



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: RYDEN LLP

Date: 11/06/2013

Address: 25 ALBYN PLACE, ABERDEEN

Postcode: AB10 1YL

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: NHS GRAMPIAN

Address: C/O 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]

LAND TO THE WEST OF WOODEND HOSPITAL

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.

NJ 89455 06362

6 What is the current use of the site?

VACANT - SET ASIDE GROUND FOR HEALTHCARE EXPANSION

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?

HEALTHCARE RELATED DEVELOPMENT, INCLUDING RESPITE CARE

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).

USES MAY INCLUDE HEALTHCARE RELATED ACCOMMODATION INCLUDING RESPITE CARE

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.]

HEALTHCARE RELATED USES - THE SITE IS VACANT GROUND SET ASIDE FOR FUTURE HEALTHCARE REQUIREMENTS AT THE WOODEND CAMPUS. LDP ALLOCATION SHOULD RECOGNISE THIS - HEALTHCARE-RELATED DEVELOPMENT, INCLUDING RESPITE CARE

12 Will the proposed development be phased? Yes No

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

DISCUSSIONS REGARDING DEVELOPMENT OF SITE ARE ONGOING - DELIVERY WITHIN THE FIRST PHASE OF THE PLAN.

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.**

[Empty box for providing details of community engagement or future consultation plans.]

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

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 checked="" 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.

SITE IS NHS GRAMPIAN OPERATIONAL GROUND, SEET ASIDE FOR FUTURE HEALTHCARE-RELATED DEVELOPMENT.

REQUEST IDENTIFICATION OF THE DEVELOPMENT BID SITE IN THE FUTURE ALDP FOR THE ACCOMMODATION OF HEALTHCARE /COMMUNITY-RELATED DEVELOPMENT, IN LINE WITH CF1 DESIGNATION OF THE REMAINDER OF WOODEND HOSPITAL COMPLEX.

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

Masterplan/ Framework attached

If you need help reading this document
(for example if you need it in a different
format or in another language), please
phone us on 01224 523317.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমেটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡：01224 523317。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону: 01224 523317

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamiem
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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



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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 for Land at
Woodend Hospital West,
Aberdeen

NHS Grampian

June 2013



Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL
Tel: 01224 588866
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Appendix A: Indicative Masterplan

1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of NHS Grampian who own the Woodend Hospital complex, which includes the land on its western edge as identified in Figure 1 below.

