



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

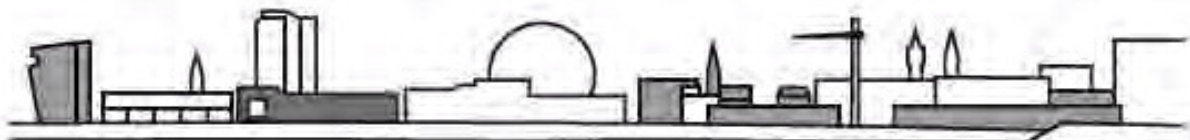
Please ensure your proposal is with us by 14th June 2013.

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?

- 9 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 4.5 ha – assume 60% developable for housing i.e. 2.7hectares @ 30 houses per hectare = 80 houses.

- 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) N

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.]

Public open space provision is proposed in addition to housing. Previous submissions on this site have suggested a mixed use development which would be considered as part of the masterplanning process for Kingswells. The site was not, however, subsequently allocated in the recently adopted LDP, as it was not required to satisfy housing or employment land requirements. Sufficient development land was provided for on the site now covered in the Kingswells Development Framework, 2013 for a range and mix of uses to meet community requirements. In particular, Site OP40 (West Hutton and Homefarm, Kingswells) is designated for a 50ha development of business land. Site OP41 (Kingswells C) and site OP42 (Kingswells D and West Huxlinstone), immediately to the south, is designated for development of 120 houses. The Park and Ride facility is located in close proximity to the west of the site. As a result residential use and open space are now proposed to complement the significant and potentially successful employment development at Site OP40, together with the community uses, suggested in the Framework at Site OP41.

- 12 Will the proposed development be phased? Yes No

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

30 residential completions per year. To commence after planning acceptance.
The anticipated mix comprises flats - 15%, terraces - 30%, semis - 30% and detached - 25%.

- 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.

Consultation has been carried out in the past, but not yet as part of this pre-MIR process.

Opportunities will be provided through the masterplanning process, reflecting and building on the process already undertaken during the preparation of the Kingswells Development Framework, 2013 and associated phasing documents.

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 checked="" type="checkbox"/> N	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N
Access between 400-800m	<input checked="" type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> Y
Access within 400m	<input type="checkbox"/> Y	<input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> N

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

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

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?

This site offers the opportunity to contribute towards both primary and secondary education at Countesswells. 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"/>
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 site was previously considered, but discounted in the adopted LDP, however, its close proximity to the old village of Kingswells and to areas safeguarded for development in the future, supports the consideration of the site again. It makes little sense to have areas located so close to the heart of the community but retained as farmland with development all around it.

The proposal relates to new residential and open space, which compliments existing and proposed land use patterns in a sustainable location, with good access to services, community facilities and employment uses. It is proposed to provide 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.

The site is already well connected to the existing strategic and local road network and is sustainably located in transport terms, with pedestrian and cycle links throughout and around Kingswells, together with a park and ride facility.

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

Planning Supporting Statement

Aberdeen Local Development Plan Review Pre- Main Issues



Kingswells East (North of Old Lang Stracht) Residential Development and Public Open Space

