



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

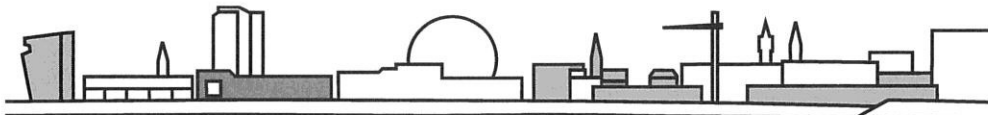
Please ensure your proposal is with us by 14th June 2013.

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: BARRATT EAST SCOTLAND (PER HALLIDAY FRASER MUNRO) Date: 14/06/2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN

Postcode: AB10 1UR

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: [REDACTED]

Address: PER AGENT

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]

NEWTON EAST, OLD SKENE ROAD, KINGSWELLS

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

N/A

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.

NJ873061

6 What is the current use of the site?

AGRICULTURAL / GRAZING

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

If so, what was it?

[REDACTED]

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).

MIX OF HOUSING TO COMPLEMENT THE ADJACENT SITE TO THE WEST AT WILLOWBANK.
INITIAL CAPACITY STUDIES SUGGEST THE SITE CAN ACCOMMODATE AROUND 15 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?

AFFORDABLE HOUSING WILL BE CONSIDERED IN MORE DETAIL AT ANY APPLICATION STAGE 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.]

N/A

12 Will the proposed development be phased? Yes No

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

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.**

PUBLIC CONSULTATION WAS UNDERTAKEN DURING THE PREPARATION OF THE EXISTING LOCAL DEVELOPMENT PLAN. FURTHER CONSULTATION WILL TAKE PLACE IN LINE WITH THE PROGRAMME SET OUT BY ACC AS PART OF THE LDP PROCESS.
A FLEXIBLE APPROACH WILL BE TAKEN.

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:

PLEASE SEE ATTACHED STATEMENT

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 type="checkbox"/>	<input checked="" 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?

NONE.

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; NONE UNDERTAKEN TO DATE

	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.)

PLEASE SEE ATTACHED 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 ফরমটের
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

Jej jus turite sunkumu su kalba/ vertimu
ar kitomis bendravimo formomis,
skambinkite 01224 523317

Jeśli potrzebujesz pomocy językowej /
tłumacza lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 523317



Thank you for taking the time to complete this form.
Please return completed forms to:

Local Development Plan Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Or email it to: ldp@aberdeencity.gov.uk

March 2013
www.aberdeencity.gov.uk

Development Bid Supporting Statement

Land at Newton East,
Kingswells,
Aberdeen

On behalf of Barratt East Scotland

June 2013

Halliday Fraser Munro

Chartered Architects & Planning Consultants

Carden Church 6 Carden Place Aberdeen AB10 1UR
Tel: 01224 388700 Fax: 01224 388777