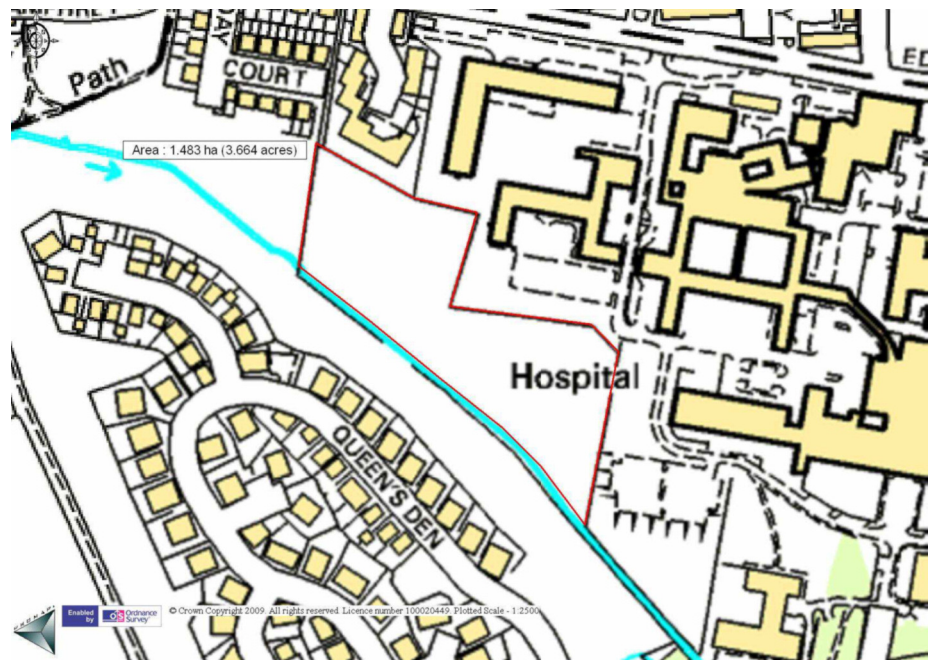


Figure 1: Site Location Plan

- 1.2 The land, which extends to 1.483 hectares (3.664 acres) is located within the grounds of Woodend Hospital, which lies to the west of Aberdeen. Access to the hospital complex can be taken from Eday Road, with limited vehicular access also available from Queens Road.
- 1.3 Within the extant Aberdeen Local Development Plan (2012), the land is identified as falling within Urban Green Space (NE3) and the Green Space Network (NE1), it also forms part of the Aberdeen Housing Market Area.
- 1.4 The site lies within one of the Strategic Growth Areas (SGA) identified in the approved Structure Plan (2009) and the proposed Strategic Development Plan (2012); these plans identify Aberdeen City to accommodate half of all new development in the city region. The scale of growth will mean that more than half of development will need to take place on greenfield sites. An overarching aim of the SGAs is to create sustainable mixed communities with the services, facilities and infrastructure necessary for the 21st century.

2.0 SITE DESCRIPTION AND HISTORY

Site Description

- 2.1 The land is currently unused, having been retained for expansion of healthcare services at Woodend and has been deemed surplus to requirements by NHS Grampian. The land comprises vacant grassed ground towards the western edge of Woodend Hospital. 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. An aerial photograph is shown as figure 2.
- 2.2 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 (Above Ordnance Datum), with the land falling away from north to south to the North Burn of Rubislaw.



Figure 2: Aerial Photograph

- 2.3 The site is served by the Number 11 bus which operates between Kingswells and Aberdeen city centre and is available on Queens Road; service 23 (Sheddocksley to Heathryfold) is available on Lang Stracht to the north. Stagecoach also provide

services to the gates of Woodend Hospital X17 which link the site to Westhill and Aberdeen city centre. In terms of local facilities, there is a parade of shops within approximately 500 metres at Rousay Drive and the recently opened Tesco Superstore on Rousay Drive.

- 2.4 Land within the grounds of Woodend Hospital deemed surplus to the requirements of NHS Grampian has previously been developed for residential use - to the south east and east of the Woodend Hospital Site. This included the 'Craigden' development by CALA Homes, 'Denwood' by Barratt Homes, and most recently 'Eastbank' by Knightsbridge. A further residential development, known as Eday Court has also been implemented to the north west on the site of a former tennis club.

History - Aberdeen Local Plan (2008)

- 2.5 As part of the Public Inquiry process prior to the adoption of the *Aberdeen Local Plan* (2008), NHS Grampian submitted an objection concerning the Urban Green Space designation at Woodend Hospital. The objection, which was considered at a hearing furthered that this could encourage expectations of public access to NHS Grampian's property and requested that all of NHS Grampian's land should be designated as 'Community Facilities'. In addition, the objection also highlighted that allowing a modest amount of development within the grounds at Woodend Hospital could bring improvements to the landscape and public access in the remainder of the open area which, as operational rather than amenity land, is currently overgrown and unsightly. Whilst the Reporter did not recommend any change to the Proposals Maps, the Reporters' recommendations did indicate that some new development within the Urban Green Space/Green Space Network could be accompanied by landscape and access improvements to a remaining undeveloped area. The Reporter further stated that for consistency with the part of the valley immediately downstream of the bridge (where development had taken place), any such development would be subject to assessment under the respective policies on Urban Green Space/Green Space Network.

History - Aberdeen Local Development Plan (2012)

- 2.6 The land to the south-west of Woodend Hospital, which is the subject of this development bid was submitted as a development bid for the sensitive development of circa 40 dwellinghouses, in response to the Council's call for sites in 2009 for consideration in their 2012 *Main Issues Report* (MIR), which preceded the extant *Local Development Plan* (LDP) (2012).