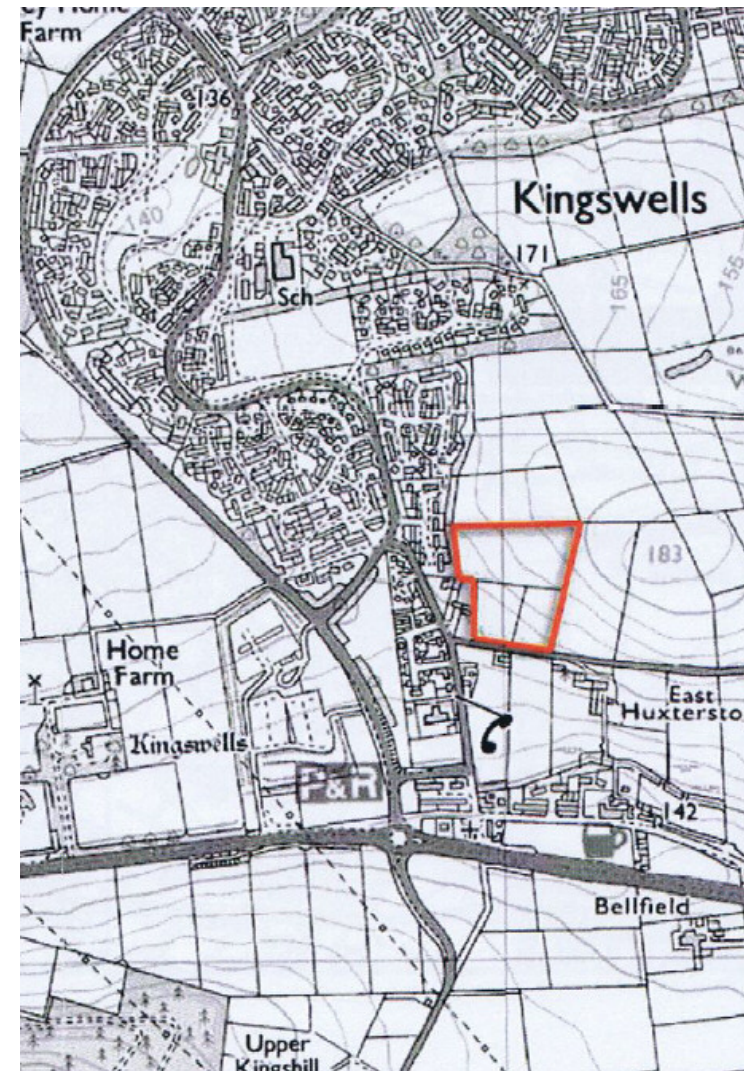


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1.0 Introduction

- 1.1 This development bid is submitted on behalf of Scotia Homes Ltd in response to Aberdeen City Council's review of the Aberdeen City Local Development Plan (LDP) and their request for the submission of development proposals for consideration for inclusion in the LDP.
- 1.2 The land which is under control of Scotia Homes Ltd, extends to an area of approximately 4.5 hectares and lies to the east of Kingswells, to the north of the old Lang Stracht.
- 1.3 The proposal relates to a residential development, for approximately 80 houses, with new public open space provision. The details of the proposal will be informed through the masterplanning process, having regard to the Kingswells Development Framework, 2013 which provides guidance on the design and nature of development on a number of sites adjacent, or in close proximity to Kingswells East.
- 1.4 Scotia Homes Ltd has a proven track record of delivering residential and sustainable mixed use development with the City and across the North East of Scotland. The development of this site in the medium to long term will be progressed as a natural extension to the sites recently allocated in the adopted LDP at Kingswells.

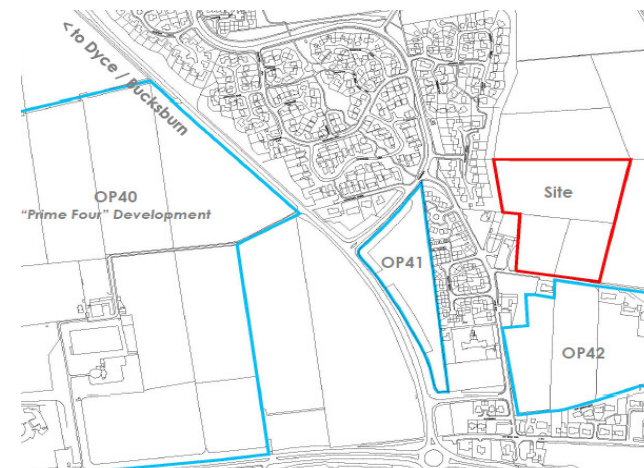


2.0 Site Location & Description

- 2.1 Kingswells is situated approximately 6 km to the west of Aberdeen, with direct access along the A944, to the south. The village has good access to employment and services within the City and at Westhill. In addition, the significant recent employment allocation at Kingswells, the settlement also benefits from a range of community facilities, including a community centre, shops, a medical centre, a nursing home, vets practice, mobile library and banking, a church, public house and garage, recreational open space and a primary school.
- 2.2 The site is in agricultural use and is enclosed by field boundaries to the north and east, the old Lang Stracht to the south and housing to the west. The site lies immediately to the east of the existing residential development off Kingswood Drive and Fairley Road. There are three agricultural fields to the north which meet with the southern edge of properties located off Kingswood Avenue. Agricultural fields lie to the east of the site.
- 2.3 The adopted LDP has recently allocated new housing at sites OP42 immediately to the south and at Site OP41 to the west. Site OP40 [West Hatton and Homefarm, Kingswells] has been allocated for a 50ha development of business land, to the north and west of the existing park and ride facility.
- 2.4 The site has a south, southwest aspect and whilst the land rises from south to north, the land is generally well screened from views into the settlement.
- 2.5 It is considered that the site is well located in relation to the existing settlement pattern. The provision of a new high quality designed walkable neighbourhood, in this location,

would integrate well with the more recent development to the north and west and also with the historic core of the village to the south. The site is also located immediately to the north of Site OP42, and offers the opportunity to extend this site to the north.

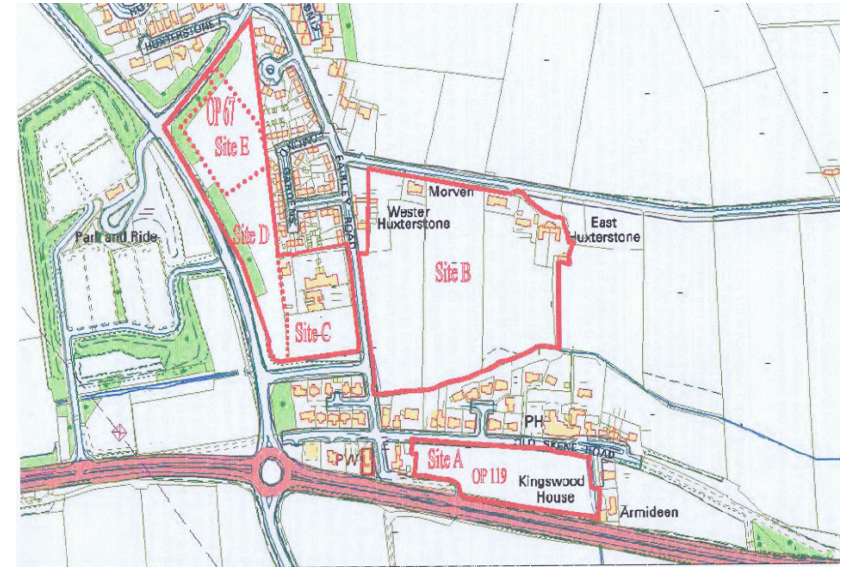
- 2.6 The old Lang Stracht is restricted to bus service provision and a cycle route and runs immediately south of the site. In addition to a number of cycle paths and footpaths running through and within Kingswells, there is a core footpath and cycle path immediately to the south which connect to the local centre and to Aberdeen city centre.



