



# 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)

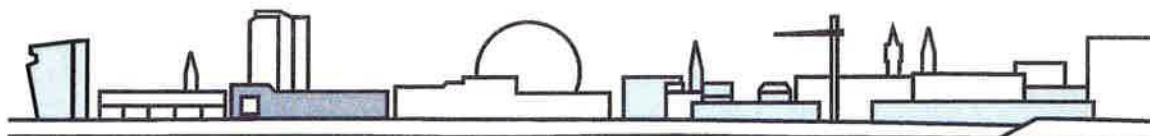
**Please ensure your proposal is with us by 14th June 2013.**

### 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: Mr & Mrs A.N. Ironside/Midstocket Development Company Ltd.

Date: 14th June 2013

Address:

c/o Archial, 3 Bon Accord Crescent, Aberdeen

Postcode: AB11 6XH

Telephone:

Email:

2

Name of landowner: Mr & Mrs A.N. Ironside/Midstocket Development Company Ltd.

Address:

Lairhillock House, Netherley, Stonehaven, AB39 3QS

### 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]

Guttrie Hill (west)

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

na

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 84390 01742

6 What is the current use of the site?

Unused

Has there been any previous development on the site?

Yes

No

If so, what was it?

Quarrying. Further detail provided in supporting statement.

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).

The site is suitable for the erection of 10 detached dwellinghouses.

- 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.

All houses to be built at the beginning of the plan period in 2017.

- 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.**

We will engage with the consultation opportunities afforded by the local development plan preparation process.

Engagement with Cults, Bielside and Milltimber Community Council is also proposed in the form of a presentation and meeting with this group.

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

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

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

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

- None
- Limited
- Significant

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

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

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

- Significant conflict
- Some potential conflict
- No conflict

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

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

- Electricity
- Gas
- Water and Sewage

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

Secondary Capacity

Primary Capacity

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

There are no infrastructure obstacles which would prevent the development of the site. A single vehicular access would be taken onto Culter House Road, where adequate visibility exists.

The site in question falls within the catchment zones of Culter Academy and Culter Primary. The limited number of houses which is proposed would generate only 2 secondary school children and 4 primary school children. Whilst the school roll at Culter Academy is pressurised, there is ample spare capacity predicted at Culter Primary, with approximately 100 spare places identified over the next 5 years.

The land at Guttrie Hill is wooded with Silver Birch, Rowan and Scots Pine being the predominant species on site. Limited tree removal would be required to facilitate the development, however this would be kept to a minimum, to ensure that the character of the area remained intact.

**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 proposed development would contribute to the much needed supply of local housing in the area.

The site would provide a contribution towards the affordable housing requirements of the area, either in the form of on-site provision or a commuted payment.

The site is allocated as a local nature reserve, however access is limited, comprising a haphazard system of routes. The proposed development would leave the majority of the woodland untouched, and would create the opportunity for the formation of a properly planned network of footpaths. This would be designed to link into the core path network which runs adjacent to the site, thereby creating an attractive resource for users of footpaths within Milltimber area.

**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.

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

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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。

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

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

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

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

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Jeśli potrzebujesz pomocy **językowej /  
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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](mailto:ldp@aberdeencity.gov.uk)

March 2013  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)





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Project Number: IAAB13-0070-00  
Project Title: Land at Guttrie Hill (West), Milltimber, Aberdeen  
Document Title: Development Proposal – Supporting Statement  
Date / Revision: 5<sup>th</sup> June 2013

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## 1.0 Introduction

1.1 This development proposal has been prepared as part of the compilation process for the Aberdeen Local Development Plan Review. This report accompanies the completed proforma which the council have provided to allow individual sites to be promoted. The bid has been prepared on behalf of Mr and Mrs A. N. Ironside/Midstocket Development Company Ltd.

1.2 The structure of this statement shall provide the background of the site, followed by a description of the proposed development, and an analysis of the proposal's conformity with the *Sustainability Checklist of Development Options*. A justification for the allocation of the development is then included.

## 2.0 Background



Figure 1 – Aerial Photograph of Site

2.1 The site in question is located on the northern outskirts of Peterculter, 750 metres from the North Deeside Road. It sits immediately adjacent to Culter House Road, and to the north of

the golf course at Kippie Lodge. The line of Aberdeen Western Peripheral Route (AWPR) runs 740 metres to the east.

