in everyday activities that others of their age can. They have limited opportunities for making friends, enjoying activities and having fun. Our current projects aim to provide a place for the whole family to have some fun together and experience new activities. Through the specialist care centre project, Charlie House would provide a home from home environment where children would be fully cared for in a safe, supportive and stimulating setting. It would be a place to make friends, have a little independence and help the children achieve their full potential.

- 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).

N/A

- 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.]

The proposal is to provide a specialist children's respite and care centre. The building will be of high quality design and designed to be energy efficient. It will be designed to integrate into the landscape setting. In addition to the building will be a garden area which will be integrated into the landscape and will enhance the neighbouring district wildlife site and provide a softened edge to the Woodend Hospital site. Ancillary car park facilities will also be provided.

- 12 Will the proposed development be phased? Yes No

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

The building will be constructed when monies are raised through fundraising. The target is to raise £8m within 5 years.

- 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.**

The Charlie House Appeal was formally launched in 2013 and through various media releases and fundraising the community of Aberdeen are aware of the general proposal to build Charlie House. At an appropriate time, community engagement will be carried out in relation to the specific proposal, if required.

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

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

- No available connections
- Limited range of connections
- Good range of connections

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

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

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

- Electricity
- Gas
- Water and Sewage

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

Secondary Capacity

Primary Capacity

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

None. The site is easily serviceable and developable.

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	<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 proposal brings significant benefits to children with special care needs and also for the wider population of Aberdeen. These are fully set out in the attached supporting statement.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

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 iespējamām
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



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



Care * Support * Respite

**DEVELOPMENT BID FOR WESTFIELD, WOODEND HOSPITAL
BY CHARLIE HOUSE**



Care * Support * Respite

1.0 INTRODUCTION AND SITE DESCRIPTION

- 1.1 This bid is submitted by Charlie House for land at Westfield, Woodend Hospital, Aberdeen. Charlie House is a new, locally based children's charity which engages in activities and projects to support children with complex disabilities and life limiting conditions. The charity has recently launched a capital appeal to build a much needed respite and care facility for this group of children and their families. The land is owned by NHS Grampian and we have their permission and support for lodging this bid. NHS Grampian have also lodged a separate bid for the site.
- 1.2 Westfields is located within the Woodend Hospital complex as shown at Appendix 1. The site extends to some 3.66 acres and is currently in vacant hospital use and has been declared surplus to requirements by NHS Grampian. The land lies to the south and south west of the Nurses' Home / Staff Residence which is category B Listed, as well as to the south of Eday Gardens, which includes a three storey residential development towards the boundary with the identified land.
- 1.3 The land is bound to the west by grassed scrubland with a recent residential development at Eday Court to the north west. The North Burn of Rubislaw forms the southern boundary, with the 'Queen's Den' residential development located beyond. The eastern boundary is formed by a tree belt with the car park associated with the 'Maidencraig' ward adjacent. The remaining boundary to the north is formed by the Staff Residence car park, and a post and wire fence to the south of Eday Gardens. In terms of topography, the land lies between 100 and 95 metres (AOD), with the land falling away from north to south to the North Burn of Rubislaw.

2.0 CHARLIE HOUSE AND PROPOSED DEVELOPMENT

- 2.1 Charlie House is the operating name for Grampian Children's Respite Care (Charity Registration SC042643) and was started in late 2010 by a group of parents in Aberdeen who were experiencing difficulty in accessing appropriate planned respite care for their children and families. Supported by social and healthcare professionals, the group developed with the aim of working with other parents and professionals throughout the North-east area to identify gaps in the current service, establish what services were required and work with other organisations to assist in the development of those services. The capital appeal to build a much needed respite and care facility was launched in January 2013 and the aim is to build a specialist care centre which would facilitate:
- Planned respite care
 - Day care services
 - Emergency respite care
 - Palliative & end of life care
 - Hydrotherapy pool sessions
 - Engagement in new activities
 - Socialisation outwith the family home
- 2.2 This will provide a vital service to children with complex needs and their families and fill an identified gap for the provision of this service in North-east. The closest facility of this type is at Rachel House (CHAS) in



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Kinross. The Charlie House vision is to provide child-centred and needs-led services to support special children and their families.

