



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

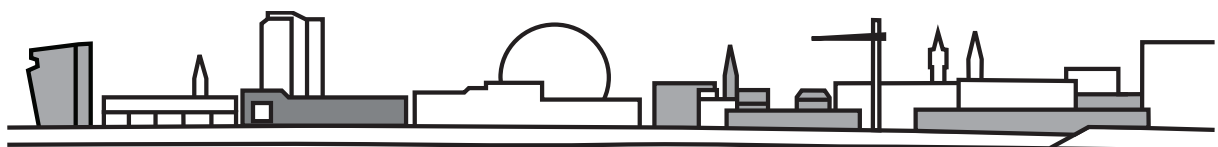
Please ensure your proposal is with us by 14th June 2013.

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: Date:
Address:
Postcode:
Telephone:
Email:

2 Name of landowner:
Address:

The site and your proposal

3 What name would you like the site to be known as?
[The site name could be descriptive or an address]

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

4 Please provide a map showing the exact boundaries of the site you would like considered.
 Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

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

If so, what was it?

7 What do you propose using the site for?

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

The number of dwellings considered appropriate for the site is 60 units. These would be in the form of detached and semi-detached dwellings. Please see attached supporting statement for further information.

- 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.]

N/A

- 12 Will the proposed development be phased? Yes No

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

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

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?

An overhead electricity pylon runs through the site, and that means that there is a 15m no-build zone on either side of the power line.

The site is split in two by the former Deeside railway line which is now part of the Core Path and Cycle network.

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 provide up to 60 family houses to meet local demand in the Lower Deeside area.
- * The development of this site will provide a relief road which would connect Inchgarth Road and North Deeside Road via an internal spine road running through the middle of the site. This will relieve the pressure and traffic impact currently being experienced on Pitfodels Station Road and Westerton Road, Cults. These local roads are not designed to accommodate the high levels of traffic currently using them.
- * The site requires no major up-front infrastructure and can therefore be delivered relatively easily to help augment the existing supply of housing land.
- * The site will provide 25% affordable housing to meet local needs.
- * The development will provide planning gain contributions which can be put towards local facilities.

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 linking North Deeside Road and
Inchgarth Road, Pitfodels, Aberdeen

Development Bid

Ms Susan Foster and the Coutts & Fraser Trust

June 2013

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Figure 2 – Location Plan

Figure 3 – Extract from the Aberdeen LDP 2012

Figure 4 – Concept Layout Plan



Aerial Photograph of the site

1.0 Introduction and Vision

- 1.1 Knight Frank LLP, on behalf of our client Ms Susan Foster and the Coutts & Fraser Trust, 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 would 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 detailed justification for why we consider our client's land at Inchgarth Road should be identified for development in the new LDP. The land is considered to be suitable for a small and logical infill development at Pitfodells, which could accommodate up to 60 detached and semi-detached dwellinghouses. The development would be an enabling development providing a relief road which would connect Inchgarth Road and North Deeside Road via an internal spine road running through the middle of the site. This will relieve the pressure and traffic impact currently being experienced on Pitfodells Station Road and Westerton Road, Cults, which are not designed to accommodate the high levels of traffic currently using them. This supporting statement should be read in conjunction with the development bid application form.
- 1.3 The landowner has chosen not to run with a housebuilder at this stage in order to exercise more control over what is built on the site and to ensure that it matches her aspirations for an exemplar development of exceptionally high quality which is in keeping with the bespoke nature of many of the properties in the Pitfodells Conservation Area.



Figure 1 – Site 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 9.7 hectares. The land lying to the south of the former Deeside railway line is the ownership of Ms Foster. The land to the north is in the ownership of a Trust. The land takes the form of undeveloped, non-productive agricultural grassland. It is effectively a paddock which is overgrown with shrubs and other vegetation.
- 2.3 The site is split in two by the line of the former Deeside railway line. The northern portion of the site measures 2.4 hectares and is bounded to the north by North Deeside Road. The southern portion of the site measures 7.3 hectares and is bounded to the south by Inchgarth Road. Housing backs onto the other boundaries of the site.