- 2.7 These characteristics lend the site to being developed as an expansion to Kingswells within identifiable topographical boundaries, and in a location which can assist in sustaining and contributing to service provision and community benefits. The sustainability checklist contained in Section 7.0 supports the fact that the development of the site will not have a detrimental environmental impact.

3.0 Surrounding Development Context

- 3.1 A new walkable neighbourhood at Kingswells East would complement existing and proposed employment and residential uses at Kingswells. In particular, the proposed site would connect well with site OP42 (Kingswells D and West Huxerstone) immediately to the south, which is allocated for 120 homes and with Site OP41 (Kingswells C) which is allocated for 50 homes to the west. Further high quality housing would also complement the significant employment allocation of 50 hectares at Site OP40 (West Hatton and Home Farm) further to the west.
- 3.2 The site is well placed in transportation terms, with access to Aberdeen, along the A944 and is in close proximity to the AWPR. There is good public transport, cycle and footpath provision and a park & ride immediately to the south west.
- 3.3 The Kingswells Development Framework, Supplementary Planning Guidance 2013, provides for further planning guidance on the development of land at South Kingswells, distinguishing the allocations into sites A to E (inclusive).
- 3.4 The Framework identifies that it is the first step towards the preparation of a Masterplan for a new attractive, high quality and sustainable residential development of family houses that will be well integrated with the existing area. The Framework confirms that a development in close proximity to an allocation that jeopardizes the full provision of the allocation will be refused. Development at Kingswells East can extend the supply of sustainable family housing of high quality design, in the long term, allowing the sites allocated to be completed before the phasing of this site is brought forward.



4.0 Planning History

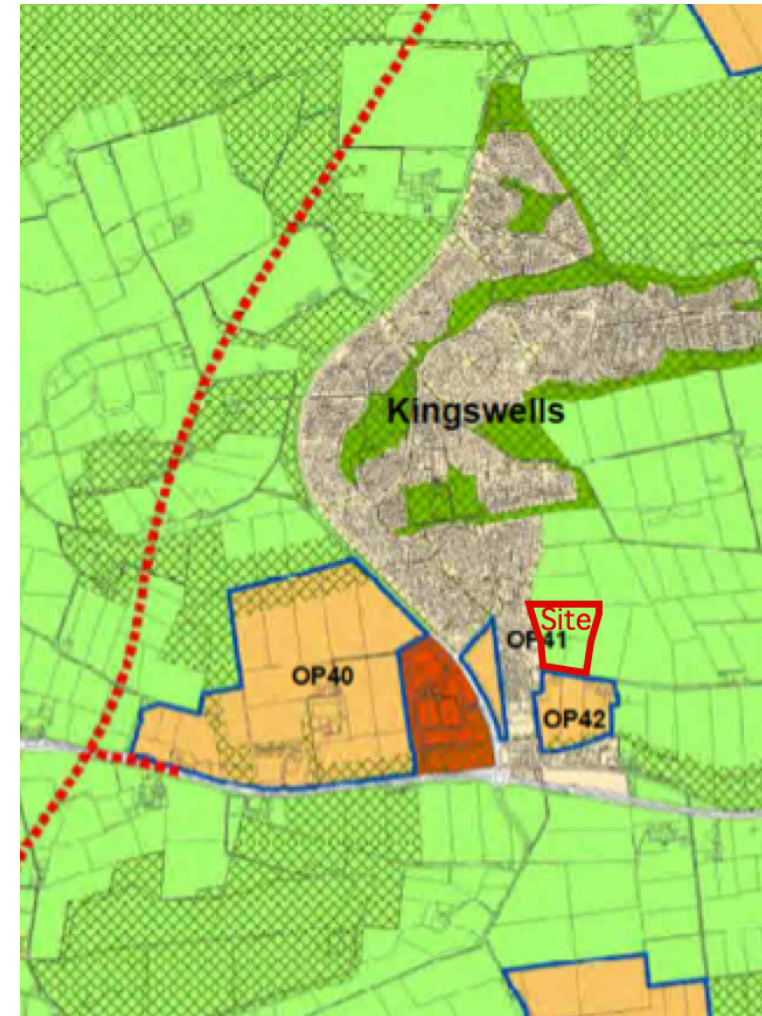
- 4.1 Scotia Homes Ltd submitted representations in December 2010 on Kingswells East, promoting the land in the Local Development Plan (LDP) Proposed Plan for an integrated residential (approximately 70 mixed tenure houses) and other mixed use development, comprising residential, business, retail, leisure and community uses.
- 4.2 It was suggested that a modest northerly extension to site OP42 (Kingswells D and West Huxterstone), incorporating this site, would ensure delivery of new housing land, in an appropriate location, which would meet Structure Plan phasing requirements. The inclusion of this land as part of OP42 would alleviate pressure in the supply of housing land in the early period of the LDP Proposed Plan, pending deliverability of other much larger Greenfield allocations, which are dependent on securing other infrastructural requirements in a difficult economic climate.
- 4.3 A site-specific assessment was undertaken by the Council on Kingswells East in relation to the Main Issues Report and is contained in the Development Options Assessment Report, 2009 (DOAR). The Report identified a number of positive outcomes in terms of the assessment of this site (MIR Ref: 03/02) and concluded that it is largely free from technical constraint, that physical infrastructure capacity is present and there is capacity in the schools. The summary assessment states:
- “The site is south facing, with good drainage, no risk of flooding, and with no loss of nature conservation or built/cultural elements. The site is reasonably well connected to the existing settlement and there is a core path and a cycle route adjacent to the site, linking into Kingswells and Aberdeen.”
- 4.4 The main issue identified in the DOAR related to landscape impact. However, the site achieved a checklist score of 48 and was higher than other sites subsequently allocated in the LDP. The Kingswells Development Framework, 2013 provides for an updated overview of the Council's assessment of potential visual impact from development at Kingswells. The Council considers, in Paragraph 1.2, that with the exception of most recent development to the north and northeast of Kingswells “most of the Kingswells settlement is well contained visually by higher ground to the south-west, west, north-west and east by established plantations of trees”. Having regard to the above, it is relevant in terms of moving forward to identify new land for future growth requirements that this site is likely to represent one of the best options available in terms of its landscape and visual impact on Kingswells. It has previously been acknowledged that the site is largely free from technical constraints and that the physical infrastructure capacity is present.
- 4.2 The Reporter's conclusions on the site identify that there was no benefit in allocating the site, or easterly extension of Kingswells at this time, as sufficient housing land was already provided in the Proposed LDP. In moving forward, the new LDP will need to make provision for new medium and long-term housing land and the site subject to this bid by Scotia Homes Ltd is well located to meet future growth requirements. In addition, this site is likely to represent one of the best options available in terms of its landscape and visual impact on Kingswells. It has previously been acknowledged that the site is largely free from technical constraints and that the physical infrastructure capacity is present.

