



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

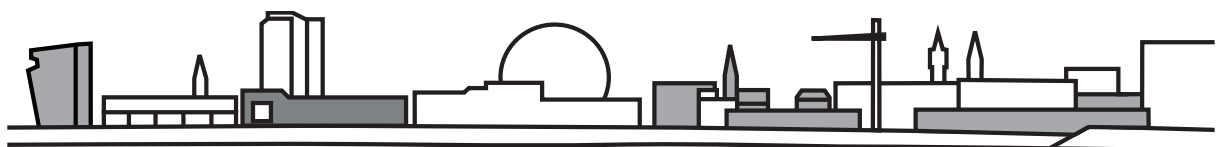
Please ensure your proposal is with us by 14th June 2013.

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: Knight Frank LLP

Date: June 2013

Address: 4 Albert Street, Aberdeen

Postcode: AB25 1XQ

Telephone: [Redacted]

Email: [Redacted]

2

Name of landowner: Ms Susan Foster

Address: c/o proposer

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 at Inchgarth Road, Pitfodels, Aberdeen

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

No

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 904 031

6 What is the current use of the site?

Non-productive agricultural grassland.

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

If so, what was it?

N/A

7 What do you propose using the site for?

Recreational use.

- 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).

N/A

- 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.]

Recreational use in the form of playing fields, changing facilities and sports science teaching and research facilities.

- 12 Will the proposed development be phased? Yes No

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

N/A

- 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.**

Future meeting with Cults, Bieldside and Milltimber Community Council.

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

The site is bounded to the north by the disused Deeside railway line. An overhead electricity pylon runs through the site, although this is not an impediment to the use of this part of the site for the intended use as playing fields.

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 type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input type="checkbox"/>

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

* The site will deliver new playing fields and changing facilities which will provide a much needed recreational facility for a local educational institution, as well as being potentially available for use by the local community.

* The site will also deliver much needed sports science teaching and research facilities for the local educational institution. This will help to grow this organisation's role as one of the main educational service providers in the North East of Scotland as well as sustaining it's role as an extremely valuable local employer.

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 saņemtū palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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

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



Thank you for taking the time to complete this form.

Please return completed forms to:

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

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



Land at Inchgarth Road,
Pitodells

Development Bid

Ms Susan Foster

June 2013

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Figure 2 – Location Plan

Figure 3 – Extract from the Aberdeen LDP 2012

Figure 4 – Site Plan



Aerial Photograph of the site

1.0 Introduction and Vision

- 1.1 Knight Frank LLP, on behalf of our client Ms Susan Foster, are submitting this development bid for land at Inchgarth Road, Pitfodells, Aberdeen (see Figure 1) as an expression of interest to be included in the Aberdeen Local Development Plan (LDP) 2016. As a first step we ask that the site be included in the Main Issues Report as a preferred site when it is published in January 2014.
- 1.2 This statement sets out the justification for why we consider our client's land should be identified in the new LDP. The land is considered to be suitable for recreational uses in the form of playing fields and changing facilities as well as sports science teaching and research facilities. The facilities are to be used by a local institution which is in urgent need of this type of recreational and educational uses in order to meet their current demand and their future aspirations for growth.
- 1.3 This supporting statement should be read in conjunction with the development bid application form.