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.

Aberdeen City and Shire Structure Plan (2009)

3.2 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. Release of a limited residential development at Pitfodels can help ensure structure plan housing targets for the City will continue to be met.

Aberdeen City and Shire Strategic Development Plan (2013)

3.3 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. Greater emphasis needs to be given in the new SDP on the need for new LDPs to prioritise the release of deliverable sites in the Aberdeen Housing Market Area.

Aberdeen Local Development Plan (2012)

3.4 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. To the east of the site lies OP65 'Den of Pitfodels' which is currently being developed for around 80 houses. To the west of the site lies OP136 at Loirsbank Road which is currently being developed for 10 houses. The nature of the area is therefore undergoing change to a more urban form and Green Belt policy is no longer appropriate. Protection of the character of the area can be maintained through the conservation area status of the site. Opportunities exist to formalise the footpath network through and around the site.

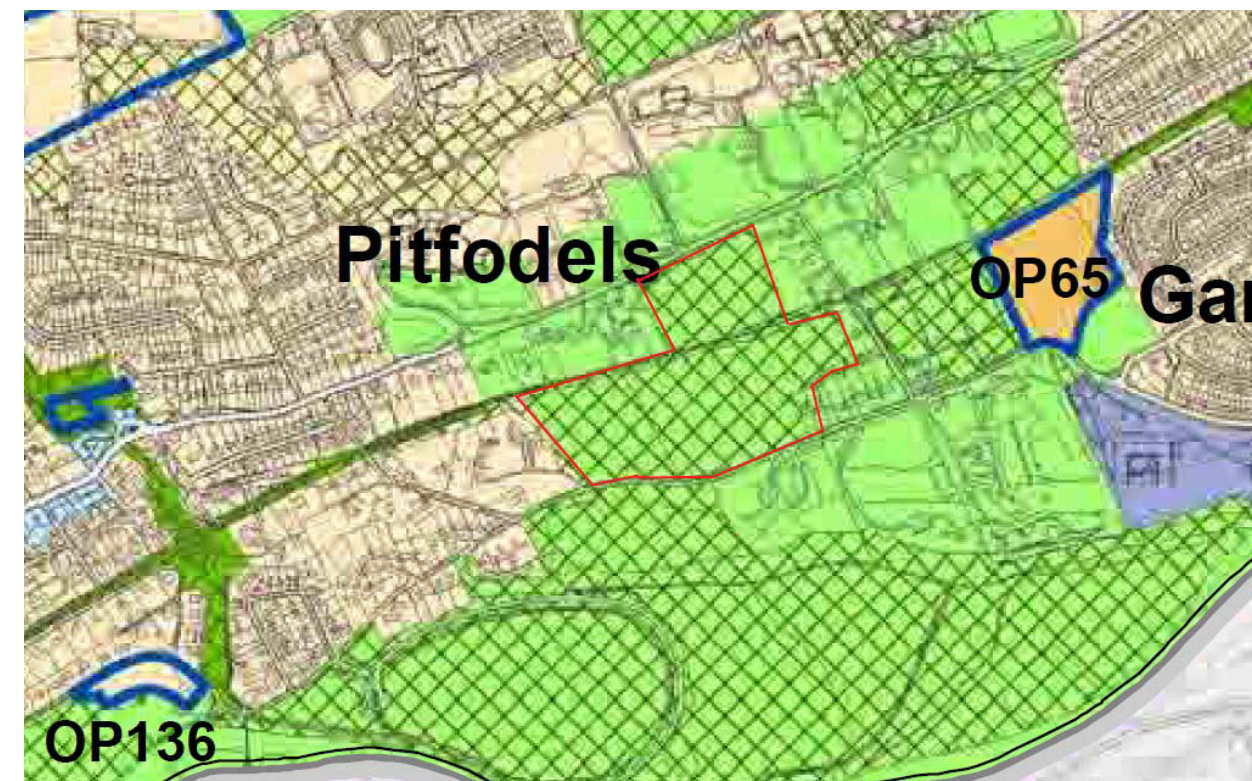


Figure 3 – Extract from the adopted Aberdeen LDP 2012

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 A93 North Deeside Road 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. Parts of the site are enclosed by a wall where the site meets with North Deeside Road. 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 within the development 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 for development of the site covering archaeology would 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. The location of SUDS will likely be at the southern part of the site, though this will be confirmed through more detailed investigation of the drainage on site. New gravity foul and surface water sewers will be provided to service the development and will discharge to the existing public sewer network.

Services

- 4.7 In terms of primary education the site is zoned to Airyhall Primary School and for secondary education to Hazlehead Academy, neither of which have any capacity issues in respect of accommodating the proposed development.

Accessibility

- 4.8 The site is highly accessible via public transport along North Deeside Road and nearby at Garthdee Road/Auchinyell Road. It is within walking distance of the Robert Gordon University campus as well as the retail development at the Bridge of Dee. 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 shops and services at Cults and Garthdee.



5.0 Development Bid

- 5.1 A technical appraisal of the development bid site has been undertaken. As a result, the core design aims of the development bid are to provide a “place” which is not seen as a stand-alone development, but one which functions as part of the existing built up area and utilises the public transport connections along North Deeside Road to Garthdee and the city centre.