5.0 Development Plan Context & Planning Considerations

The Aberdeen City Local Development Plan (ALDP), 2012

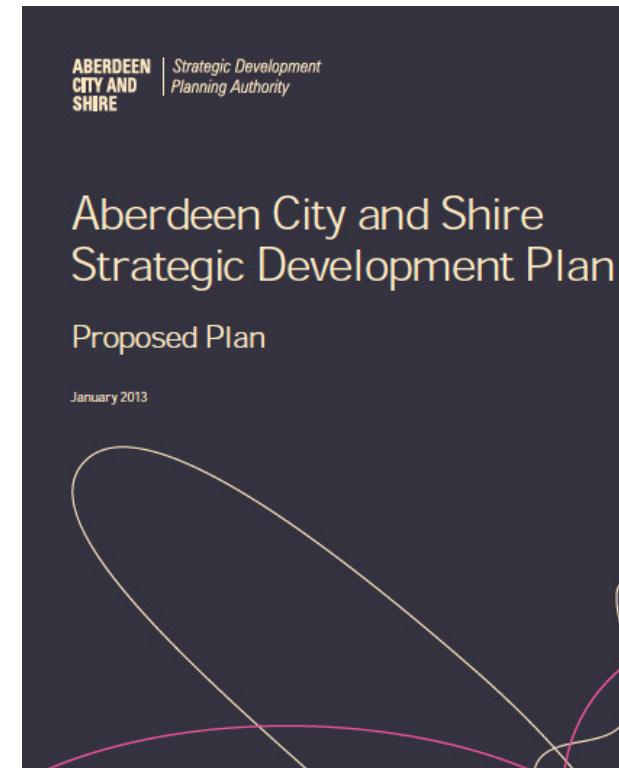
- 5.1 The Aberdeen City Local Development Plan (ALDP), 2012 allocates land to accommodate the extent and direction for growth identified in the Aberdeen City and Shire Structure Plan (SP), approved August 2009. The LDP provided for a number of employment and housing allocations in close proximity to this site, as referred to above. The extract from the proposals map of the adopted LDP illustrates the location of the site in relation to the existing settlement pattern and recent allocations.
- 5.2 Table 7 of the adopted LDP identifies the anticipated time periods for development at Kingswells and Greenferns. Table 7 anticipates the completion of the 50 homes at Kingswells C by 2016 and the 120 homes at Kingswells D and West Huxterstone within the same period. No sites are proposed within Kingswells itself in the period 2017 to 2030. For this period of the plan (2017-2030) 750 homes are anticipated at Site OP45 (Greenferns) to the east of Kingswells.
- 5.3 The Housing Land Audit (HLA) for 2012 identifies that the estimated completion date for the development of Site OP42 has slipped to 2017 and that 600 of the units at site OP45 remain constrained. This position remains the same in the draft HLA 2013. The position on site OP41 is unknown from the HLA.
- 5.4 The effective housing land position for the settlement of Kingswells is that there is currently no new housing provision beyond 2017 for the settlement. In addition, housing land provision for the period beyond is primarily reliant on Greenferns where 600 homes are currently categorised as constrained for the period 2017 to 2030. This site at Kingswells