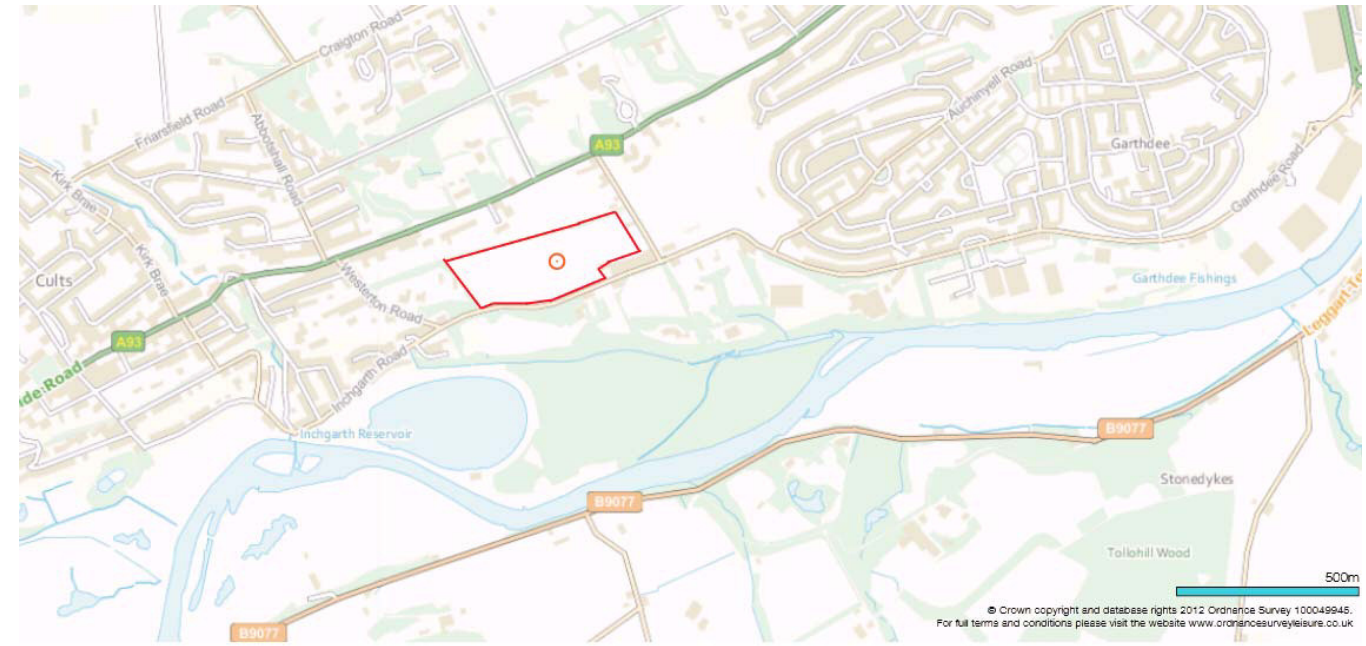


Figure 1 – OS Plan

2.0 Site Characteristics and Background

- 2.1 Pitfodels is a suburb of Aberdeen situated on western edge of the built-up part of the city along the A93 North Deeside Road as shown in Figure 2.
- 2.2 The land subject of the development bid measures a total of 7.3 hectares and lies to the south of the former Deeside railway line. The land is in the sole ownership of Ms Foster.
- 2.3 The land takes the form of undeveloped, non-productive agricultural grassland. It is effectively a paddock which is overgrown with shrubs and other vegetation. The site is bounded to the south by Inchgarth Road and housing backs into the site to the east and west.



Figure 2 - Location Plan

3.0 Planning Context

3.1 The site is located outwith the current 'Residential Area' at Pitfodels as defined by the Local Development Plan (see Figure 3) and the Green Belt and Green Space Network policies therefore apply at present.

National Planning Framework (NPF) 2

3.2 NPF2 acknowledges the importance of working to strengthen Aberdeen's role as Scotland's northern gateway. It states that there should be a focus on improving the quality of the environment in the city centre and developing cultural and recreational facilities to create a more vibrant social scene.

Aberdeen City and Shire Structure Plan (2009)

3.3 The Aberdeen City and Shire Structure Plan was approved in 2009. The plan advocates a high rate of growth for the North East and is also promoting a spatial strategy which focuses future development into three Strategic Growth Areas, one of which is the administrative area of Aberdeen City.

Aberdeen City and Shire Strategic Development Plan (2013)

3.4 The proposed Aberdeen City and Shire Strategic Development Plan (SDP) was published for consultation in February 2013 and it does not propose to change the current Structure Plan vision and spatial strategy.

Aberdeen Local Development Plan (2012)

3.5 The land is identified as part of the Green Belt and Green Space Network which place an embargo on all development except where they are related to a countryside activity. The site is within close proximity to the urban edge of Garthdee to the east and Pitfodels/Cults to the west. In addition to being situated close to the edge of the existing built-up area, the site is also close to on-going residential development at OP65 'Den of Pitfodels' to the east which is currently being developed for around 80 houses.

3.6 Green Belt policy does allow for recreational uses which are compatible with a countryside or natural setting. A large proportion of the site will be used for playing fields, which is deemed to be wholly consistent with Green Belt policy. However, because of the need to co-locate changing facilities and an element of teaching/research facilities alongside the playing fields, a specific allocation for these purposes as part of the LDP review is considered to be the correct approach to take.

3.7 In addition, section 6.63 of the LDP states that the Green Space Network provides improved opportunities for outdoor recreation, and therefore this proposal for recreation uses on the site is not inconsistent with this policy.