2.3 The specialist care centre would have the following facilities:

- 8 bedrooms with specialist bathing facilities
- Quiet room / music therapy
- Sensory room
- Soft play area
- Sensory garden & outside play areas
- Teenage area & media room
- Art, craft & messy play area
- Hydrotherapy pool
- Daytime space: lounge, dining, kitchen
- Family accommodation with en-suite facilities

2.4 An indicative site layout is attached at Appendix 2. The building will be two storeys in height and designed to respect the character of the area. A high level of energy efficiency will be fundamental to the design and layout of the building. The outdoor spaces will be designed to integrate into the existing landscape character of the area.

2.5 We would propose that the site be identified for future community/healthcare use in the forthcoming LDP.

3.0 **PLANNING STATUS**

3.1 The adopted Aberdeen Local Development Plan (2012) identifies the site within Urban Green Space (NE3) and the Green Space Network (NE1). Policy NE1 advises that the Green Space Network is 'a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation, nature conservation and landscape enhancement. The Green Space Network, indicates where greenspace enhancement projects could be focused' (para. 3.63). Similarly, policy NE3 Urban Green Space advises that the open space strategy is based upon the results of the Open Space Audit (2010), the strategy 'will provide a strategic framework for protecting, creating, connecting, and improving open spaces. The Open Space Strategy recognises the contribution that good quality open space can make towards stronger communities and healthier lifestyles, making Aberdeen a more attractive place' (para. 3.68). A linear district wildlife site is also located to the south and west of the site.

4.0 **JUSTIFICATION**

4.1 Charlie House is committed to raising £8 million in 5 years in order to build the specialist respite and care facility. One of the fundamental issues that needs to be addressed is the location of the facility. A number of criteria have to be met in terms of site selection including the need for a safe location, the potential to be close to other healthcare uses, and the cost of the land. Dialogue is ongoing with NHS Grampian and the Westfield site has been deemed the most appropriate in terms of meeting the criteria.

4.2 The site is well related to the City and the wider North-east and can be accessed by a number of modes of transport. Bus services are located within walking distance on the Lang Stracht and Queens Road.



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Access by car can also be provided from the existing hospital complex from Eday Road or Queens Road. The appropriate level of parking can be provided on the site. A shuttle bus service operates between this and other NHS sites in the city also.

- 4.3 The site is capable of meeting the charity's needs in terms of space required as clearly shown on the indicative site layout. Careful consideration has been made to the layout with the building carefully designed on the upper level of the site, leaving the lower levels of the site to create gardens for the facility. These will enhance the landscape character of the site and allow it to contribute positively to the neighbouring District Wildlife site. The proposals are also a suitable use in terms of the neighbouring hospital uses.
- 4.4 At present the land has little or no amenity value, as it is not accessible to the general public. The topography would allow development to take place without detriment to the landscape character, and enhancements could be made to provide better access on the site, particularly towards the North Burn of Rubislaw. The identified land is not believed to house any significant wildlife or heritage value, although development would still cater for the green space in the form of gardens to contribute to the wildlife corridor. Any future planning application will be accompanied by the relevant supporting information to demonstrate that this is the case.
- 4.5 The site meets planning policy requirements by making full and appropriate use of land. The site has been historically reserved by NHS Grampian for healthcare purposes and is not available for public access. This proposal provides the opportunity to enhance the "green" edge to the hospital. It is considered that the land can be developed while meeting the objectives of the respective policies on Green Space Network and Urban Green Space. The identified land is not utilised as public open space, and offers little amenity at present. In respect of protecting the character of the area, it must be acknowledged that the site is already surrounded by development on three sides therefore the character reflects an urban location. Accordingly, there would be no adverse environmental impact on the surrounding area from the identification of this land for a specialist respite and care facility.

