



# 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)

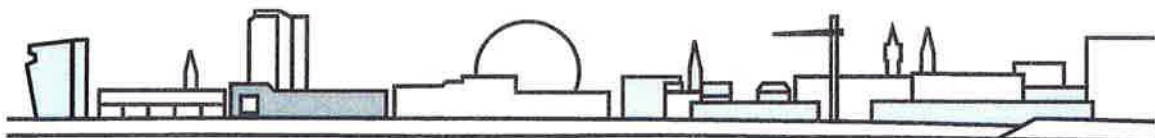
**Please ensure your proposal is with us by 14th June 2013.**

### 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: Albyn School Limited

Date: 12th June 2013

Address: c/o Archial, 3 Bon Accord Crescent, Aberdeen

Postcode: AB11 6XH

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: Albyn School Limited

Address: 17-23 Queen's Road, Aberdeen, AB15 4PB

### 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]

Albyn School Milltimber Playing Field

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 849 011

6 What is the current use of the site?

Education (Playing Fields)

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

If so, what was it?

Construction of pavilion, playing fields and tennis courts.

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).

Approximately 100 houses proposed. A mixture of flats, terraced and detached houses to be provided.

- 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.

The phasing of the development is dependent upon the identification of suitable alternative playing field facilities. It is anticipated that the development would take place within the period 2017-2022

- 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, Bieldside and Milltimber Community Council is also proposed in the form of a presentation and meeting with this group.

Consultation in the form of public meetings would also take place as the development progresses.

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 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

## 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

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. Vehicular access would be taken onto North Deeside Road, where suitable visibility exists.

The site falls within the catchment zones of Cults Academy and Culter Primary. The school roll at the academy is currently pressurised, and appropriate planning gain contributions would be used to address this. There is ample spare capacity predicted at Culter Primary, with approximately 100 spare places identified over the next 5 years.

The completion of the AWPR in 2018 will provide a key strategic transport link approximately 150 metres to the east of 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 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 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.

A significant area of public open space would be provided as an integral part of the development, and this would be available for community use.

**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





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Cambridge

Glasgow

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Leeds

London

Newcastle

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**Project Number:** 7009028

**Project Title:** Albyn School Milltimber Playing Field, Aberdeen

**Document Title:** Development Proposal – Supporting Statement

**Date / Revision:** 12<sup>th</sup> June 2013



## 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 pro-forma which the council have provided to allow individual sites to be promoted. The bid has been prepared on behalf of Albyn School Ltd.

1.2 The structure of this statement shall provide a description of the proposed development, and an analysis of the proposal's conformity with the Sustainability Checklist of Development Options which the council have prepared. A justification for the allocation of the development is then included.



Figure 1 – Aerial Photograph of Site

1.3 The site in question is located on the eastern edge of Peterculter, adjacent to North Deeside Road. It currently includes playing fields, a pavilion and tennis courts, all of which are used by Albyn School. The north-western and south-western boundaries are planted with mature

trees, and more recent strategic landscaping has been planted on the eastern corner. The site is uniform in level and enjoys attractive views to the south across the Deeside Valley.

## 2.0 Description of Proposal

2.1 The area of the site is 3.6 hectares, and it is large enough to accommodate approximately 100 dwellinghouses. This is based upon a density of 30 units to the hectare, as set out in the strategic development plan. The existing vehicular access onto North Deeside Road would be suitable to serve the development, although a second access would also require to be provided.

2.2 The housing would be laid out in a pattern of development to reflect that found in the adjoining area. Public open space, recreational areas and landscaping would be integral to the residential layout.

## 3.0 Sustainability Checklist for Development Options

3.1 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 the playing fields conforms to the relevant requirements is provided in the table below.

