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AB10 1AB

12 June 2013

Dear Sir

**ALDP Review 2013  
Proposal for the inclusion of a site at Earlsark Crescent, Bieldside**

I enclose a completed Proposal Form and supporting documentation in respect of a site at Earlsark Crescent, Bieldside.

I would be pleased to provide any additional information you may require, meanwhile I would be grateful if you could confirm receipt.



**RJ Pearson**

RECEIVED  
13 JUN 2013

# 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](http://www.aberdeencity.gov.uk/localdevelopmentplan)

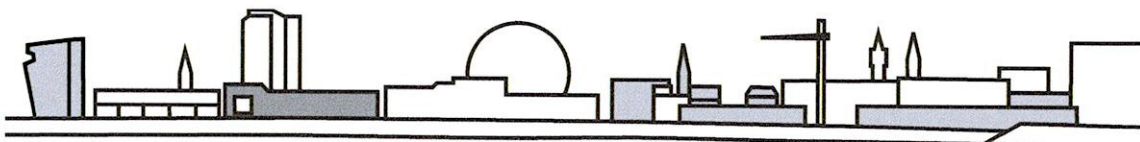
**Please ensure your proposal is with us by 14th June 2013.**

### 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?



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).

Four detached 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)

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.]

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.**

Appropriate public consultation will be undertaken in due course.



## 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](http://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"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

- None
- Limited
- Significant

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

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

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

- Significant conflict
- Some potential conflict
- No conflict

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

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

- Electricity
- Gas
- Water and Sewage

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

Secondary Capacity

Primary Capacity

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

It is proposed that vehicle access will be over an adjoining site in the ownership of Aberdeen City Council; access rights have been agreed in principle with the Council's Asset Management Department.



**PROPOSAL FOR THE INCLUSION OF  
A SITE AT EARLSPARK CRESCENT, BIELDSIDE  
IN THE MAIN ISSUES REPORT  
ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW 2013**

- 1.0 Location and Description**
- 2.0 Access**
- 3.0 Proposal**
- 4.0 Conclusion**
- 5.0 Site Plan**
- 6.0 Aerial Photographs**

## 1.0 Location and Description

The site is located to the north of Earlsark Crescent, Bieldside, and is bounded to the south and west by medium density private housing; to the east by Earlswells House and its ancillary buildings; and to the north by Dalhebit House and its current and former policies, the latter including 4 relatively recent houses built within the woodland setting.

Dalhebit House itself comprises an imposing mansionhouse of considerable height and volume, completed within the last three years and representing a significant alteration to the surrounding landscape.

The site extends to 1.27 ha (3.14 acres) approx. and consists of a plantation of conifers in poor condition, bounded on the west, south and east perimeters by better quality, mature broadleaved trees.

The site lies on the southern edge of the Greenbelt and forms part of the Green Space Network; this proposal would not be significantly to the detriment of either, for the reasons set out in Para 3.

The site is outlined in red on the attached Ordnance Survey plan.

## 2.0 Access

It is proposed that a vehicle access be formed over land lying between the site and Earlsark Crescent. The area of land belongs to Aberdeen City Council, and agreement in principle has been reached with the Council's Asset Management Department for access rights to be granted, should this proposal be accepted for inclusion in the ALDP.

The area of land in the Council's ownership is outlined in green on the attached plan, and the proposed access is marked in blue.

### 3.0 Proposal

A small scale development of 4 detached houses is proposed for the site. The site could physically accommodate a greater number of houses, as the proposal envisages a density of only 1 house per 0.32 ha (0.80 acres), which is substantially lower than the density of the developments to the south and west. The recently completed Earlsark Avenue development has a density of 1 house per 0.09 ha (0.22 acres), Earlsark Crescent's density is 1 per 0.07 ha (0.18 acres), and Pinecrest Circle's is 1 per 0.08 ha (0.20 acres).

This small scale proposal can be justified for the following reasons:

**3.1 Context:** the proposed development will provide high quality homes within a mature landscape, similar in concept to Earlswells House and the four properties lying within the former policies of Dalhebitry House. The development will retain the mature broadleaved trees on the perimeter of the site to maintain its external visual integrity, while enabling the removal of many of the poorer quality conifers in the interior. These would be replaced by a better, mixed selection of deciduous trees and conifers.

**3.2 Limited impact on Greenbelt:** the site is on the very edge of the Greenbelt and extends southwards into the built-up area. Given the scale of the redeveloped Dalhebitry House to the north, and the number of houses in its policies, it would be anomalous if the site were to remain in the Greenbelt. Furthermore the limited size of the proposed development, and the fact that it will be screened by mature trees, means it would not compromise the landscape setting of the City.

**3.3 OP 58/Earlsark Avenue:** this 0.9 ha (2.2 acre) site was previously in the Greenbelt and was the subject of a Public Local Enquiry in 2007, following which it was included in the current Local Development Plan as OP 58 (shown on Site Plan). It now comprises a development of 9 high quality houses, and as it shares many of the characteristics of the Proposal Site, the observations of the Reporter are informative:



'with existing development on three sides, the site cannot be considered to be remote'.