Aberdeen - Belfast - Dundee - Edinburgh - Glasgow

e-mail: planning@hfm.co.uk

1.0 INTRODUCTION

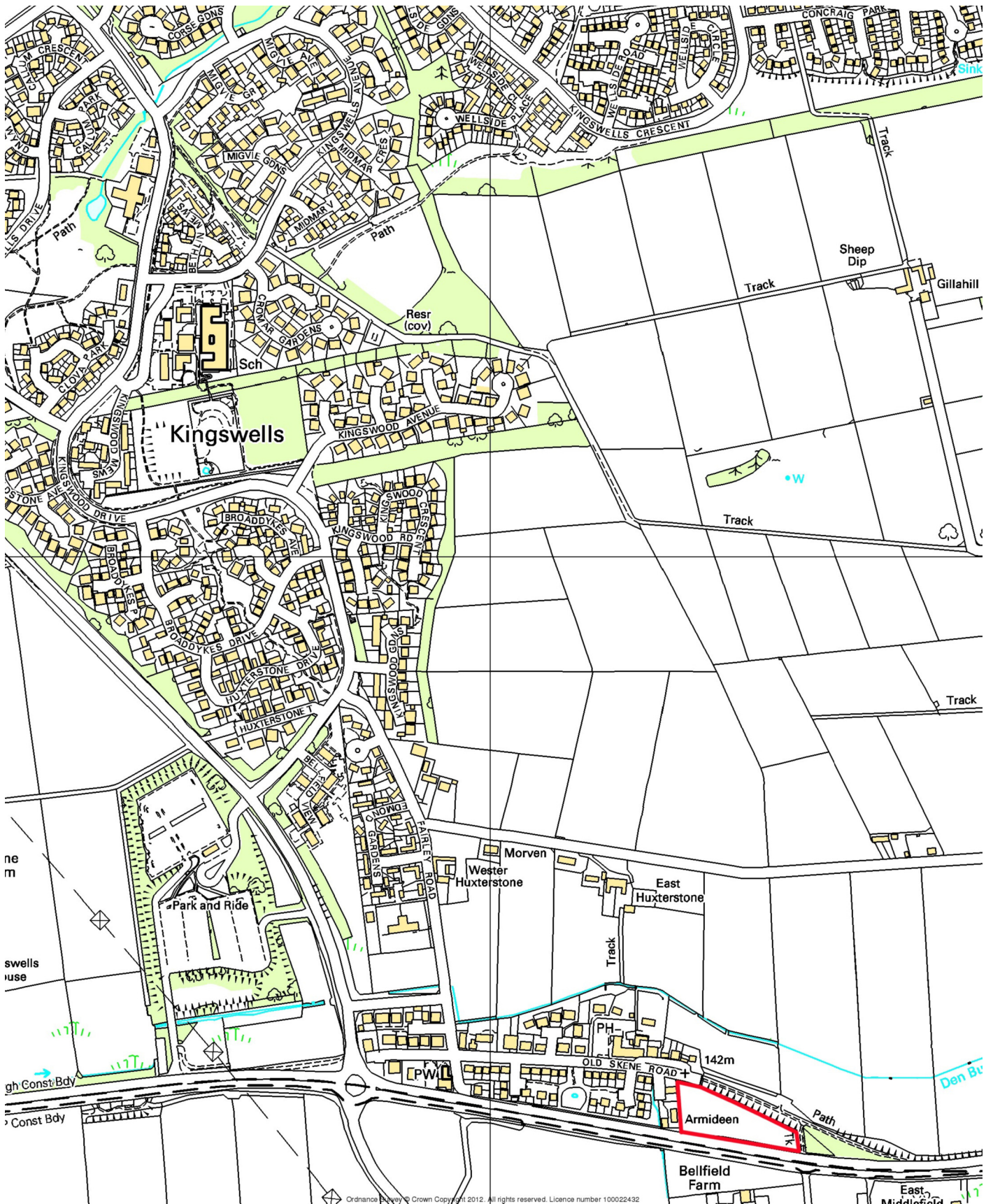
This supporting statement is to be read in conjunction with a development bid submitted to Aberdeen City Council proposing the allocation of 1.2 ha of land for residential development (circa 15 units) on land adjacent to the A944 to the south east of Kingswells, Aberdeen. The bid is submitted on behalf of Barratt East Scotland, who control the land. The site is suitable for residential use as an extension to the current residential land directly adjacent to the west of the site. The location of the bid site between existing housing development allocation and the A944 make it an ideal location for the further extension and consolidation of Kingswells as a key settlement to the west of Aberdeen, and support the growth of the area in the last few years. There is a considerable over-dependence on major sites to deliver the required housing numbers through the extant LDP. These sites have encountered delay in commencement and smaller sites such as Newton East, which can deliver in the short term will support economic growth in the City. The following statement explains the bid in more detail and is structured around the Council's bid pro-forma.