<p><b>Exposure</b></p> <p>The site is very well sheltered, particularly to the north and south-west by the mature trees which exist on the boundary. Additional landscaping has been planted at the eastern corner, and this will provide additional screening in time.</p>
<p><b>Aspect &amp; Slope</b></p> <p>The site is a uniform level to accommodate the playing fields, and enjoys an open aspect to the south towards the Deeside Valley.</p>
<p><b>Flood Risk</b></p> <p>The site is located over 220 metres from any areas identified as being at risk from flooding in the SEPA map, and there is no prospect of problems arising from this source. The relevant extract is included in Figure 2 overleaf.</p>

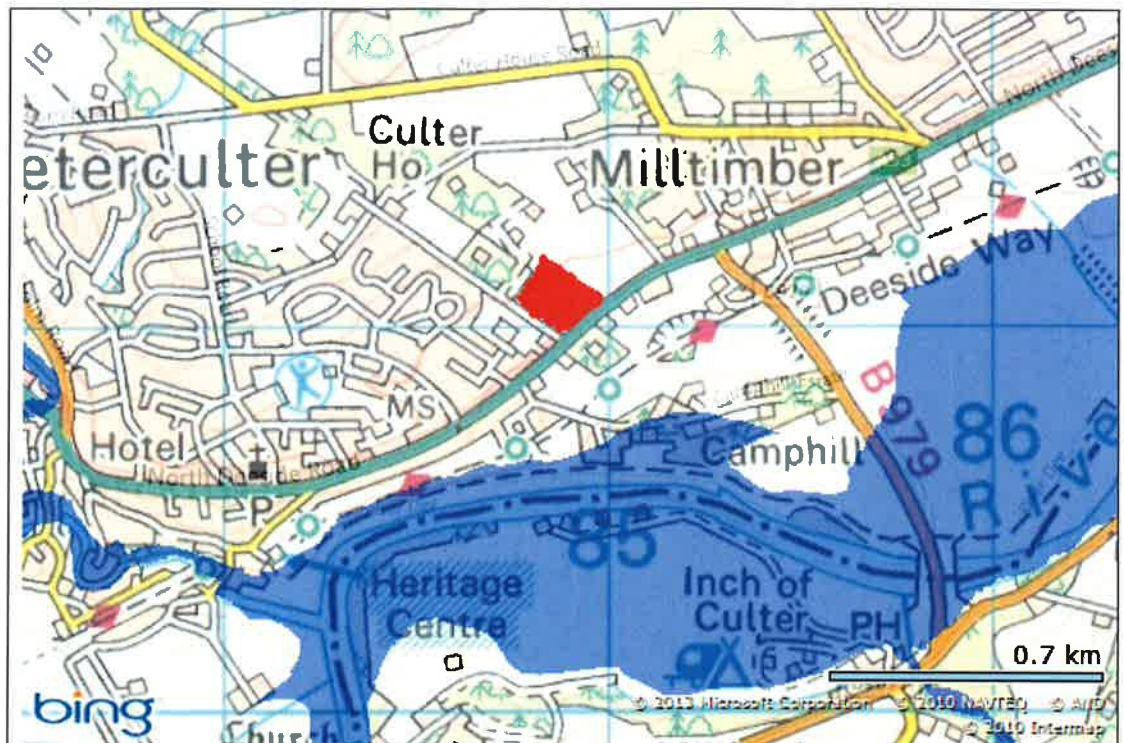


Figure 2 – SEPA Flooding Map Extract

### Drainage

The existing playing fields are free draining and therefore suitable for development from this perspective.

### Built/Cultural Heritage Elements

Examination of Historic Scotland's Pastmap website indicates that there are no built and cultural heritage features on the site, as illustrated in Figure 3 overleaf. Only one feature is identified within the vicinity, and this is signified by the blue circle. This represents the gardens at Kippie Lodge, and these would be unaffected by the development.