East is in an appropriate location to fulfill some of the anticipated latent demand for housing in the area, as a consequence of potential delivery problems for the period post 2017.



Emerging Development Plan Context: Proposed Aberdeen City and Shire Strategic Development Plan (SDP), 2013

- 5.5 The Proposed Aberdeen City and Shire Strategic Development Plan commits to the same key regional objectives as the existing Structure Plan:
- Economic Growth – 60 hectares of marketable land should be available at all times within Aberdeen and 60 hectares of marketable land available within Strategic Growth areas throughout Aberdeenshire.
 - Sustainable Development and Climate Change – The Proposed SDP puts forward targets including; all new builds to be carbon neutral by 2020, and 100% of the city region's electricity needs to be met by renewables by 2020.
 - Population Growth – "The Plan identifies that the population of the region is expected to grow by 35,000 from 465,000 (in 2011) to 500,000 (in 2035). The Plan targets the need to identify land for 67,500 new homes throughout the region by 2035, stating that land for most of these homes has already been identified in the two local development plans.
 - Quality of the Environment – the Plan encourages development which will maintain and enhance the regions built, natural and cultural assets.
 - Sustainable Mixed Communities – the Plan's objective is to meet the present and future needs of the whole community, while creating more pleasant and attractive places. The plan identifies that this objective will be addressed in part through greater provision of affordable housing, an increased range and quality of housing and giving development priority to areas in need of regeneration.
 - Accessibility – the Plan focuses on the need to deliver key infrastructure projects as well as promote sustainable travel, enduring that walking, cycling and public transport are attractive choices.



- 5.6 Scotia Homes Ltd's recent submission on the Proposed SDP supported the aims and targets contained in the Plan. However, some concern was expressed that the strategy for growth was not sufficiently ambitious and that the strategy for Aberdeen City relies too heavily on the delivery of Brownfield sites. It was suggested that this may result in the stated aims and targets for growth not being realised. In summary, the following concerns were expressed:

- The overall housing land requirement (HLR) should be more ambitious to secure the economic growth aspired to for the area.
- The over-reliance on the delivery of Brownfield sites in Aberdeen City may prohibit the delivery of an effective Housing Land Supply (HLS). The effective delivery of the HLS may be exacerbated by existing allowances failing to delivery in the time anticipated.
- Increased priority should be afforded to the supply of Greenfield sites in Aberdeen City. Greenfield sites are more likely to achieve the stated targets and aims of the SDP for sustainable mixed-use communities, improved connectivity, and the delivery of infrastructure and community facilities, than Brownfield sites.

5.7 It is considered that the HLR is not ambitious enough and that the SDP should set more generous target for growth to ensure that the vision and strategy of the SDP is achieved. In particular, it is considered that the HLR is currently underestimated. The Housing Needs and Demand Assessment underpinning the population growth suggested is not based on up to date statistics published recently, including the National Records of Scotland (NRS) forecasts¹. The NRS figure suggests a further 19,000 or so houses should be planned for over the SDP period, over and above that recently suggested in the Proposed SDP.

5.8 In summary, it was submitted that the SDP should set a more ambitious target for the HLR and that the SDP attached a disproportionate and unreasonable weight to the delivery of Brownfield sites. It is considered that further Greenfield land releases can assist in meeting a more ambitious rate of growth and achieve the stated objectives of the Proposed

¹ From 1 April 2011, the General Register Office for Scotland merged with the National Archives of Scotland to become the National Records of Scotland (NRS).

SDP. It was further submitted that the SDP should provide clear policy direction to the LDP, ensuring that the focus for delivering growth in the forthcoming period of the LDP is on sustainable new neighbourhoods of a scale and location that can achieve the SDP objectives. It is considered that a commitment to the land at Shielhill Farm can meet the new LDP's growth requirements and the objectives of the SDP.

National Planning Framework (NPF)

5.9 NPF2, June 2009 sets out a plan for the spatial framework for Scotland to enable sustainable economic growth, and a "greener Scotland" healthier communities and a smarter Scotland. Paragraph 204 confirms "The primary aim for Aberdeen and Aberdeenshire is to grow and diversify the economy, making sure the region has enough people, homes, jobs and facilities to maintain and improve its quality of life. Under the banner of the Energetica project, the economic development community is seeking to build on the energy sector and offshore strengths of the region, diversifying into new renewable and clean energy technologies to consolidate its position as a global energy hub ... Construction of the Aberdeen Western Peripheral Route will improve regional connectivity and open new development opportunities. Strategic growth is being focused on the city and the Aberdeen to Peterhead and Huntly to Laurencekirk corridors."