'development of the objection site would not cause or be likely to lead to coalescence'.

'a low density development of about ten houses would have no significantly adverse effect on green belt objectives'.

'the site is well-related to the local primary and secondary schools, both of which are within walking distance by routes that do not involve crossing main roads.'

These comments are equally applicable to the Proposal Site.

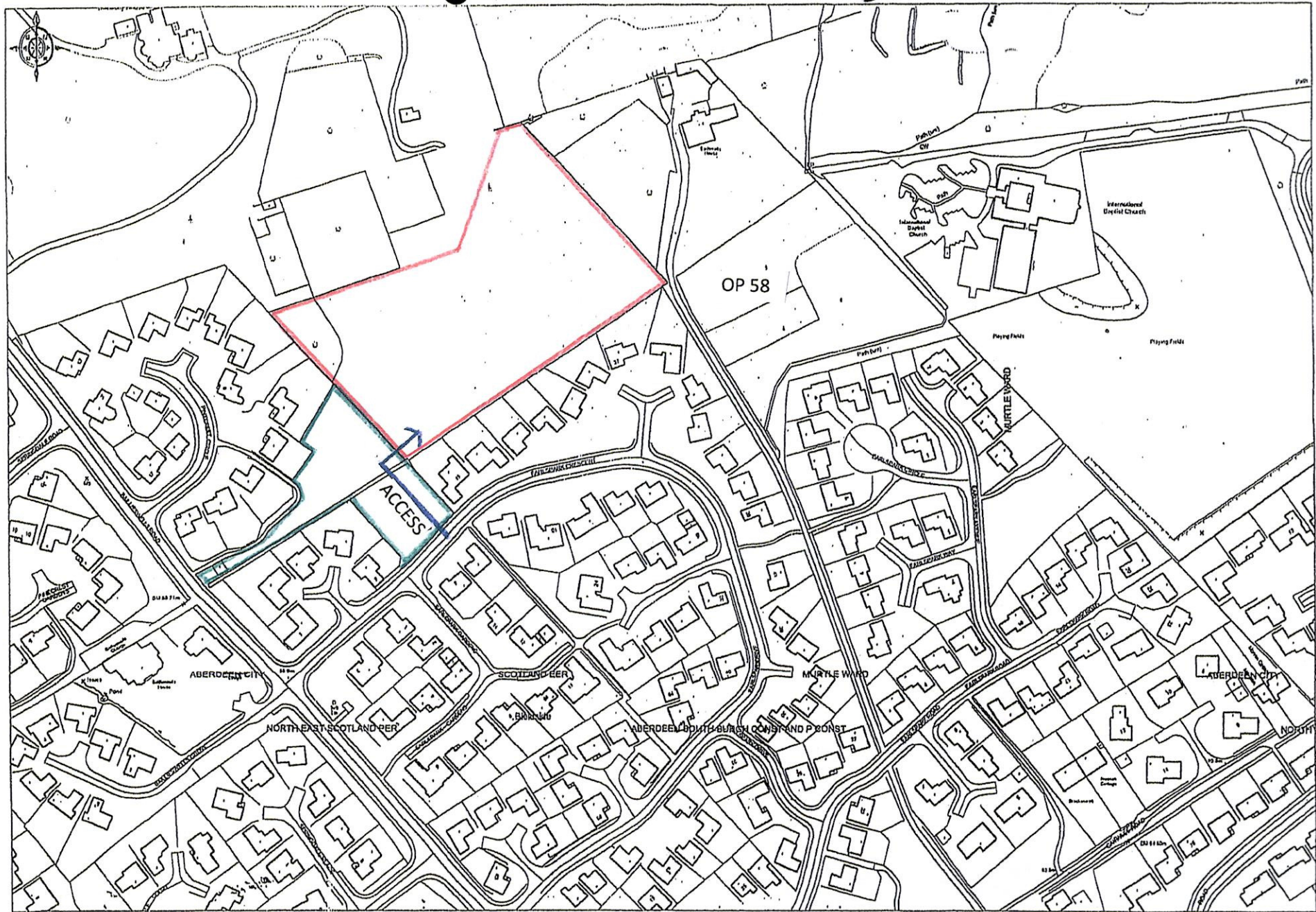
**3.4 Variety and choice of Housing:** most of the land identified in the current LDP comprises significantly larger sites where much denser development is envisaged. Inclusion of the Proposal Site would add to the variety and choice of sites available in the City.

#### 4.0 Conclusion

The Proposal Site offers an opportunity to add to the choice of housing sites in a sensitive manner which is entirely in keeping with existing developments immediately to the north of the site which are also within the Greenbelt, and because it will comprise only 4 houses in a location well screened by mature trees, it will not have an unduly adverse effect on Greenbelt objectives.



SITE AT EARLSPARK CRESCENT BIELDSIDE



OS Ordnance Survey

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