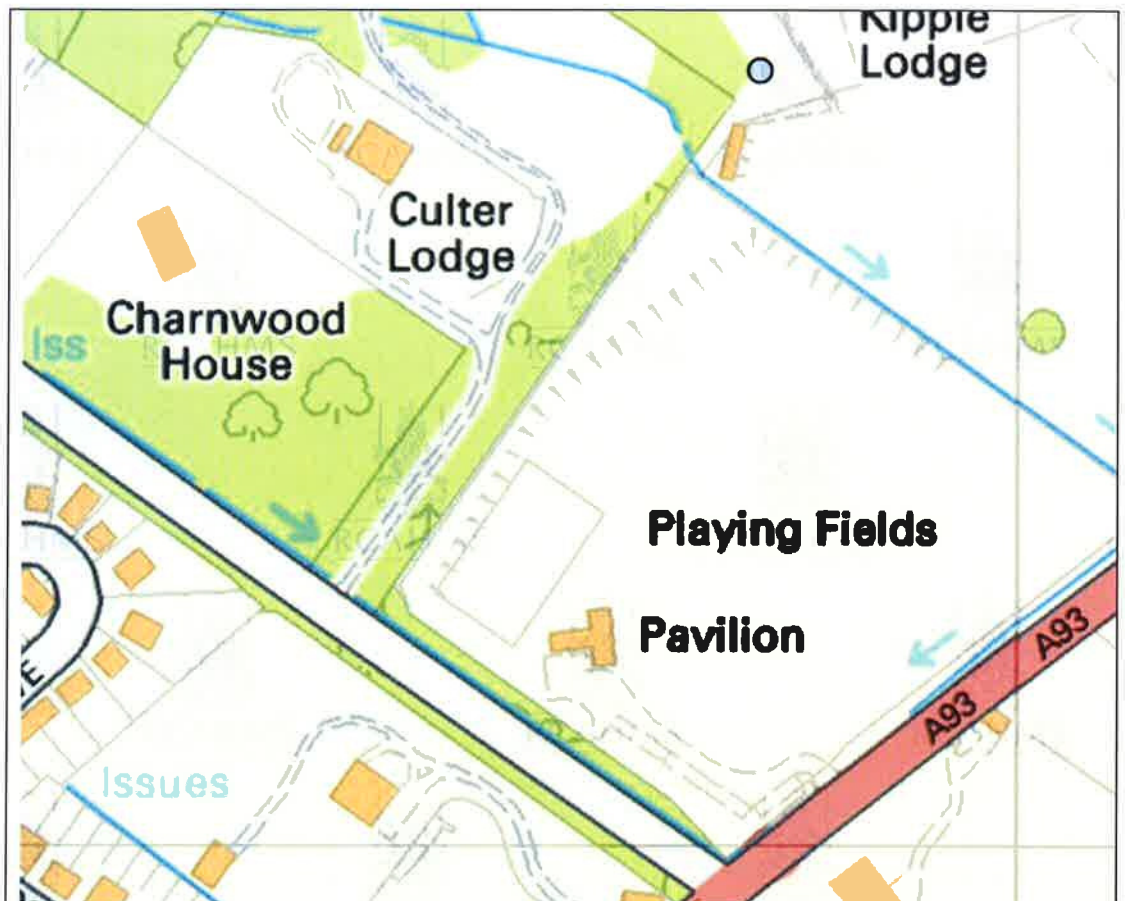


Figure 3 – Pastmap Extract

#### Natural Conservation

Examination of Aberdeen City Council's GIS database indicates that there are no local nature conservation areas within the vicinity. Furthermore the grass covered playing fields do not provide an important nature conservation habitat.

#### Landscape Features

The key landscape features in the surrounding area are the mature trees which are evident around the site boundary, and all of these will be retained as part of the development.

#### Attractive/managed surroundings/Landscape Fit

The retention of the trees mentioned in the entry above will ensure that the proposed development would fit sensitively within its landscape setting. No adverse effects would arise from any adjoining public viewpoints.

#### Relationship to Existing Settlement

The playing fields site is well integrated into the existing settlement, lying on the edge of

Peterculter. It is within a 400 metre walk of the local retail facilities, pubs and other services within the centre of the village. The sports facilities at Kippie Lodge lie only 150 metres to the east.