2.0 SITE DESCRIPTION

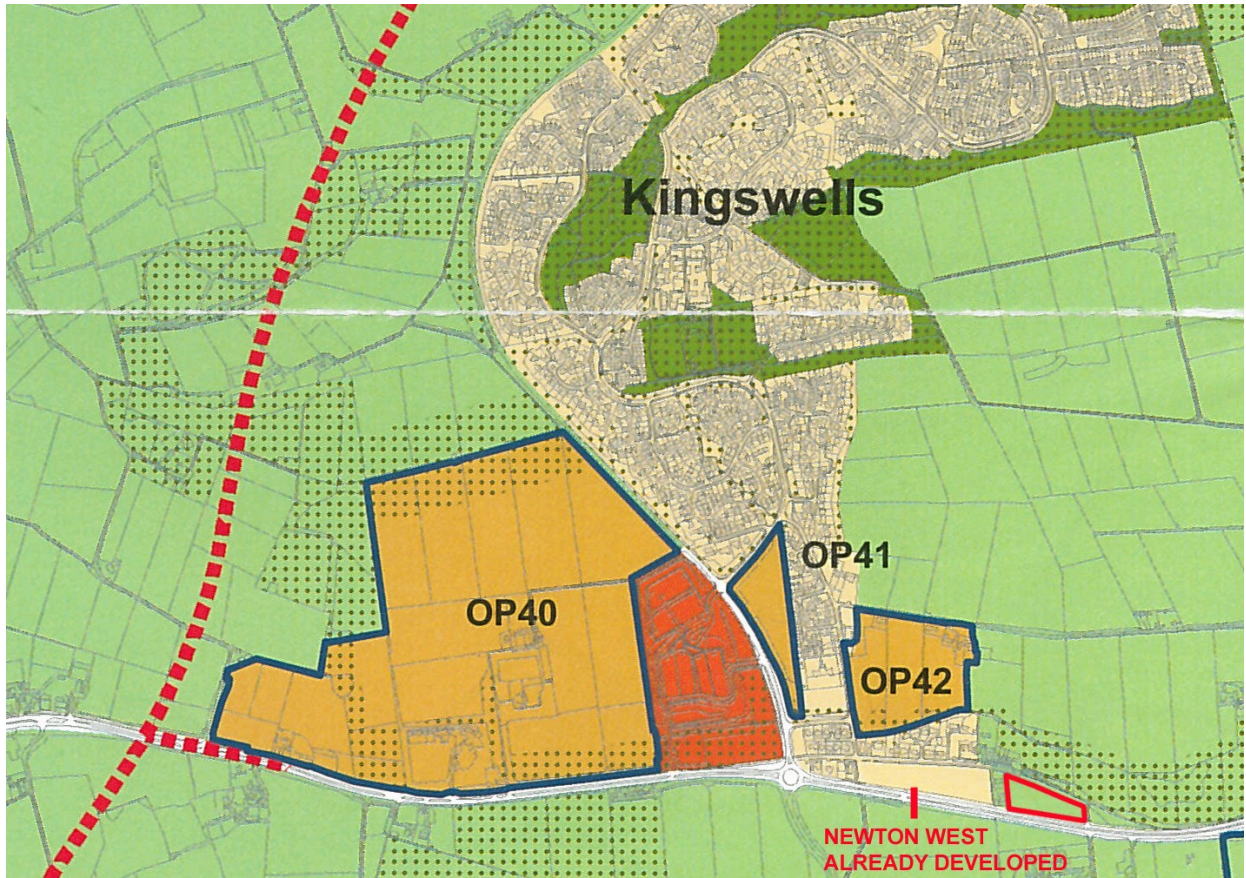
The development bid site comprises relatively flat grazing land. The site is rectangular in shape and is positioned between Old Skene Road to the north and the A944 to the south. To the east is further open grazing land and to the west lies the recently completed housing development at Newton East (or "Willowburn"), separated by large house (Armideen) and tyre garage. The land at Willowburn was allocated in the Aberdeen Local Plan as OP119 for 25 dwellings and this development was recently completed by Barratt East Scotland, the developer who are in control of the bid site at Newton East. This has strong defensible boundaries that make it the logical extension to the existing residential development south of Kingswells.