5.10 The emerging NPF3 Main Issues Report and Draft Framework continues its support for the Energetica Corridor and identifies the following key issues for Aberdeen and the North East:

- Supporting strategic infrastructure developments and using them as a focus for the area's overall strategy for growth.
- Using the area's strengths to facilitate the transition to a

- low carbon economy.
- o Highlighting the need for continuing transport infrastructure investment to support growth.
- o Ensuring demand for both high quality and affordable housing development is met.
- o Maintaining connections by land, air and sea.

Scottish Planning Policy (SPP)

- 5.11 SPP is a statement of Scottish Government policy on land use planning and identifies that planning is about where development should happen, where it should not and how it interacts with its surroundings. SPP identifies that the Government believes strongly in the value of forward-looking, visionary and ambitious plans that will guide development.
- 5.12 Paragraph 70 on Housing Land identifies “The delivery of housing through the development plan to support the creation of sustainable mixed communities depends on a generous supply of appropriate and effective sites being made available to meet need and demand, and on the timely release of allocated sites.”
- 5.13 Whilst paragraph 80 supports the consideration of the reuse of previously developed land before development on greenfield sites, the policy does go on to identify the considerations which should be taken into account in site selection, including:
- o The potential contribution to the strategy and policies of the development plan and other national and local policy objectives,
 - o The relative accessibility of sites by a choice of transport options,
 - o The availability of infrastructure, including waste management infrastructure, and education and

- community facilities,
- o Whether development can be achieved within the required time frame,
- o The provision of choice across the housing market area,
- o The design, quality and density of development that can be achieved, and
- o The individual and cumulative effects of the proposed development.

- 5.14 It is considered that the potential reliance of the emerging LDP on solely brownfield sites will fail to deliver the requirements for site selection as identified in SPP. Land at Kingswells East would support the objectives referred to and provide for a provision of choice across the housing market area, which the predominant reliance on brownfield sites would not achieve.

- 5.15 The current consultation draft of SPP identifies that “Plans should be deliverable, identifying sites that can be developed within the life of the plan.” (paragraph 20). It is queried whether relying predominantly on brownfield sites would achieve this objective. Paragraph 47 identifies that “In towns and cities, the majority of new development should be located within or adjacent to existing settlements. An urban capacity study which assesses the scope for development within settlement boundaries may usefully inform the spatial strategy and help to achieve more compact settlements.” This site is located adjacent to the existing settlement and should therefore be considered favourably as a green field release prior to other sites which are not located on the City boundary. It is also relevant that this site is also partially brownfield in status.

6.0 Aberdeen City Local Development Plan (LDP) Review (Pre-MIR): Questionnaire Submission.

- 6.1 The on-line newsletter, March 2013² identifies "We anticipate rolling forward the allocations from the current ALDP as the Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan. Therefore, 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."
- 6.2 Submissions have been made on the Proposed SDP suggesting a more generous supply of housing land. Whilst the Reporter's conclusions on the SDP are still to be received, it is considered that further Greenfield sites should be considered now to provide for sites in the short, medium and long-term to provide for certainty and to enable them to be brought forward pending other sites failing to deliver as currently anticipated. This approach would provide flexibility on delivering an effective 5 year housing land supply, whilst providing choice in housing provision.
- 6.3 Within this context the following submission has been made by Scotia Homes Ltd on Aberdeen's main planning issues on the Pre- Main Issues Report Questionnaire 2013:

What do you think are the most important things that make Aberdeen a good place to live, visit and/or work?

² Newsletter, March 2013

<http://www.aberdeencity.gov.uk/nmsruntime/saveasdialog.asp?IID=49304&SID=9484>

Healthy economic base, attractive architecture and quality of place, recreational and cultural facilities, attractive countryside and scenic quality relating to its coastal setting.

What do you think should be the Council's top priorities for the next Aberdeen Local Development Plan?

Continuing to promote and support sustainable economic growth and sustainable development, protection and enhancement of built and natural heritage, investment in green infrastructure, promoting and supporting an enhanced vision for the role of the town centre and attracting mixed uses. Promoting and supporting mixed use development and high quality design. Supporting continued investment in infrastructure and creating a vision capable of implementation. Ensuring deliverability of development on a range of sites, brownfield and greenfield.

Do you have any particular aspirations for your community or Aberdeen as a whole that you think should be taken forward through the ALDP?

Scotia Homes Ltd supports sustainable mixed use development which addresses all of the above whilst also addressing local community objectives. In particular, the achievement of the above objectives should form part of a holistic design process ensuring high quality development.

What do you think should be our main planning priorities for the City Centre?

Scotia Homes Ltd supports the draft national policy contained in paragraph 54 of Draft SPP that town centres should be promoted for a mix of uses including cultural and community facilities, retail, leisure, entertainment, recreation, as well as homes and businesses. It is understood that the

Town Centres Review referred to will support a joint multi-party approach to achieving a vision for town centres and this approach is supported.

What do you think should be our main planning priorities for providing infrastructure?