- 2.7 The MIR identified the site as ref: 3/04, located in Area E *Kingswells and Greenferns* but considered it 'undesirable' for development. The representation submitted on behalf of NHS Grampian objected this and analysed the development options assessment which informed the MIR, and had claimed that the site had poor drainage, risk of flooding, impact on the Northburn of Rubislaw District Wildlife Site, land use mix, contamination and infrastructure capacity. The representation demonstrated that development of the site would be elevated from the burn, avoiding impacts on it and improving access to the nearby District Wildlife Site (DWS) for the public; the site is already located in an area of mixed residential, employment and community facility uses, with services and bus stops within the walking distances set out in PAN 75 *Planning for Transport* and therefore its development is merely an intensification of the existing uses. It also highlighted that as an infill site, development of site 03/04 would make efficient use of existing infrastructure and services and could be delivered within phase 1 of the plan. It also noted that the Community Council supported the allocation of the site for residential use.
- 2.8 The Council's formal response was received in June 2012 and noted that 3 relevant representations had been received to the MIR consultation process, all of which objected to the site's 'undesirable' status; including support from Mastrick and Sheddocksley Community Council. It furthered that the site did not fit within the MIR description of the Urban Green Space designation, as operational land to accommodate future expansion requirements, which had subsequently been declared surplus it provided no amenity value to the Woodend campus or the nearby DWS.
- 2.9 The 2010 *Aberdeen Local Development Plan - Proposed Plan* (proposed plan) failed to identify the site for development and upheld the designations as Urban Green Space within the Green Space Network. Again, representations submitted on behalf of NHS Grampian objected to these designations as well as the failure to identify the site as suitable for development; particularly as evidence to counter the Council's assertion that 'sections of the site appear to show possibility of poor drainage and potential for flooding' appear to have been dismissed out of hand.
- 2.10 Furthermore the three representations received in response to the MIR public consultation exercise all opposed the Council's categorisation of site 3/04 as 'undesirable', citing that the site should be developed. The report of consultation highlighted that 'Mastrick & Sheddocksley Community Council suggest it would be suitable to develop here to relieve pressure on Greenbelt sites'.

3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy (2010)(SPP) directs that “planning is about where development should happen, where it should not and how it interacts with its surroundings” (para. 3). Regarding Development Plans, SPP requires monitoring to set the direction for reviews of the plan; authorities are to “focus on what has changed (in particular) the extent to which key assumptions remain valid, (and) whether land allocations have proved viable” (para. 20).
- 3.2 Town Centres are identified as “a key element of the economic and social fabric of Scotland, acting as centres of employment and services for local communities and a focus for civic activity, and (making) an important contribution to sustainable economic growth” (para.52); and SPP seeks that new development “integrates successfully and create effective links with the surrounding urban fabric” (para. 57). A focus is placed on ensuring that “town and commercial centres should be accessible at all times to all sectors of the community; retail, leisure and related developments should be accessible by walking, cycling and public transport” (para. 61).
- 3.3 In relation to **Housing**, SPP reiterates The Scottish Government’s commitment to increasing the supply of new homes, requiring “the planning system (to) contribute to raising the rate of new housebuilding by identifying a generous supply of land for the provision of a range of housing in the right places”. Development plans “should enable the development of well designed, energy efficient, good quality housing in sustainable locations” (para. 66). In supporting **Sustainable Mixed Communities**, the “delivery of housing through the development plan depends (not only) on a generous supply” of development land, but that on a range of “appropriate and effective sites being made available to meet need and demand, and on the timely release of (these) allocated sites.
- 3.4 As regards the **Location and Design of New Development**, the efficient use of existing land and infrastructure, accessibility of homes, services, open space and employment opportunities by a range of transport options, co-ordination of housing land release with investment in infrastructure including transport and educational investment, the deliverability of the strategy, and the protection and enhancement of landscape, natural, built and cultural heritage, biodiversity and the wider environment; are all key considerations in a settlement strategy para. 77).
- 3.5 SPP dictates that “The Scottish Government’s objectives of creating successful places and achieving quality residential environments should guide the whole process of delivering new housing”. In doing so, the “aim should be to create places with a

distinct character and identity, promoting a well integrated mix of land uses including well designed homes of different types and tenures. Development plans should encourage and enable the creation of successful places which contribute to the identity of the area” (para. 78).