- 2.2 The site itself is south facing and is wooded, with a mixture of natural species including Silver Birch, Rowan and Scots Pine. It is currently unused, although a network of poorly defined footpaths exists.
- 2.3 Historically it has been used for localised quarrying, and evidence of this can be seen in both historical Ordnance Survey maps, and current photographs. Examination of the Ordnance Survey map dated 1866 indicates no evidence of quarrying on site, as illustrated in Figure 2 below:

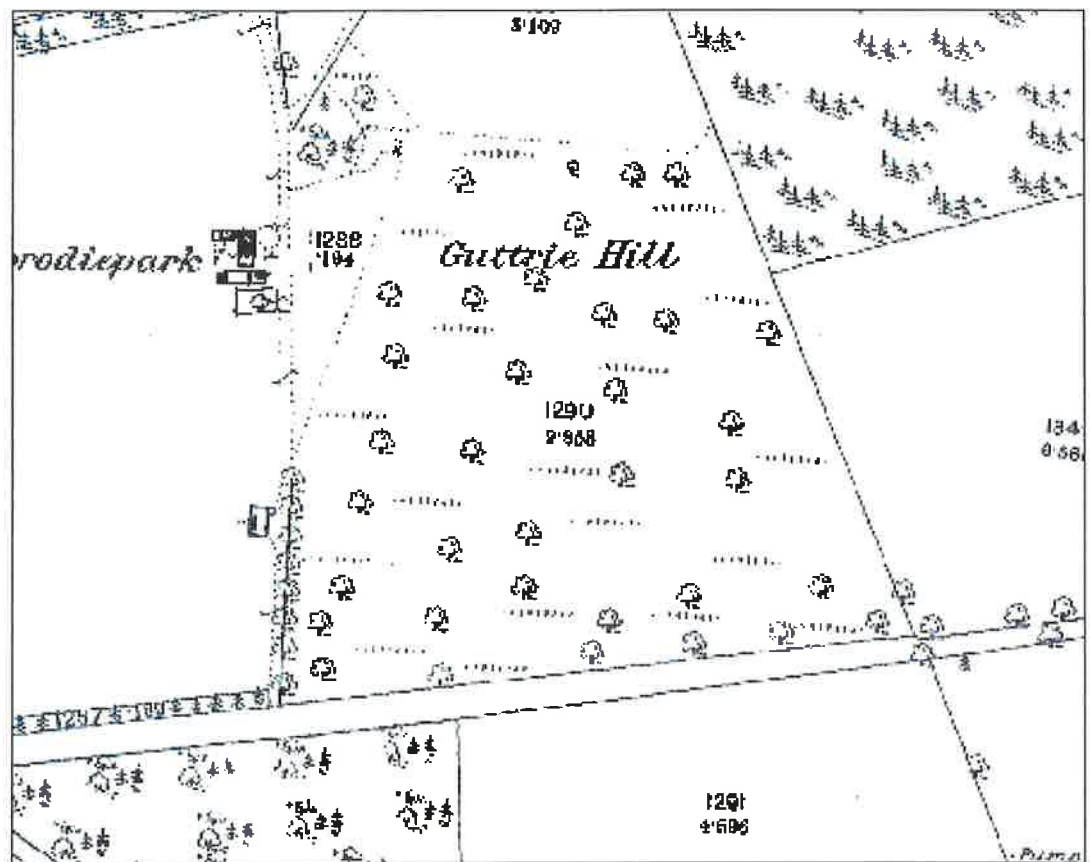


Figure 2 – Ordnance Survey Extract (1866)

- 2.4 However the next version of the map from 1900, included as Figure 3, shows that significant parts of the site were used for quarrying purposes, with 3 quarry pits shown throughout the site. This evidence remains on the 1965 version of the OS Extract.