In relation to new development funding infrastructure, the advice and policy tests contained in Circular 3/2012 on Planning Obligations is supported. The Strategic Development Fund should be subject to review/consultation through this process and further public sector funding should be encouraged in order to secure deliverability.

What do you think should be our main planning priorities for transport and accessibility?

In principle pedestrianisation is not supported. Proposals for the Town Centre, together with weighing up the benefits of pedestrianisation should be considered as part of a holistic approach and considered as part of an overall vision, currently being considered through the Town Centres Review.

Park and Ride facilities are supported in appropriate gateway locations on the edge of the City, to ease congestion within the centre.

What do you think should be our main planning priorities for ensuring we have high quality buildings and places?

The principles of placemaking and achieving high quality design in accordance with Government policy and advice is supported. The provision of more Council officers trained in architecture/urban design offering advice on this issue would be supported.

The recent consultation on Draft Conservation Area Character Appraisals and Management Plans is supported as a tool for heritage protection.

What do you think should be our main planning priorities for meeting the needs of business and industry?

Attract and retain high quality employees and employers through creating a high quality environment with sufficient choice in housing, recreational and community provision. Ensure a sufficient supply and range of affordable employment land. Enhance the City Centre and support a lively, vibrant, pleasant and cultural environment.

What do you think should be our main planning priorities for meeting Aberdeen's housing and community needs?

Through the provision of affordable housing, through both the private and public sector provision. Consider and support other alternative forms of housing such as live/work units, assisted living/sheltered housing and student housing to create supply with the existing housing stock.

What do you think should be our main planning priorities for supporting retail centres across Aberdeen?

It is considered that retailing policy should prioritise and focus upon the City Centre. New out of town retail parks should continue to be assessed against the sequential test, but also in relation to design, scale and relationship with the community concerned.

What do you think should be our main planning priorities for protecting and enhancing the natural environment and preventing flooding?

Continue with existing policy protection approach.

What do you think should be our main planning priorities for ensuring that resources and waste are managed sustainably?

Yes, this is supported, and developments could be assessed against a sustainability checklist.

7.0 Aberdeen City Local Development Plan (LDP) Review (Pre-MIR): Sustainability Checklist

- 7.1 The following information relating to the Council's sustainability checklist, identifies that the characteristics of Kingswells East lend itself to future development against the range of environmental considerations assessed:

Exposure

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).

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.

The site is located to the west of Aberdeen less than 10km from the east coast, and is not impacted by a dominant easterly wind. The site will be enclosed to the south and southwest by new and existing development and to the

north and west by existing development. There may be some limited 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.

Aspect

The site is southwest 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.

Slope

The site slopes gently from the northeast to the southwest, from approximately 170m AOD to approximately 150m. No mitigation is required. The Gradient is not more than 1 in 12 (0.083) and is calculated at 2 in 25 i.e. 0.08.

Flood risk

SEPA's Indicative River & Coastal Flood Map confirms that the site is not located in a flood risk area. <http://go.mappoint.net/sepa/>.

Drainage

No known drainage constraints.

Built / Cultural Heritage Elements

Historic Scotland's website pastmap.org.uk identifies that there are no Listed Buildings within the site and only 1 adjacent to the west at Kingswells Old Manse, which has

the recorded Cranmore Ref of 149912. There are 23 Listed Buildings, 150 Cranmore features and 3 Scheduled Area Monuments within the area of search, however, none of these heritage features are considered to be close enough to impact on the development of the site.

Natural Conservation

Scottish Natural Heritage's Interactive Map [www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/] identifies that there are no statutory designations at Kingswells. The LDP constraints plan identifies a District Wildlife Site to the northeast of Kingswells and therefore does not impact on the site.

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.

Attractive /managed surroundings /Landscape Fit

The proposed housing, public open space and landscape framework, complementing the existing surrounding land uses, including those recently allocated in the LDP. The site location plan, attached in Appendix 1, identifies the close relationship of the proposed site with the existing settlement and allocations covered by the LDP. The indicative layout plan attached in Appendix 1 illustrates the proposed residential and open space layout and its close relationship with its surrounding land use context. The plan 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.

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

The proposal aims to secure new housing and open space which 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 new public open space in a location which is accessible to existing and planned development at Kingswells.

Accessibility

The Train Station in Aberdeen is located approximately 6km to the east (approximately). There is a good bus service provision, with stops in close proximity to the site, that is, within 100m (along Fairley Road) and at the Park and Ride, which is less than 400m away. The site is located approximately 500m from the A944, with direct access into the City and with the AWPR running to the west of Kingswells, the site is ideally and sustainably located to accommodate further development in transport terms.

Proximity to Community and Civic Facilities

Kingswells benefits from a range of community facilities, with a community centre, shops, a medical centre, a nursing home, vets practice, mobile library and banking, a church, public house and garage, recreational open space and a primary school, within a range of 800m from the site

(approximately).

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 identifies recommendations for Kingswells, including secondary school provision by "Re-zone Kingswells from Bucksburn Academy to new secondary provision in Countesswells area" and as Kingswells PS is also at over-capacity, the report recommends the establishment of a new secondary zone in the Countesswells area. This site can contribute to and assist in facilitating the recommendations referred to.