- 3.6 In doing so, “new housing developments should be integrated with public transport and active travel networks, such as footpaths and cycle routes, rather than encouraging dependence on the car. New streets should connect well with existing streets and with walking and cycling networks, and allow for links into future areas of development” (para. 79). It is envisaged that “the majority of housing land requirements will be met within or adjacent to existing settlements and this approach will help to minimise servicing costs and sustain local schools, shops and services “(para. 84).
- 3.7 In terms of the **Historic Environment**, including ancient monuments, archaeological sites and landscape, whilst the “location of historic features in the landscape and the patterns of past use are part of the historic environment, in most cases, the historic environment can accommodate change which is informed and sensitively managed”. “Such decisions should be based on a clear understanding of the importance of the heritage assets. Planning authorities should support the best viable use that is compatible with the fabric, setting and character of the historic environment” (para. 111).
- 3.8 SPP acknowledges that the **Landscape** “in both the countryside and urban areas is constantly changing and the aim is to facilitate positive change whilst maintaining and enhancing distinctive character”. It highlights that “The European Landscape Convention defines landscape as an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors, (that) different landscapes will have a different capacity to accommodate new development. The siting and design of development should be informed by local landscape character and the natural and cultural components of the landscape should be considered together, and opportunities for enhancement or restoration of degraded landscapes should be promoted through the development plan where relevant” (para. 127).
- 3.9 SPP’s policy guidance on Transport prioritises personal travel by mode, in the order of: walking, cycling, public transport, car and other motorised vehicles. “Buildings and facilities should be accessible on foot and by cycle (and) improvements to active transport networks, such as paths and cycle routes, in urban and rural areas will support more sustainable travel choices” (para. 169).

- 3.10 Regarding Flooding, it is acknowledged that “all land is to some degree susceptible to flooding. The likelihood of a site being flooded is measured in terms of probabilities per annum, which range from very low (close to 0% probability) to very high (up to 100% probability). Even in areas generally free from flooding, local conditions and exceptional rainfall can lead to flooding. It is therefore not possible to set planning policy and determine applications solely according to the calculated probability of flooding” (para. 202).
- 3.11 SPP provides a risk framework “to provide a basis for planning decision making relating to flood risk”; areas of low-medium risk, where the “annual probability of watercourse, tidal or coastal flooding in the range 0.1% - 0.5% (1:1000 – 1:200) will be suitable for most development”. “A flood risk assessment may be required at the upper end of the probability range (i.e. close to 0.5%) or where the nature of the development or local circumstances indicate heightened risk (para. 204).

Planning Advice Note 75: Planning for Transport

- 3.12 In terms of accessibility to local facilities by walking and cycling, appendix B of PAN 75 identifies a “maximum threshold of 1600m for walking is broadly in line with observed travel behaviour”. For accessibility of housing to public transport the recommended guidelines are “less than 400m to bus services and up to 800m to rail services” (para. B13).

4.0 STRATEGIC DEVELOPMENT PLANNING

- 4.1 The extant strategic development policy framework comprises the Aberdeen City & Shire Structure Plan (2009), however consultation on the proposed Aberdeen City & Shire Strategic Development Plan (SDP) closed on the 12th April 2013 and representations received are scheduled to be reported to the Scottish Ministers along with the proposed SDP before 17th August 2013, for determination as to whether to approve the proposed SDP or to hold an Examination in Public.
- 4.2 The proposed SDP is an evolution of the extant structure plan, retaining the spatial strategy and recognising the region’s global significance, providing opportunities for high quality sustainable growth.

Aberdeen City and Shire Structure Plan

- 4.3 The Structure Plan identifies three Strategic Growth Areas (SGA) which are to be the main focus for development in the area up to 2030. These include Aberdeen city,

'which is to accommodate around half of all new development in the city region'. Together, the SGAs 'can be expected to accommodate around 75-80% of the growth over the next 20 years or more'. The plan structure plan aims to grow and diversify the economy of the city region whilst protecting the natural assets that contribute to the environmental quality that the area is renowned for.