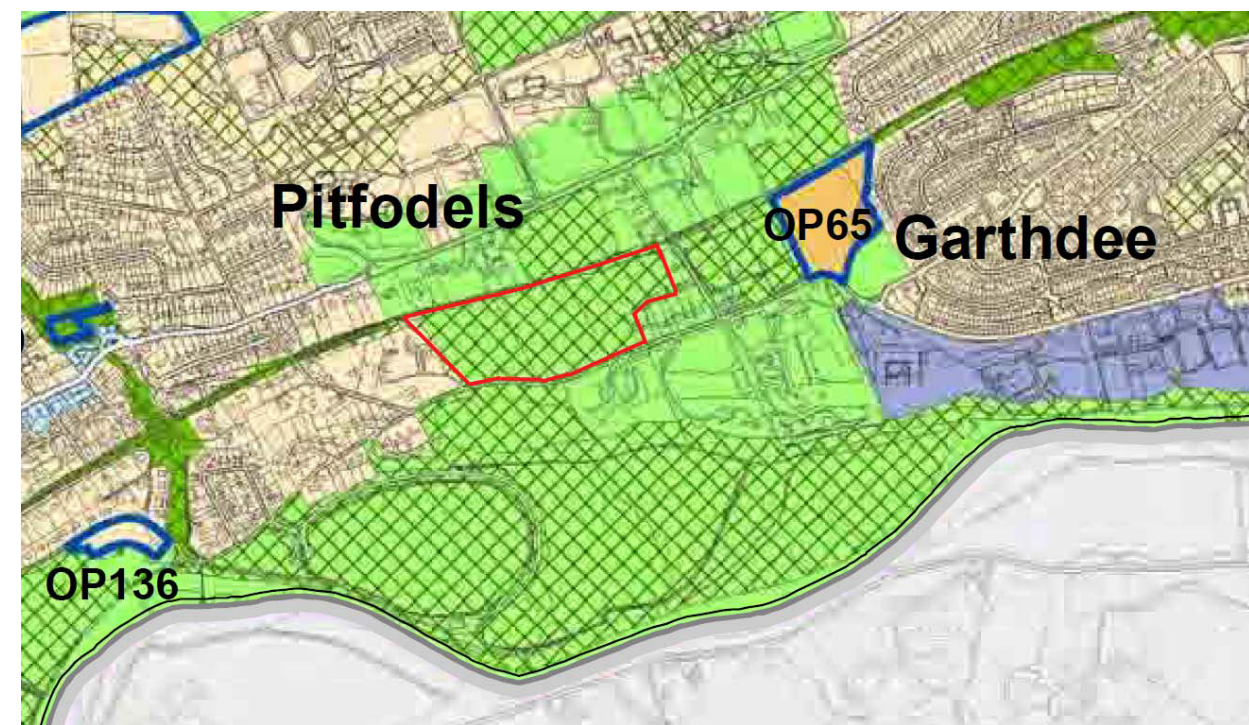


Figure 3 – Extract from the adopted Aberdeen LDP 2012

4.0 Site Analysis and Appraisal

- 4.1 The development bid site is undeveloped grassland and is not in productive agricultural use. It is characterised by the presence of overgrown vegetation and informal footpaths running across the site.
- 4.2 The site is located immediately to the west of Garthdee on the urban edge of Aberdeen, and to the east of the suburbs of Pitfodels and Cults. The site is bounded to the north by the former Deeside railway line and to the south by Inchgarth Road. Several detached properties bound the site to the east and west.

Landscape and Climate

- 4.3 The land has a gentle south-facing slope with views from the site across the River Dee valley. A woodland plantation bounds the site to the west and north-west. Overall, the site is well sheltered from the prevailing winds and benefits from a southward orientation.

Ecology

- 4.4 The site is not covered by any nature conservation designations. The pockets of woodland and other vegetation will be retained where possible to provide strategic landscaping as well as a habitat for wildlife.

History and Archaeology

- 4.5 It is not considered that the site is important in historical or archaeological terms, however an appropriate planning condition attached to the granting of any planning consent to ensure that these matters are considered and investigated during the course of development.

Utilities

- 4.6 The site is fully serviced in terms of water and electricity. New gravity foul and surface water sewers will be provided to service the limited number of buildings that are proposed on the site (e.g. changing facilities) and will discharge to the existing public sewer network.