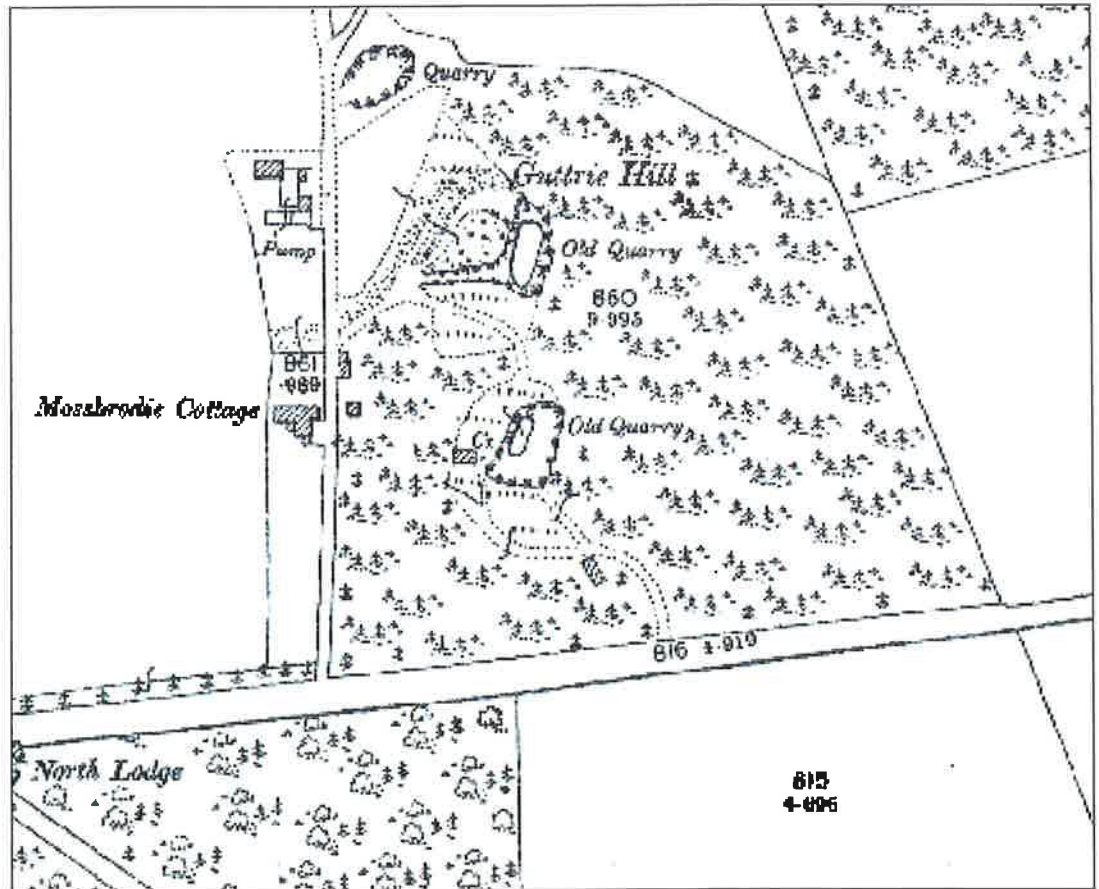


Figure 3 -- Ordnance Survey Extract (1900)

2.5 Examination of the site today indicates that evidence of the historical quarrying activities which have taken place remains evident, as shown below:



Figure 4 – Photographs of Former Quarrying Activities

2.6 The sheds associated with the former quarrying activities remain on site today, as illustrated in Figure 5 overleaf.



Figure 5 – Shed on Site

### 3.0 Description of Proposal

- 3.1 The area of the proposed site is 4.1 hectares, and whilst it is large enough to accommodate a significant number of dwellings, its characteristics mean that this proposal is limited to 10 dwellinghouses. Limited tree removal would be required to facilitate the development, however this would be kept to a minimum, to ensure that wooded character of the area remained intact. The restricted number of units would be coupled with the utilisation of high standards of contemporary design, which would incorporate good quality insulation and renewable energy technologies to reduce carbon consumption. The indicative designs which are included in Figures 6 & 7 below give a flavour of the appearance of the proposed dwellings.



Figure 6 – Indicative Design of Proposed Dwellinghouses (South Elevation)

3.2 Figure 6 above illustrates an indicative south elevation, incorporating significant areas of glazing to encourage passive solar gain. Figure 7 below is an elevation which would be more indicative of a northern elevation, which includes fewer windows on the ground floor level to enhance the insulation properties of the dwelling. The use of natural stone and timber on both elevations reflects the former quarrying uses which took place on site, together with its wooded character.



Figure 7 – Indicative Design of Proposed Dwellinghouses (North Elevation)

3.3 The housing would be spread throughout the site and the pattern and density of development would reflect large plots and detached houses which exist in the Milltimber area. A single shared vehicular access would be taken directly onto Culter House Road, where satisfactory visibility exists.

4.0 Sustainability Checklist for Development Options

4.1 The range of site proposals for inclusion in the Main Issues Report will be measured against the criteria contained in the *Sustainability Checklist for Development Options*, which has been produced by the council. An assessment of the extent to which the site at Guttrie Hill conforms to the relevant requirements is provided in the table below.

|  |
|--|
| <p><b>Exposure</b></p> <p>The site is very well sheltered from all directions by the mature trees which exist throughout. The vast majority of these would be retained, and a 20 metre buffer around the perimeter would be protected.</p> |
| <p><b>Aspect &amp; Slope</b></p> <p>The majority of the site is south facing, and as a result will benefit from passive solar gain.</p>  |
|  |

## Flood Risk

The site is located over 800 metres from any areas identified as being at risk from flooding in the SEPA map. The relevant extract is included in Figure 8 below.