- 4.4 The structure plan identifies a requirement for around 72,000 dwellings throughout the area over a 20 – 25 year period, allocations for the Aberdeen City SGA are as follows:

	2007-2016	2017-2023	2024-2030
Brownfield Houses	4,000	3,000	3,000
Greenfield Houses	12,000	5,000	4,000

Table 1: Structure Plan Housing Requirement for Aberdeen City

- 4.5 The plan aims to focus “new housing in, or as an extension to, existing settlements, particularly those which are well served by public transport; (in order to) help to create and maintain successful places and be more sustainable” (para. 3.14).

Proposed Aberdeen City and Shire Strategic Development Plan

- 4.6 As set out above, the proposed SDP is an evolution of the 2009 structure plan, retaining and refining the strategy and guiding principles of that document.
- 4.7 The plan’s objective relating to **sustainable development and climate change** highlights the need for employing energy saving technologies in all new development, setting a target for all new buildings be carbon neutral by 2020. Transportation use, as it impacts on climate change, is another focus of this policy and new developments are encouraged to consider a proposal’s impact on the environment from increased unsustainable forms of transport.
- 4.8 With regard to **population growth**, the region’s population has risen in recent years and the plan is based on the assumption that this will continue to grow up to 500,000 people by 2035. However, these projections significantly under-estimate the anticipated population growth published by the National Records of Scotland (NRS). They project the population of the Aberdeen City and Shire Strategic Development Plan Area to rise to 567,800 by 2035. This is reinforced by the projections for household growth published by the NRS which is set to increase by 35% over the period from 2010 – 2035. Overall, whilst the SDP sets an annual average housing requirement of 2,159 units for the period 2011 – 2035, according to realistic

projections, this figure is more likely to be 2,815 units a year, creating an annual shortfall of 656 units across the plan period.

- 4.9 The promotion of **sustainable mixed communities** as a key objective of the SDP relates to the concern that settlements in Aberdeenshire act as commuter towns for Aberdeen city. In achieving this objective, communities must integrate a mix of housing, jobs, services and recreation facilities - available to as wide a range of people within existing settlements.

- 4.10 The promotion of sustainable mixed communities runs in tandem with the goal to reduce the need for unsustainable modes of transport as well as improving the quality of life of the people of the North East of Scotland. The **accessibility** objective promotes an inclusive society that can accommodate the needs of all abilities. It looks to strengthen the links between transport and land use to ensure that the need to travel by private car are reduced. This objective is designed to promote a range of social, environmental as well as economic benefits.

5.0 SERVICES

- 5.1 There is capacity in the Nigg Waste Water Treatment Works to service any development on this bid site. At present there is capacity at the Invercarnie Water Treatment Works.

- 5.2 Figure 3 below highlights that there is little risk of flooding associated with the site. The provision of a buffer alongside the North Burn of Rubislaw would also minimise any potential impact.



Figure 3: Extract from Indicative River and Coastal Flood Map¹

6.0 DESCRIPTION OF PROPOSALS

- 6.1 In light of the history of the site, the strategy of both the approved Structure Plan and emerging Strategic Development Plan, the site characteristics and the topography, it is considered that an appropriate use of the site is for community and healthcare-related facilities, such as palliative and respite care.
- 6.2 This accords with the original intention of the land, reserved for expansion of the healthcare facilities at Woodend and is an ideal location in terms of accessibility by public transport, access to open space, healthcare facilities and is relatively secluded - such as this type of specialist accommodation requires.
- 6.3 The site bounds the existing urban area and development would respect the setting of the existing listed buildings to the north and north east, as well as maintaining the privacy of the existing flatted properties in Eday Gardens. Strategic planting could take place towards these boundaries, as well as providing an attractive walkway alongside the North Burn of Rubislaw at the southern boundary. This would also help integrate the development into the local landscape.
- 6.4 It is envisaged that access would be taken from one of the internal circulation roads which itself is accessed from the main entrance on Eday Road. Additional pedestrian access could also be obtained to the west of Ward 17 (Oak) at the western edge of the hospital complex. Local employment opportunities are available within walking distance of the site at the hospital itself, with a range of facilities also available at Rousay Drive, including the Tesco superstore at the former Woodend Annexe site.