Accessibility

- 4.7 The site is highly accessible via public transport along North Deeside Road and nearby at Garthdee Road/Auchinyell Road and is within walking distance of the Robert Gordon University campus. It is perfectly located adjacent to the disused Deeside railway line for safe pedestrian and cycle access into the city centre or inland to Deeside. It also conveniently located for residents of Cults and Garthdee.

4.8 The fact that the proposed use is a sports and recreation facility will mean that users can taken advantage of the disused railway line in terms of encouraging access to the site on foot and by bicycle. The location is therefore highly sustainable and consistent with the proposed sports/recreation use that is envisaged.

4.9 It will also be possible to look at providing pedestrian footpath links on the land owned by Robert Gordon University to the south of Inchgarth Road in order to link the campus directly to the site.

5.0 Development Bid

- 5.1 This development bid offers land on the edge of the urban area which is considered to be suitable for recreational purposes in the form of playing fields with changing facilities along with sports science teaching and research facilities.
- 5.2 The development bid will help to meet an identified requirement from a local educational institution which is urgently seeking land for recreational purposes.
- 5.3 This site is the only suitable piece of land within the Aberdeen City boundary which is of an appropriate size, and within an appropriate distance of the potential user, which remains undeveloped and therefore available for use by the educational institution. Therefore, in the event that there is a failure to allocate this site for recreational uses, the educational institution may be forced to look at other locations outwith the boundaries of Aberdeen City (i.e. Aberdeenshire).

Development Bid Objectives

- 5.4 The proposed development of the land at Inchgarth Road for recreational purposes is seeking to achieve the following objectives:
- Provide new recreational and educational facilities to meet the needs of a local educational institution;
 - Provide sports facilities in an accessible location on the edge of Aberdeen within walking distance of public transport routes and the Robert Gordon University.

Access and Connectivity

- 5.5 Direct vehicular access to the playing fields will be taken from a single point of entry leading off Inchgarth Road. The existing 30mph speed limit will be extended outwards to encompass the entirety of the site.
- 5.6 The provision of public footpaths and street-lighting along the edge of the site which bounds Inchgarth Road will also be investigated at the detailed planning application stage in order to encourage walking and cycling to the recreation facilities.
- 5.7 The site is within walking distance of public transport services and is within walking distance of the Robert Gordon University campus. It is also located adjacent to the disused Deeside railway line for safe pedestrian and cycle access into the city centre or inland to Deeside.

Land Use

- 5.8 The proposed land use for the development bid will comprise several full-size playing fields which can be used for rugby and football. The site will also provide associated teaching and changing accommodation connected to the sports and recreational activities.

Design and Layout

- 5.9 The site layout will be designed with an emphasis on permeability through the site so that users of the facility can walk to the site from Robert Gordon University and make use of public transport along North Deeside Road and at Garthdee Road/Auchinyell Road.

Open Space and Landscaping

- 5.10 The site already has an established landscape structure, particularly with the mature woodland around the periphery, which will be protected and enhanced with new planting.

Density

- 5.11 The overall proportion of the site that will be developed (e.g. in the form of buildings such as changing facilities connected with the recreational activities) will be very low to ensure that the vast majority of the site will be green space which is in keeping with the low density character of the Pitfodels area.

6.0 Conclusion

- 6.1 Aberdeen City Council has only invited development bids for brownfield sites as part of the process of reviewing the LDP. However, a local educational institution have an urgent requirement to find land that which is suitable to meet their current needs and future aspirations for recreational uses in the area.
- 6.2 It is considered that the land at Inchgarth Road is the perfect opportunity to deliver these facilities given its size, location and topography. The site is considered to be the only piece of land within Aberdeen City which is of an appropriate size, and within an appropriate distance of the potential user, which remains undeveloped and therefore available for use by the educational institution for recreational purposes.
- 6.3 This site also benefits from being within walking distance of regular public transport links along North Deeside Road and Garhdee Road/Auchinyell Road, both of which provide access to the city centre, as well as being within walking distance of the Robert Gordon University.
- 6.4 The development of this site in the form of recreational uses would not have a negative impact on the landscape setting of the area given that it will be low density and will retain the majority of the site as open space.
- 6.5 The allocation of this site in the LDP will be beneficial to the educational institution which requires the new sports facilities as it will help them grow and maintain their role as a major employer and education provider. The identification of the land at Inchgarth Road for recreational uses will also benefit the community by providing new and modern sports facilities which can potentially be used by local residents.
- 6.6 We therefore respectfully request that the land at Inchgarth Road be identified in the Main Issues Report for sports and recreational uses.

Figure 4 – Site Plan