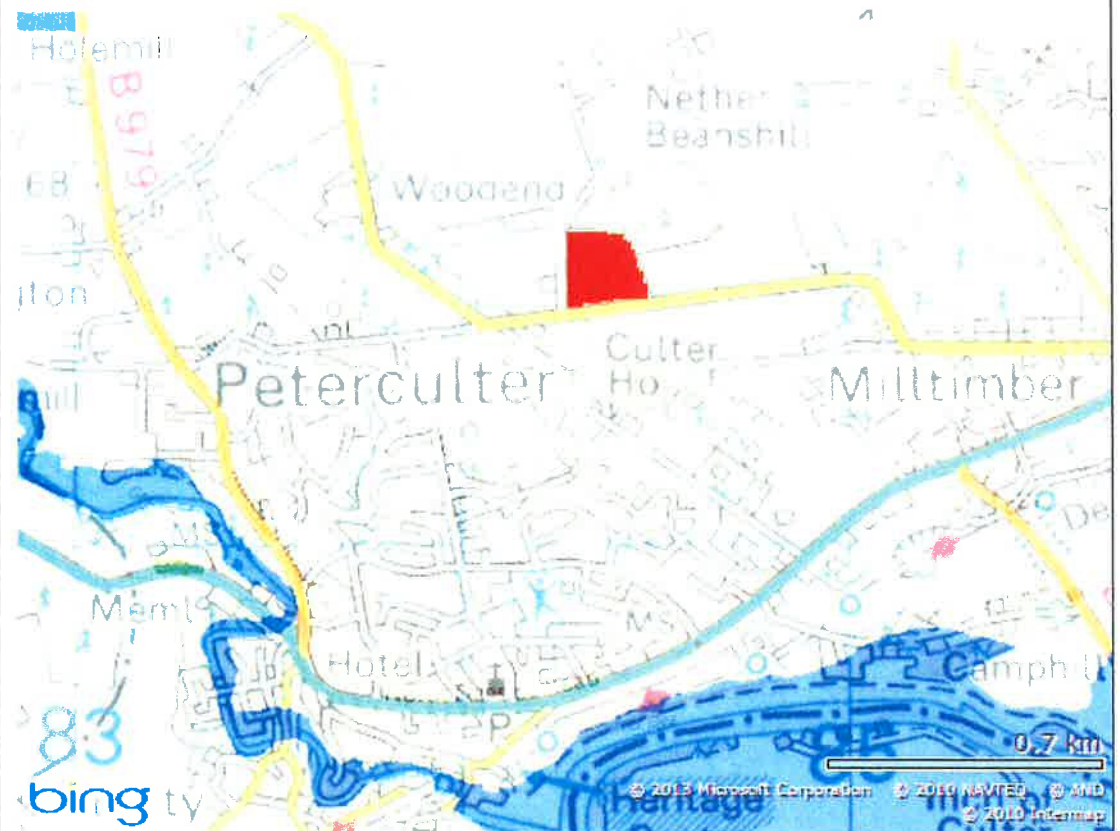


Figure 8 -- SEPA Flooding Map Extract

## Drainage

The site's former use as a quarry confirms that the ground characteristics are free draining.

## Built/Cultural Heritage Elements

Examination of Historic Scotland's Pastmap website indicates the range of built and cultural heritage features which exist within the vicinity. These are highlighted by the 4 circles included in Figure 9 overleaf. Features 1 and 2 are identified as traces of rig and furrow cultivation, with the rigs measuring 6 metres in breadth. Feature 2 lies outwith the site boundary, and it would be possible to design the layout of the proposed development to ensure that it avoided these features of historical interest.

Feature 3 lies to the west of the site, outwith the boundary, and comprises a former grouping of farm buildings which no longer exist.



Feature 4 comprises the extensive evidence of quarrying on and around the wooded summit of Guttrie Hill. The Pastmap record indicates that the workings are depicted in historical Ordnance Survey Maps which show three main pits and two roofed buildings. The following passage is an extract from the Pastmap record for the site:

*The first of the three quarries depicted on the map is situated on the NW flank of the hill. Now heavily overgrown, it measures about 30m from NE to SW by 15m transversely and has been dug some 5m deep into the slope on the SE. The second quarry is situated on the N flank of the hill, close to the summit, and was subsequently extended to the NNE. The original pit is no longer visible, and the extension is partly filled with field-cleared stones. This part of the quarry measures about 35m from NNE to SSW by 12m transversely and up to 8m in depth. The third quarry which is situated high up on the SW flank of the hill, is largely filled in, and only a rock-face 5m high can still be seen. The two buildings depicted on the older OS maps map stood on the S flank of the hill, but they are no longer visible. A fourth pit, is situated between the first and second quarries, about 25m W of the latter. It measures only 9m in diameter and has been dug some 3.5m into the slope on the SE.*