7.0 JUSTIFICATION

- 7.1 Due to the proximity of the site to the existing urban area, and its location within the Aberdeen City SGA, it is considered that the site is a suitable location for development to meet the objectives of the Structure Plan and emerging Strategic Development Plan, and in order to create sustainable mixed communities.

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- 7.2 Its development would also be in accordance with the principles of Scottish Planning Policy, which encourage development in suitable locations which are sustainable, and are well placed in relation to the transportation network. As highlighted above, the site is already served by frequent public transportation which connects the site with the City Centre, as well as employment centres to the west. The development of the land for community healthcare related facilities would result in a sustainable extension to the existing urban area, in keeping with the existing Woodend healthcare campus.
- 7.3 At present the land is effectively surrounded by development, therefore sensitive development in such a sustainable location would not be to the detriment of the existing character and amenity of the area. It is considered that the development of the identified land for residential use would have many benefits. In light of the site's location adjacent to the existing urban area, development would assist towards the aim of minimising the need to travel by private car thus creating a more sustainable community. The proposal site could also utilise the existing topography and adjacent mature landscape to prevent any detriment to the existing visual amenity. As the site benefits from a south facing slope, it is considered that there would be opportunities to maximise solar gain through the design and layout of development. This would add to the overall sustainability of the proposals.
- 7.4 Importantly, consideration also needs to be given to recent development in the area. As noted above, land which was previously deemed surplus to requirements by NHS Grampian towards the eastern boundary of the hospital complex, was sold off and subsequently developed for residential use. Each piece of land was also located in the vicinity of the North Burn of Rubislaw, and has resulted in successful residential development being incorporated into the existing landscape, without detriment to visual amenity, the setting of the Listed Buildings, or the setting of the Burn itself. Figure 4 below shows the location of recent developments in relation to the hospital complex, and land forming part of this development bid. In addition, in his recommendations following the previous Local Plan Inquiry, the Reporter acknowledged the scope for development on the site together with landscape and access improvements.