The area around the site will be subject to major change over coming years as a result of the formation of the AWPR. Figure 4 below shows the location of the proposed road (highlighted in yellow to the east of the site), and its proximity to the playing fields at Milltimber. The completion of the AWPR in 2018 will to fully integrate this locality into the built form of the city. Furthermore this relationship will significantly enhance the accessibility of the area, thereby reinforcing its suitability for development.



Figure 4 – Proximity to Aberdeen Western Peripheral Route

#### Land Use Mix/Balance/Service Thresholds

This residential proposal would add to the much needed supply of housing within the area, and would provide support for local shops and facilities.



## Accessibility

The nearest bus route is located 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 5 below. The nearest is route is number 76 which links with the Peterculter and the Deeside Railway footpath to the south, and the local nature conservation sites to the north. Connections to this route would be provided as part of the development.



Figure 5 – Core Path Network

## Proximity to community and civic facilities – schools/shopping/health/recreation

Cults Academy is located approximately 5 kilometres to the east, and would require to be accessed by bus.

Culter Primary is 650 metres to the west, and convenient pedestrian access is available to the school.

The centre of Peterculter lies 900 metres to the west, and this area contains a range of shops and services.

## Proximity of Employment Opportunities

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 5 and



6 kilometres to the north of the site respectively.
<p><b>Contamination</b></p> <p>Given the current use, no contamination is anticipated as being present.</p>
<p><b>Land Use Conflict</b></p> <p>The proposed residential development would adjoin other houses and the recreation land at Kippie Lodge, and as a result, no conflict would arise.</p> <p>Adequate separation exists from the line of the AWPR to ensure that no disturbance as a result of noise or any other factors would occur.</p>
<p><b>Physical Infrastructural Capacity</b></p> <p>All of the necessary infrastructure connections, including water supply, sewerage, gas and electricity are readily available. The imminent construction of the AWPR will provide the area with convenient transportation links.</p>
<p><b>Service Infrastructure Capacity</b></p> <p>The school roll at Cults Academy is pressurised, and appropriate planning gain contributions would be required to ensure that satisfactory arrangements for secondary schooling were in place at the time of the development. There is ample capacity predicted at Culter Primary, with approximately 100 spare places identified over the next 5 years. This would be adequate to cater for the number of children generated by the housing proposals.</p>
<p><b>Other Constraints</b></p> <p>None have been identified.</p>

- 3.2 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.