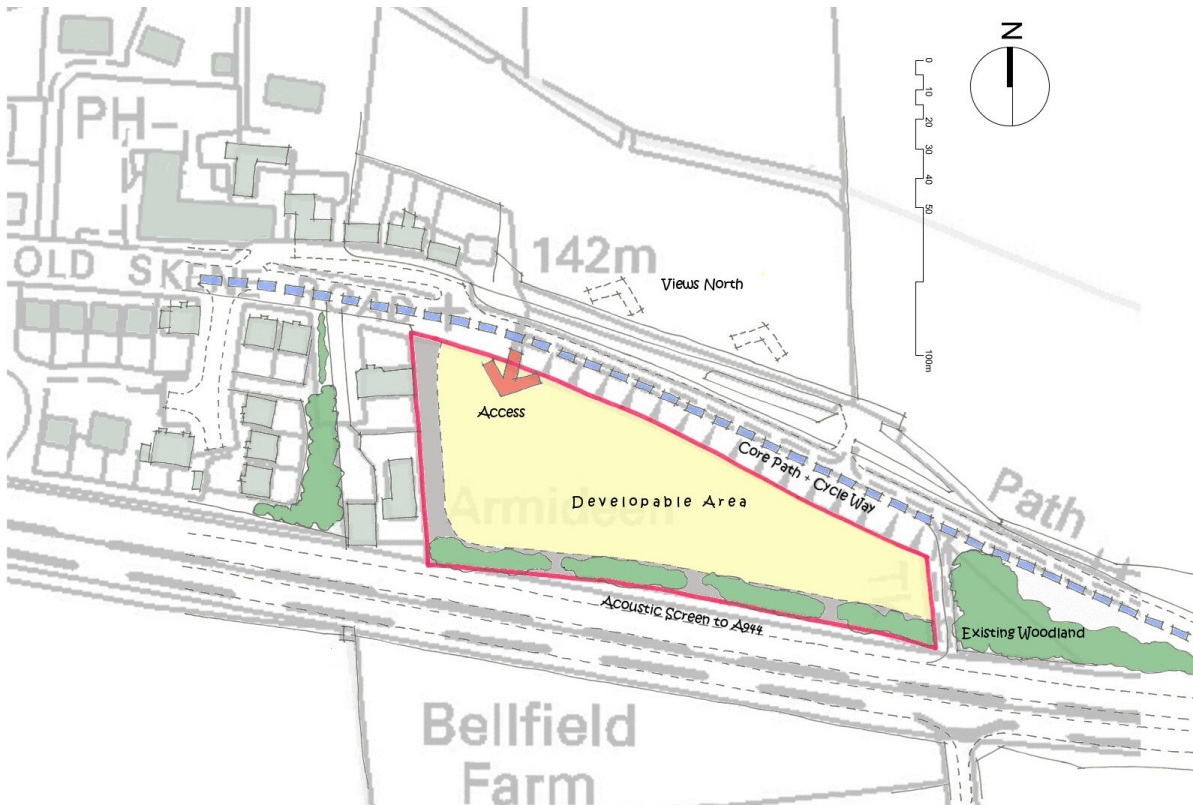
SITE VIEWED FROM NORTH WEST CORNER - Note screening from trees and minimal visual impact.



PLAN OF SITE - Note development pattern to south east of the town.



EXTRACT FROM LDP. Note adjacent residential development and extent of surrounding allocations.



CONTEXT PLAN. Note site boundaries and developable area.

3.0 SUSTAINABILITY CHECKLIST

The proposed bid site at Newton East is deliverable, with no constraints being identified. The site is reviewed below, using the headings in the Council's Sustainability Checklist.

3.1 Exposure

The proposed bid site is well sheltered. Existing housing and tree cover to the west provides shelter and the thick tree belt along the south and east provides screening from the A944. Opportunities for additional landscaping and shelter belt planting exist along the northern boundary, although there is substantial planting to the north on the opposite side of Old Skene Road.

3.2 Aspect

The site is flat with open aspects across the site, providing opportunities for passive solar gain in buildings.

3.3 Slope

The site slopes slightly from east to west, however this can be easily designed into the layout of the site.

3.4 Flood Risk

The site is not subject to any flood risk.

3.5 Drainage

The site is not subject to any waterlogging issues. In terms of serving new development on the site, foul drainage would be connected to the public system that serves the adjacent development. On site SUDS would be provided.

3.6 Built / Cultural Heritage

The site is not subject to any built or cultural heritage features or constraints.

3.7 Natural Conservation

The site is not subject to any natural heritage features or constraints. The existing scrubland / grassland is of low ecological value.

3.8 Landscape Features

The site has a strong tree belt bordering the site on the southern and eastern edges.

3.9 Landscape Fit

The surrounding residential development would ensure that the proposal fits with the surrounding character and setting. The open landscape to the north will provide good views facing away from the main road and the thick tree belt and level difference to the south will provide an acoustic screen to the main A944 dual carriageway. The strong north and eastern boundaries of the site, which are allocated as Green Space Network in the LDP will provide a defensible boundary for development in this area of Kingswells. Development on the bid site would be seen within the context of the adjacent residential development.