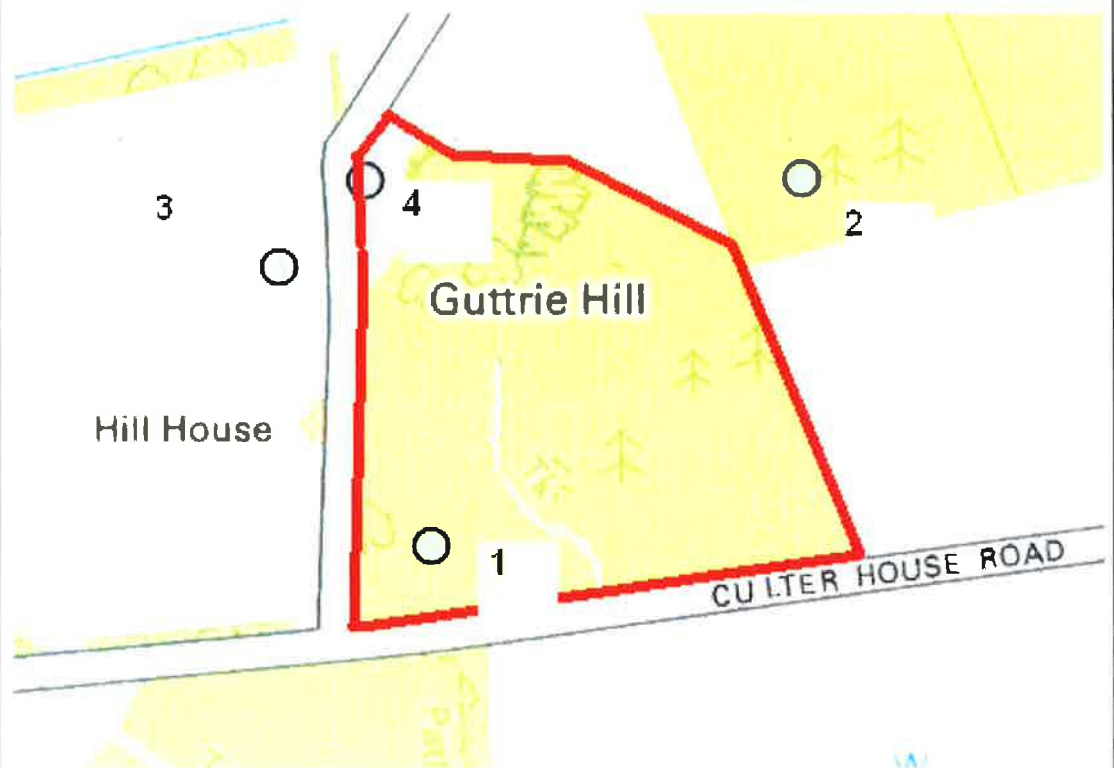


Figure 9 – Pastmap Extract

The detailed description of the historical quarrying features which exist on site reinforces the extent to which it can be classified as being brownfield. The council have clearly stated in this request for development proposals that they seek additional land of this type for

allocation, and the land at Guttrie Hill would fit into this category ideally.

### Natural Conservation

Guttrie Hill is identified as being a local nature reserve by Aberdeen City Council, with the extent of the designation included in Figure 10 below. The natural habitat value of this site is primarily derived from the woodland which exists. In order to preserve this feature, the majority of the woodland shall be retained.

The trees on site have not been the subject of any management over recent years. As a result, their condition could be greatly enhanced through the felling of several examples, to improve the overall health of the woodland. A woodland management plan would be implemented as an integral part of the proposed development to achieve this goal. The development of the site would therefore enhance the characteristics of the local nature reserve, improving the health, quality and management of the trees.

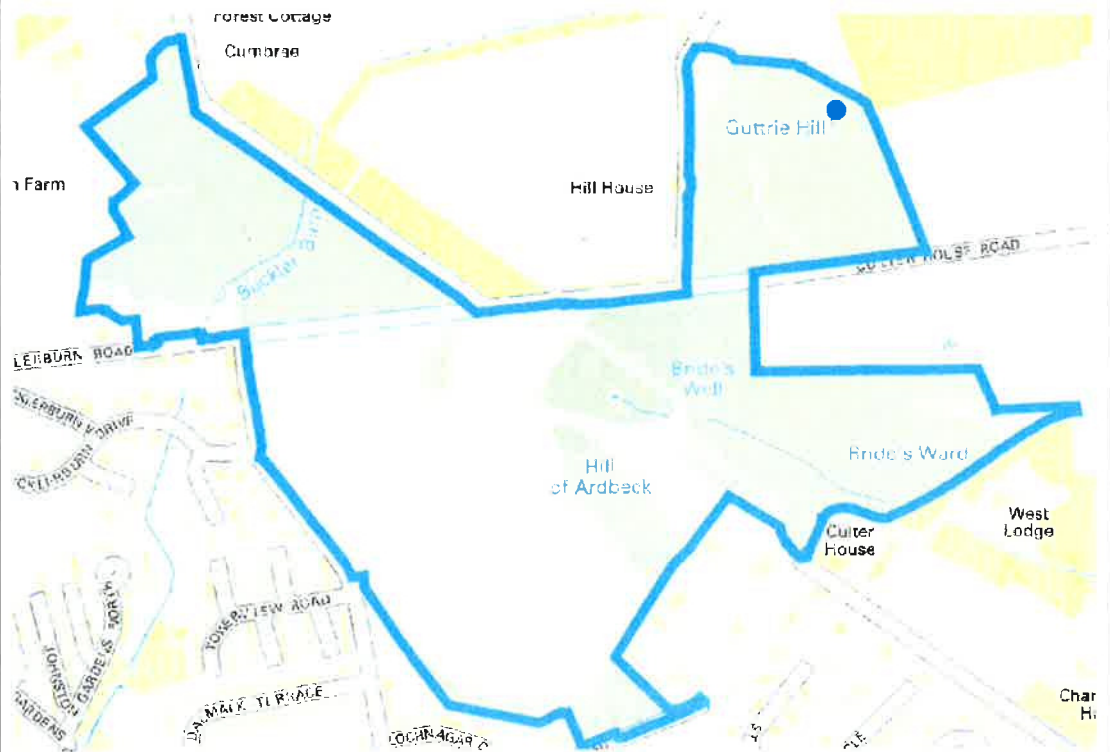


Figure 10 – Local Nature Reserve Designation

### Landscape Features

The main landscape feature stems from the mature trees which are present, and the entry in the table above confirms that the vast majority of these will be retained.