## 4.0 Justification for Proposed Development

### Planning Policy – Green Belt

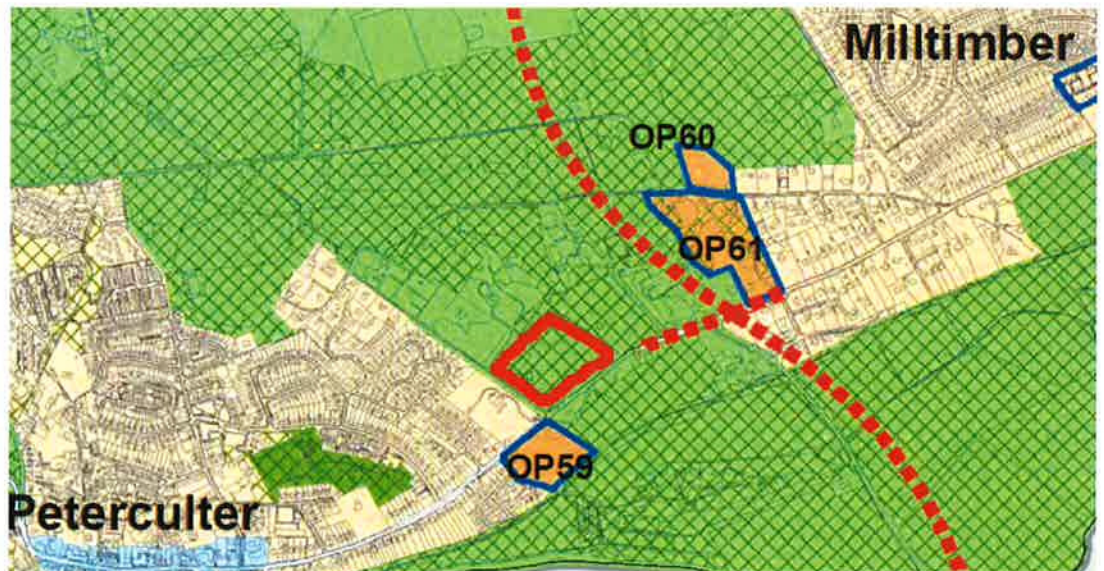


Figure 6 – Site within Green Belt and Green Space Network

4.1 The site in question is allocated as Green Belt in the Aberdeen Local Development Plan 2012, as shown in Figure 6 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)*

4.2 One of the key aims stated above is the requirement to protect and enhance the landscape character of the city and its surroundings. Examination of the site confirms that it enjoys an extremely attractive setting, against a background of mature trees. This would be retained as part of the proposed development, and would ensure that no adverse effects on the landscaped setting of the area would arise.

4.3 A second aim includes the preservation of access to open space on the edge of the city. At the moment the playing fields do provide recreational opportunities to the pupils of Albyn School. In the event that the site was allocated for development purposes, then it would be necessary to identify an alternative location for replacement sports facilities within close proximity of the city, with this likely to be within the Green Belt. This relocation of the

existing facility would mean that the proposed allocation would have a neutral effect on the access to open space aim for the Green Belt area.

- 4.4 For the foregoing reasons the development would fully comply with the Green Belt requirements set out in the SPP.
- 4.5 The hatched area contained within Figure 6 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. Given the nature of vegetation on site it currently has limited natural habitat value, and its development would therefore lead to no loss of any features of importance. The layout of any development would include a range of footways and new roads which would increase the access opportunities. This would be designed to link with the adjoining Green Space Network, and new areas of habitat which would be formed as part of the associated landscaping. For these reasons, the proposal would also conform to the policy requirements of the Green Space Network.

#### Aberdeen Western Peripheral Route

- 4.6 The construction of the AWPR will significantly alter the pattern of development and transportation within the Peterculter/Milltimber area. A grade separated junction will be created 700 metres to the north, and this will dramatically improve accessibility, in terms of both public and private transport.
- 4.7 The formation of the road in this location will have a significant effect on the landscape character of the area, introducing a major strategic transportation link into the Green Belt. The development of the playing field site is not predicted to result in any adverse landscape impacts, however any changes which did take place would be inconsequential in comparison to the impact created by the by-pass.

#### Other Material Considerations

- 4.8 The analysis of the sustainability checklist which has been included in Section 3 confirms the site's general suitability for development. It enjoys open views to the south, and is 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 into

the built form of the town, providing connections to the wider area and local services and facilities.

- 4.9 This development proposal is driven by the fact that the existing playing fields at Milltimber no longer meet Albyn School's requirements as a multi-purpose sports facility. Due to the ongoing expansion of the school, alternative facilities are required and a number of sites across the city have been considered. These would provide a purpose built modern facility, which would fully meet the needs of the expanded school, thereby benefitting pupils and all other users.
- 5.0 Conclusion
- 5.1 The responses contained in the accompanying pro-forma and in the table above, describe the extent to which the land at Milltimber playing fields 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.
- 5.2 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.
- 5.3 The future presence of the AWPR in relatively close proximity will dramatically improve the accessibility of the area, thereby reinforcing its suitability for development.
- 5.4 The allocation of the proposed site would allow new and improved multi-purpose sporting facilities to be provided, which would be to the benefit of Albyn School.
- 5.5 For the foregoing reasons the site should be identified in the next version of the local development plan as being suitable for a residential development.

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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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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**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  
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