Direct Footpath /Cycle Connection

There are cycle trails within Kingswells, linking into urban open space and further cycle trails along the A944 and Skene Road to the south. A number of core paths run around Kingswells and whilst none directly connect into the site, the Old Lang Stracht, which provides access to the site also provides for good cycle and pedestrian connection east to west. Core Path 91 (Westhill-Aberdeen Cycle Route) runs past the south of Kingswells. Path 31 runs through Kingswells linking to the school and community centre. The Kingswells Development Framework identifies that Proposed core path 42 together with aspirational path 5 link north east Kingswells to the proposed new secondary school in Bucksburn, identifying that proposed path 42 and aspirational path 5 will provide a safe way for children and adults to travel on foot or bike to education facilities or places of work.

Proximity of Employment Opportunities

Sufficient employment land was provided for in the adopted LDP, including a designation for a 50ha development of business land on Site OP40 [West Hatton and Homefarm, Kingswells]. This site, together with the park and ride and existing community services and facilities provided for a range of employment opportunities at Kingswells which further residential development would support and complement.

Contamination

No known contamination constraints.

Land Use Conflict

No known conflicts. The proposal complements and supports the adjoining land use mix and community at Kingswells.

Physical Infrastructural Capacity

No known constraints.

Service Infrastructural

No known constraints.

7.2 Having regard to the above site and context analysis, together with an assessment of future required land uses, an initial indicative layout has been prepared for the site. Whilst this provides for an initial land use vision for the site, Scotia Homes Ltd intends to progress the proposal through the masterplanning process and ensure appropriate integration with the Kingswells Development Framework, 2013.



8.0 Conclusions

- 8.1 The site is located in the green belt, on the eastern edge of the settlement of Kingswells. The site is in agricultural use and is enclosed by field boundaries to the north and east, the old Lang Stracht to the south and housing to the west.
- 8.2 The provision of a new high quality designed walkable neighbourhood at Kingswells East would integrate well with the more recent development to the north and west and also with the historic core of the village to the south. The site is also located immediately to the north of Site OP42, and offers the opportunity to extend this site to the north. The residential development complements the recent significant employment allocations in this area, which is readily accessible by a range of transport options, not least the proposed AWPR, which will significantly improve the accessibility of Kingswells. The site is in a sustainable location in transport terms and is also in close proximity to existing park and ride facilities.
- 8.3 The characteristics of the site lend itself to the future growth of Kingswells within identifiable topographical boundaries. The site is in a location which can assist in sustaining and contributing to existing service provision, whilst also providing community benefits in terms of new public open space and new high quality mixed tenure housing. The sustainability checklist contained in Section 7.0 supports the fact that the development of the site will not overall have a detrimental environmental impact.
- 8.4 Kingswells East can assist in alleviating housing land delivery requirements in the area beyond 2017, pending the constraints relating to Greenferns being removed. The site can also provide flexibility in the housing land supply, in the event of further potential delivery delays in the delivery of the Opportunity sites in Kingswells.
- 8.5 Kingswells East has been considered favourably previously as a site which could contribute to the housing land supply (HLS) on the grounds of being free from physical constraint and with sufficient infrastructure capacity being available. The Reporter in recommending on the now adopted LDP declined the inclusion of this site, at this point in time, on the basis that it was not needed to fulfill housing land requirements and as a result there was no need to extend Kingswells to the east. It is considered that the site would now form a valuable contribution to the HLS. In addition, the Kingswells Development Framework identifies that the settlement is visually contained to the east by topography/tree plantations and given the pending deliverability issues, it is considered that this site can contribute to the housing land supply beyond 2017 in a suitable location.
- 8.6 Scotia Homes Ltd's recent submission on the Proposed SDP supported the aims and targets contained in the Plan. However, some concern was expressed that the strategy for growth was not sufficiently ambitious and that the strategy for Aberdeen City relies too heavily on the delivery of Brownfield sites. It was suggested that this may result in the stated aims and targets for growth not being realised.
- 8.6 Notwithstanding the HLS issues in the Kingswells area, it is considered, in general terms, that the over-reliance on the delivery of Brownfield sites in Aberdeen City may prohibit the delivery of an effective Housing Land Supply (HLS), which may also be exacerbated by existing allowances failing to deliver in the time anticipated. Increased priority should be afforded to the supply of new Greenfield sites in Aberdeen City. Greenfield sites are more likely than Brownfield sites to achieve the stated targets and aims of the SDP for sustainable mixed-use communities, improved connectivity, and the delivery of

infrastructure and community facilities.

- 8.7 Within this context and having regard to Supplementary Guidance, NPF and SPP it is considered that Kingswells East should be allocated in the LDP Review to provide for new housing land in the medium and long-term (beyond 2017). The allocation of the site will provide for certainty in forward planning, enabling housing land to be brought forward pending other sites failing to deliver as currently anticipated. This approach would provide flexibility on delivering an effective 5 year housing land supply, whilst providing choice in housing provision.
- 8.8 It is respectfully requested that land at Kingswells East is allocated in the LDP for long term mixed use development, comprising housing and new public open space.