## Attractive/managed surroundings/Landscape Fit

The retention of the belt of woodland around the perimeter of the site will ensure that no adverse landscape impact would occur as a result of the development.

## Relationship to Existing Settlement

The land at Guttrie Hill lies on the northern edge of Peterculter, and within close proximity of Milltimber. It is therefore well related to the existing built up area of Aberdeen. This area will be subject to major change over coming years as a result of the formation of the AWPR. Figure 11 below shows the location of the proposed road (highlighted in yellow to the east of the site), and its proximity to the land at Guttrie Hill. The completion of the AWPR in 2018 will serve to further integrate this locality into the built form of the city. Furthermore this relationship will significantly enhance the accessibility of the site, thereby reinforcing its suitability for development.



Figure 11 - Proximity to Aberdeen Western Peripheral Route

## Land Use Mix/Balance/Service Thresholds

This small residential proposal would add to the much needed supply of housing within the area.

## Accessibility

The nearest bus route is located 750 metres to the south on North Deeside Road, and is the no.19 service, which runs every 15 minutes during peak time.

There are also a number of core path routes within close proximity as shown in Figure 12 below. The nearest is route 51 which links with the Peterculter and the Deeside Railway footpath.

It is proposed that additional footpath connections would be provided throughout the site, branching off from route 51 to allow the creation of an attractive woodland walk.

The proposal would therefore enhance the quality and range of the Core Path Network in the area, to the benefit of the local community.