5.0 CONCLUSIONS AND RECOMMENDATIONS

- 5.1 The site at Westfields, Woodend is ideal for the provision of a specialist care and respite facility. The proposed development fully accords with planning policy and will enhance a currently vacant hospital site and contribute to the enhancing the landscape setting of the area. We would respectfully request that the site be included in the forthcoming Local Development Plan for future community/healthcare use.

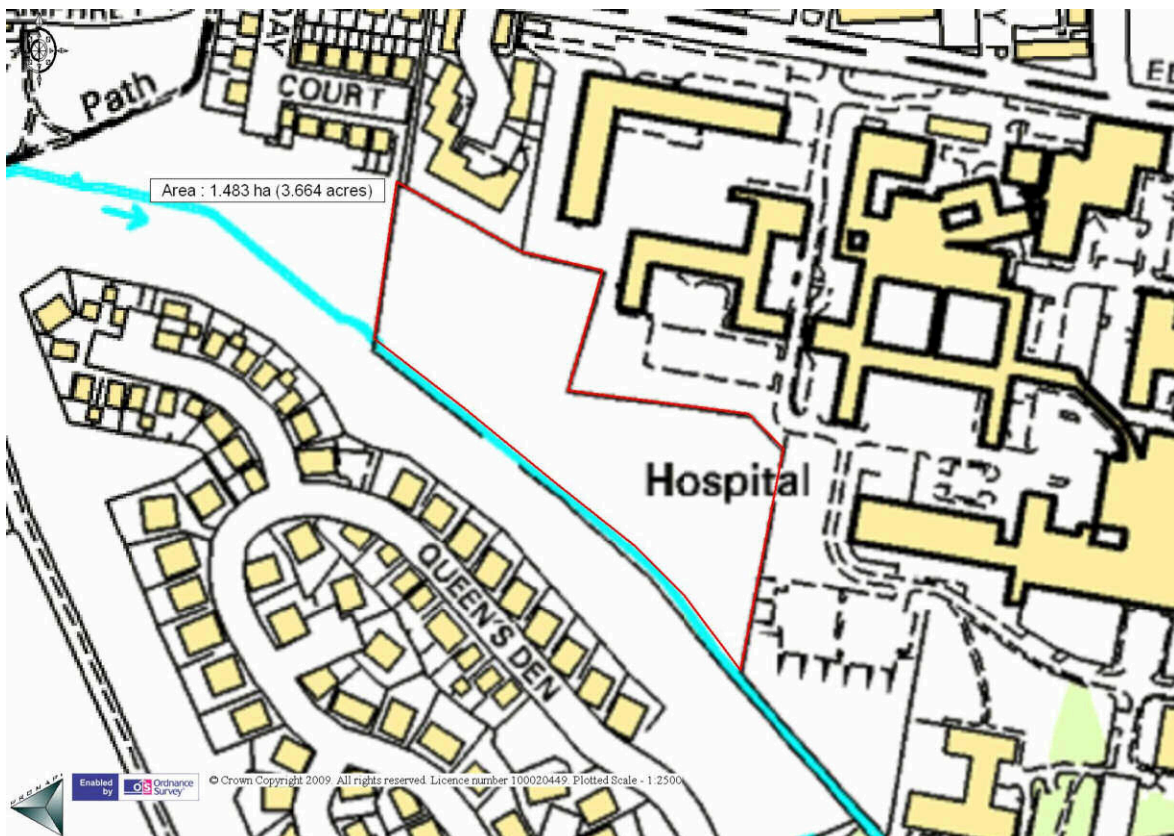


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APPENDIX 1 – LOCATION PLAN



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APPENDIX 2 – INDICATIVE LAYOUT



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cummingandco

CHARLIE HOUSE			
WOODEND SITE, ABERDEEN			
LOCATION PLAN			
SCALE	1:1250	DATE	MAY 2013
JOB REFERENCE	11-059	DRAWING	W-01
			C