3.10 Relationship to Existing Settlements

The southern boundary of Kingswells is effectively the A944. This site sits within this boundary. The bid site is well related to the adjacent residential development at Willowburn, the LDP allocation OP42 and also the wider Kingswells settlement. The area is to become a key employment hub for Aberdeen, following the completion of the Prime Four Business Park, and the site is ideally suited to access the substantial employment opportunities at Prime Four and Westhill. This will increase the mix of housing development in the area and consolidate the settlement envelope at the south east of the town. Facilities in Kingswells, and being developed at Prime Four Business Park, support a large range of services associated with the existing housing and employment areas.

3.11 Land Use Mix

The proposed land use will be residential development. This will consolidate the existing development pattern and present no conflict with adjacent uses. The site will allow for the delivery of affordable units and offer a greater mix of house types in the area.

3.12 Accessibility

The site is located directly adjacent to the A944 trunk road from Westhill to Aberdeen City Centre and accessed off Old Skene Road, which is connected to the local road network. A bus stop, with a regular bus service to the City Centre is located directly adjacent to Willowburn and the Park and Ride facility is 500 metres away. This provides a high standard of access that would be suitable to support residential development.

3.13 Proximity to Services and Facilities

The development bid site is well-related to existing services and facilities in Kingswells town centre and the forthcoming community hub to be delivered at Prime Four.

3.14 Footpath and Cycle Connections

There is an existing cyclepath located along the northern edge of the site which runs from Westhill and connects with the City Centre. There are also various footpaths adjacent to the site which development at Newton East can easily connect to. A core path runs along the northern boundary of the site which provides a safe, direct access to the town centre. This provides options for those accessing the site for leisure or commuting purposes.

3.14 Proximity to Employment Opportunities

The site is 800 metres from the largest employment development currently being constructed in Aberdeen, Prime Four Business Park . It is also well connected to the employment centre at Westhill, just over 3 miles away and Aberdeen City Centre, 5 miles away.

3.15 Contamination

There are no known sources of contamination on the site through previous use.

3.16 Land Use Conflict

The adjacent existing and proposed uses are entirely compatible through the development bid.

3.17 Physical Infrastructure

There are no known constraints to development on the site. The adjacent residential developments indicate that the area is suitable for further residential development, and the physical infrastructure will be in place, or upgraded accordingly to support this.

3.18 Community Benefits

Development on the bid site would bring benefits in the form of greater choice in the housing market and early delivery of residential units. Associated affordable housing and developer contributions will also benefit the existing and future community.

4.0 THE PROPOSAL

1.2 ha of land adjacent to Old Skene Road at Kingwells are proposed to be allocated for residential development. This development would represent the consolidation of the south eastern boundary of the settlement, a key settlement in the west of Aberdeen. The site is a logical extension to the adjacent Willowburn development with attractive residential characteristics, such as good connectivity to existing town and adjacent employment areas and effective screening from the A944. The site has no constraints to its

development and is under the control of an established developer. Barratt East Scotland were successful in delivering and completing the adjacent housing development at Willowburn in a very short timescale. This demonstrates the demand for housing in this area and the potential of the site to deliver immediately.

Although a small site, Newton East can help supplement the housing allocations from larger sites that are not delivering. This land provides a containable site which is capable of immediate development. This will provide much needed short term delivery of housing in this area of Aberdeen, which will augment the existing supply. The extant LDP is reliant on a relatively small number of large sites to deliver the housing requirements. These sites are taking significantly longer to deliver housing on the ground than had been anticipated with development still to occur on the majority. Consequently, there is an acute shortage of new housing availability in the short term to support housing demand and assist economic growth. The proposed site at Newton East provides a sustainable and well contained site capable of addressing this issue.

5.0 CONCLUSION

As outlined above, we have considered various aspects of the residential development bid proposed at Newton East, Kingswells. It has been shown that the site is deliverable, represents the measured expansion of residential development in the area and will bring benefits to the community through supporting local services and facilities. The land should be allocated in the forthcoming Aberdeen Local Development Plan for residential development.