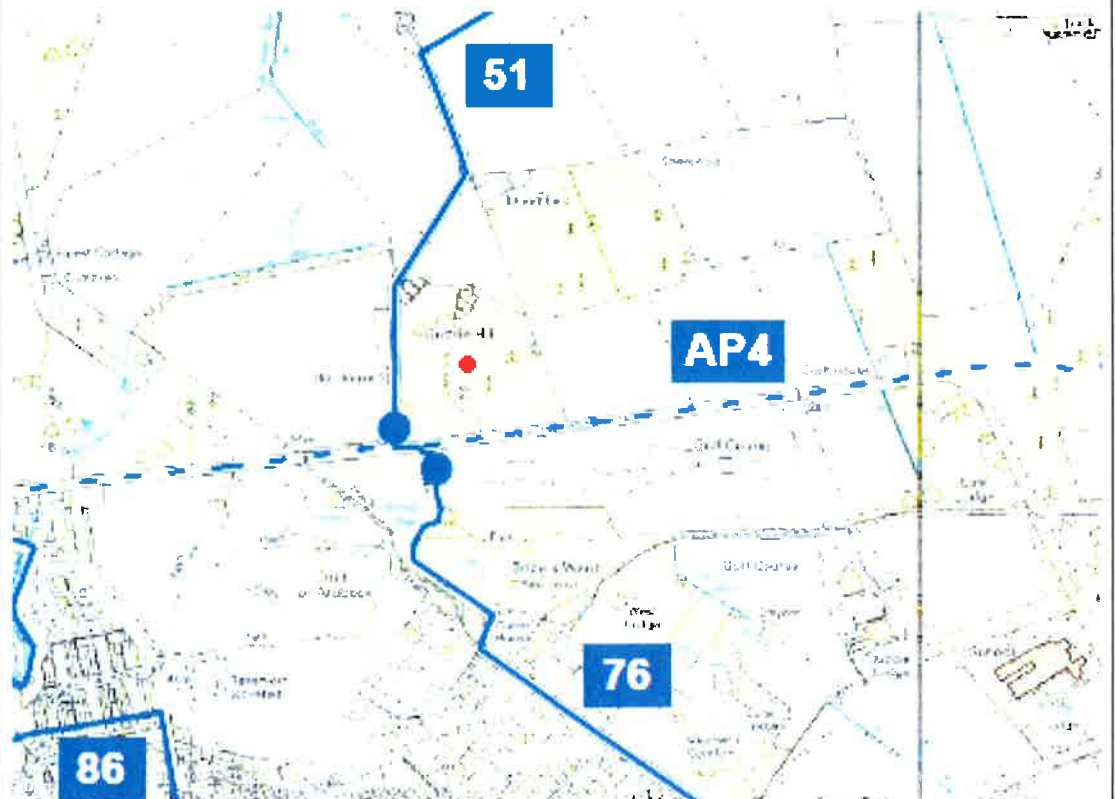


Figure 12 – Core Path Network

|  |
|--|
| <p><b>Proximity to community and civic facilities – schools/shopping/health/recreation</b></p> <p>Cults Academy is located approximately 5 kilometres to the east, and would require to be accessed by bus.</p> <p>Culter Primary is 750 metres to the south-west, thereby allowing children access via the core path network.</p> <p>The centre of Peterculter lies 1100 metres to the south, and this area contains a range of shops and services.</p>         |
| <p><b>Proximity of Employment Opportunities</b></p> <p>The centre of Peterculter includes a range of service sector employment opportunities, and the major existing and proposed employment zones at Westhill and Kingswells exist 4 and 5 kilometres to the north of the site respectively.</p>  |
| <p><b>Contamination</b></p> <p>The historical quarrying which has taken place on site would require an investigation of this subject to take place, however it is unlikely that significant contamination exists.</p>  |
| <p><b>Land Use Conflict</b></p> <p>The proposed residential development would adjoin other houses and agricultural land, and as a result, no conflict would arise.</p> <p>It is proposed as part of a bid on the neighbouring site to the east to form an area of commercial development. However the uses on the site to the east would be limited to Class 4 business and other ancillary uses, all of which would be compatible with residential amenity.</p> |
| <p><b>Physical Infrastructural Capacity</b></p> <p>Given that only 10 dwellinghouses are proposed, the development would not pose any threat to the physical infrastructural capacity of the area.</p>   |
| <p><b>Service Infrastructure Capacity</b></p> <p>The small scale nature of the proposal would not cause any adverse pressure on the service infrastructure capacity of the area.</p> <p>The school roll at Cults Academy is pressurised, however based upon the local authority prediction rates, the proposed development would only generate 2 secondary school</p>  |

children and would therefore have no significant effect. There is ample capacity predicted at Culter Primary, with approximately 100 spare places identified over the next 5 years.

**Other Constraints**

None have been identified.

4.2 The foregoing commentary on the council's sustainability checklist confirms the site's suitability for development and inclusion in the next version of the Local Development Plan.

5.0 Justification for Proposed Development

**Planning Policy – Green Belt**

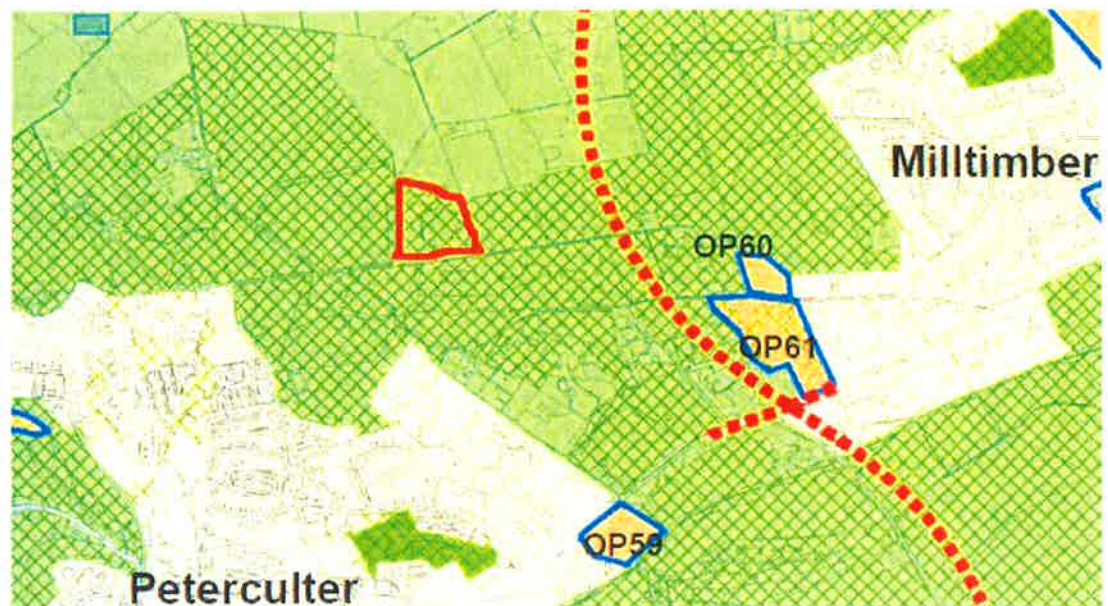


Figure 13 – Site within Green Belt and Green Space Network

5.1 The site in question is allocated as green belt in the Aberdeen Local Development Plan 2012, as shown in Figure 13 above. The aims of green belt allocations are set out in Scottish Planning Policy (SPP) which states that they are intended to:

- Direct planned growth to the most appropriate locations and support regeneration,
- Protect and enhance the quality, character, landscape setting and identity of towns and cities, and
- Protect and give access to open space within and around towns and cities. (para. 156)

5.2 The development of the proposed site would not conflict with the stated green belt aims, and indeed would help to contribute to their achievement. It is recognised that the site is

wooded, and that this contributes to the landscape character of the area. As a result of this it is proposed that the majority of the trees on site be retained. Those that are removed will accommodate the modest number of dwellings which is proposed. The woodland on site is currently not managed, and as a result it is overgrown in places, adversely affecting the health of many of the existing trees. One of the key benefits of the proposed development is that it offers the opportunity for the implementation of a tree management plan which would remove dead or dying species, thereby improving the overall health and quality of the woodland.