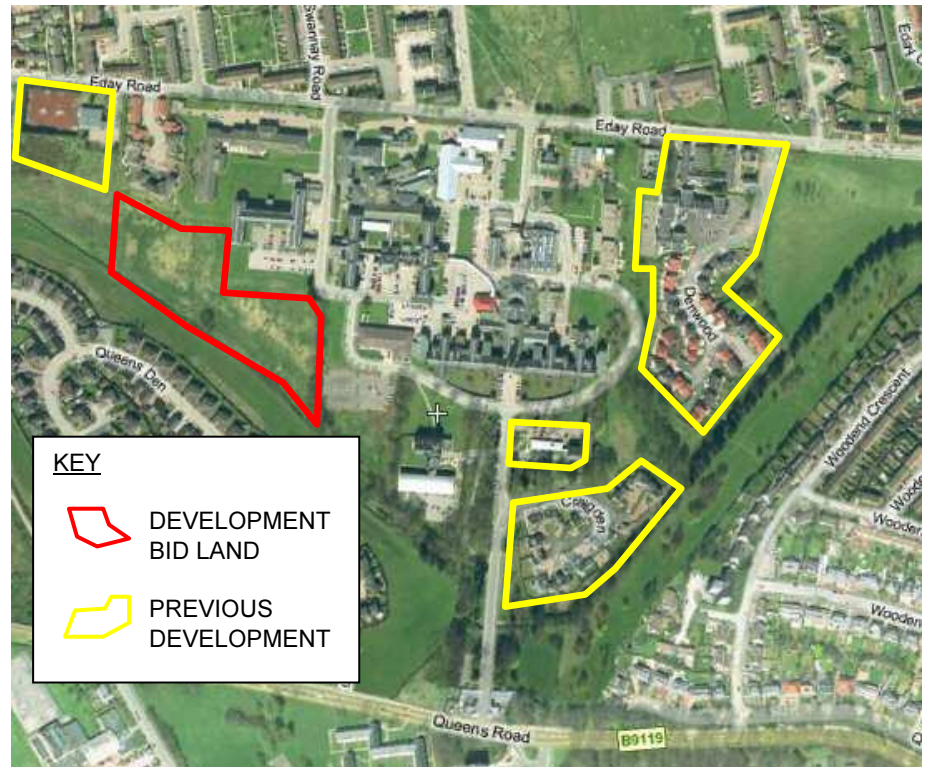


Figure 4: Aerial Photo Showing Similar Sites in Relation to Development Bid Site

7.5 In the context of the adjacent Listed Buildings, the existing topography and the separation from the buildings and their principle elevations would prevent any detriment to their setting. This would further be protected through the implementation of strategic landscaping towards the boundaries of the identified land.

Urban Green Space and Green Space Network

7.6 The 2012 LDP considers the development bid site to be Urban Green Space (NE3), forming part of the Green Space Network (NE1).

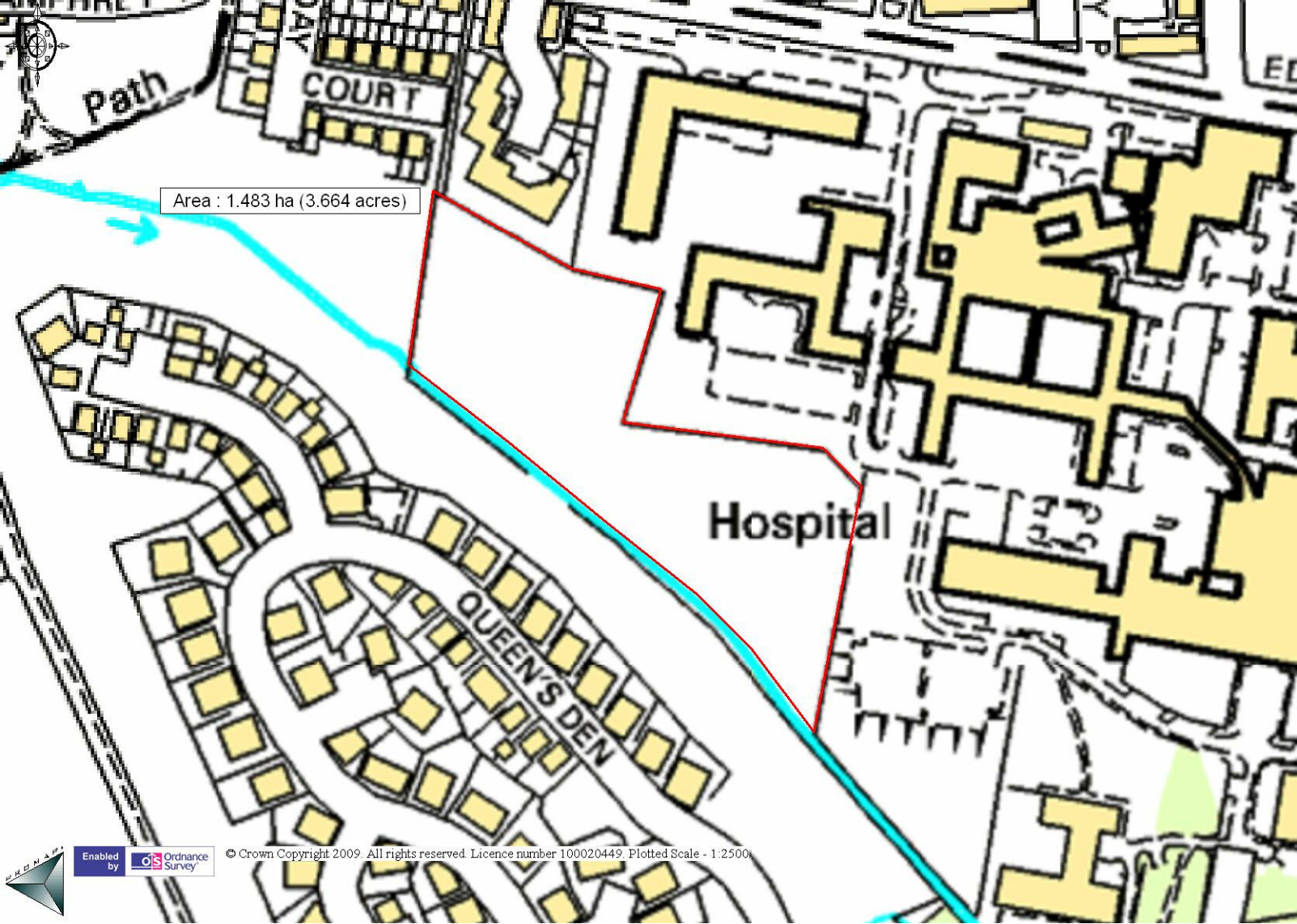
7.7 LDP policy NE1 cites the *Green Space Network* as 'a strategic network of woodland and other habitats, active travel and recreation routes, greenspace links, watercourses and waterways, providing an enhanced setting for development and other land uses and improved opportunities for outdoor recreation, 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* cites 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). The proximity of the site to a DWS is recognised, however, as previously stated, the sole reason that the site is currently undeveloped is that it was earmarked for future expansion of the healthcare facilities at Woodend. It is understandable that the Open Space Audit may have misunderstood the location and purpose of the site, the application of the respective zonings in this particular area appears to have been made using blanket coverage to all land in the vicinity of the North Burn of Rubislaw, with little regard to the individual input and merits of the land it encompasses.