- 5.3 The development would also work towards achievement of the third green belt aim contained in the SPP, which seeks to give access to open space around the city. At the moment there are a limited number of informal footpaths across the site, and allocation for development would allow the creation of an improved network, which could link in with the neighbouring core paths.
- 5.4 For the foregoing reasons the development would fully comply with the green belt requirements set out in the SPP, and would work towards the achievement of the access and landscape quality aims which have been set.
- 5.5 The hatched area contained within Figure 13 highlights the extent of the Green Space Network within the vicinity of the site. The aims of this network are expressed in Policy NE1 of the Local Development Plan, and these overlap with the SPP's green belt aims in relation to improvement in the quality of the natural habitat of the area and associated access to it. For the reasons given above, the proposal would also conform to the policy requirements of the Green Space Network

#### Brownfield Development

- 5.6 One the key factors in support of the allocation of the land at Guttrie Hill stems from its historical use for quarrying. SPP defines brownfield land as that which has been previously developed. The foregoing analysis of historical Ordnance Survey Map data, combined with the Pastmap description of the extensive quarrying activities which have occurred confirms that there is no question that the site has been used in the past, thereby qualify as brownfield land.
- 5.7 The support for the allocation of brownfield land for development purposes is clearly set out in both national and regional planning policy. Paragraph 80 of SPP states that:

*Redevelopment of urban and rural brownfield sites is preferred to development of greenfield sites. When identifying locations for housing, planners should consider the reuse of previously developed land before development on greenfield sites....*

- 5.8 The clear support which is contained in national planning policy is echoed in the statutory strategic development plan for the region. The Aberdeen City and Shire Structure Plan 2009 identifies the city as one of 3 strategic growth areas within which 75-80% of growth will take place over the next 20 years. Paragraph 3.9 of the plan indicates that it is preferred that development within the city takes place on brownfield sites, and the plan contains an ambitious target for 40% of all new housing in the city to be constructed on brownfield sites.
- 5.9 The proposed Aberdeen City and Shire Strategic Development Plan is currently being prepared to replace the 2009 plan, and the same approach to land allocations and ambitious brownfield land targets are being maintained.
- 5.10 It will be particularly challenging to meet the ambitious target for 40% of all new housing in the city to be constructed on brownfield sites. There is a shortage of sites of this type to meet this target, and every opportunity should therefore be taken to allocate brownfield sites within the city when they are presented for development. The land at Guttrie Hill falls into this category, and as a result represents a suitable site for allocation in the next version of the Local Development Plan.

#### Aberdeen Western Peripheral Route

- 5.11 The construction of the AWPR will significantly alter the pattern of development and transportation within the Milltimber area in which the site is located. A grade separated junction will be created 250 metres to the east, and this will dramatically improve accessibility, in terms of both public and private transport. Brownfield sites in such accessible locations are rare and when they are identified, they represent the ideal opportunity to meet the necessary allocations to be included in the next version of the local development plan.

#### Design

- 5.12 The proposed design of the development is influenced by the local character, and the aim of achieving a highly energy efficient end product. The use of timber and stone as finishing materials would reflect both the historical quarrying which has taken place, and the wooded



nature of the site. Whilst each of the proposed 10 dwellinghouses would exhibit a high standard of design, all would be extremely well screened within their wooded setting.

- 5.13 Moreover the examples of house design which are included in Figures 6 & 7 would ensure that very high standards of energy efficiency would be achieved. This approach conforms to the carbon reduction objectives which are contained in the strategic development plan.

#### Other Material Considerations

- 5.14 The analysis of the sustainability checklist which has been included in Section 3 confirms the site's general suitability for development. It is south facing, and therefore ideal for encouraging passive solar gain. There are no built or cultural heritage restrictions which would limit development, and neither are there any physical nor service infrastructure obstacles to block the allocation. Over time the site will become increasingly integrated with the built form of the town, providing connections to the wider area and local services and facilities.

#### 6.0 Conclusion

- 6.1 The responses contained in the accompanying pro-forma and in the table above, describe the extent to which the land at Guttrie Hill conforms to the criteria contained in the council's *Sustainability Checklist*, confirming its suitability for allocation in the next version of the local development plan.
- 6.2 One of the key factors in the suitability of the site for development purposes is based upon its brownfield status, and the contribution that it would make to the achievement of the target for development of land of this type, which is contained in the strategic development plan.
- 6.3 Furthermore it has been shown that there are no policy obstacles stemming from the site's allocation within the green belt and green space network which would hinder its allocation. Indeed the development would work towards the access and landscape improvement aims which these policies express.
- 6.4 The future presence of the AWPR in relatively close proximity will dramatically improve the accessibility of the area, thereby reinforcing its suitability for development.
- 6.5 For the foregoing reasons the site should be identified in the next version of the Local Development Plan as being suitable for a low density residential development.