- 7.8 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 harbour any significant wildlife or heritage value, although development would still cater for the aforementioned Burn to act as a wildlife corridor, through the provision of strategic landscaping. Lastly, there is no foreseen loss of established and mature trees on site. We therefore request that this is rectified in the forthcoming Local Development Plan and the site is removed from these designations and allocated either as CF1 *Existing Sites and Community Facilities* or CF2 *New Community Facilities*.
- 7.9 Accordingly, 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 residential use. The boundaries of the land are well defined and development of the site would help accommodate the allowances made within the extant and emerging development plan. Furthermore, as identified above, there is potential to enhance public access on the land as well as providing environmental improvements through the provision of additional planting. That would also maintain the linkages to remaining areas within the Green Space Network and Urban Green Space, therefore its function would not be eroded. Allowing development on the land would follow similar developments in the corridor such as the previous approval at 'Craigden' referred to above.

8.0 CONCLUSIONS AND RECOMMENDATION

- 8.1 The bid land represents a sustainable infill site located immediately adjacent to the urban area, with excellent public transport accessibility and linkages to the existing area and surrounding facilities. The land already has development on three sides, therefore the identification of this site would be seen in that context and would not significantly impact on the character or amenity of the surrounding area. Furthermore the development of the site offers the opportunity to create a more sustainable settlement thus preventing the need to travel, would contribute to the land requirements anticipated for the area, and help contribute towards the requirement for affordable housing. The site can be accessed easily and is located within 400 metres of public transport services, with local facilities also available within 500 metres, well within the threshold of 1600m set with PAN 75. Accordingly, the development of the identified land would be in line with the objectives of the extant and emerging development plan context for Aberdeen.
- 8.2 Although the land is currently located within the Green Space Network and Urban Green Space of the 2012 LDP, it is considered that there are opportunities to provide a development which would not harm the remaining areas of the aforementioned zonings, and could actually enhance accessibility to the land and alongside the North Burn of Rubislaw in due course. This was acknowledged in the Reporters' recommendations following the 2005 Local Plan Inquiry and the extant LDP.
- 8.3 While the identified land is located adjacent to the retained hospital complex and a number of Listed Buildings, the topography, degree of separation and scope to enhance landscaping cover would ensure that any development would not harm the setting of the Listed buildings.
- 8.4 It is therefore considered that this site should be identified in the forthcoming Aberdeen Local Development Plan to accommodate community and healthcare-related facilities, as an extension to the existing provision at Woodend and in line with the long-term intentions for the site.



Area : 1.483 ha (3.664 acres)

Path

COURT

Hospital

QUEEN'S DEN



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