- 5.2 The development will also facilitate a new relief road through the heart of the site which will provide a connection between North Deeside Road and Inchgarth Road. This will be of great benefit to the local area given that at present both Station Road and Westerton Road suffer from a significant amount of rat-running. Aberdeen City Council, and also the local Community Councils, are keen to see a connecting road between North Deeside Road and Inchgarth Road, and this was a significant element of the discussion when considering the application for housing on North Garthdee Farm.

Development Bid Objectives

- 5.3 The proposed development of the land at Inchgarth Road is seeking to achieve the following objectives:
- Provide new housing that can readily be delivered with minimal infrastructure costs to satisfy local demand for housing;
 - Facilitate the creation of a new relief road which provides a vehicular connection between Inchgarth Road and North Deeside Road in order to relieve the local road network (e.g. Station Road and Westerton Road) of traffic associated with rat-running;
 - The creation of a development that fits with the landscape and provides attractive views across the River Dee valley; and
 - Utilise existing public transport connections along North Deeside Road, plus public footpaths and cycleways in and around Pitfodels, to provide new housing in a location that has direct links to the city centre and other nearby amenities.

Access and Connectivity

- 5.4 Direct vehicular access to the site can be provided both from North Deeside Road and also Inchgarth Road. An internal spine road will run through the middle of the site to serve the proposed new dwellings. This new road will also provide a new connection between North Deeside Road and Inchgarth Road.

- 5.5 At present, the local road network suffers from heavy traffic flows both commuter and local traffic. Neither Station Road nor Westerton Road were built to cope with the volume of traffic that they currently cater for, and their limited physical capacity means that both of these roads require traffic calming measures in the form of islands and/or traffic signals. The provision of a new relief road through the development site, linking Inchgarth Road and North Deeside Road, will greatly reduce the pressure on the local road network by providing an alternative route fit for purpose through the development site.

Internal Relief Road

- 5.6 The expansion of the Robert Gordon University campus, and growth of the large retail developments at the Bridge of Dee, have led to increasing traffic levels between the Deeside corridor and the Bridge of Dee. This situation is only going to be exacerbated with the continuing growth plans for the University.
- 5.7 Including the development bid site within the Main Issues Report and the subsequent LDP will enable the provision of a connecting road, alleviating traffic on inappropriate side roads, and all at the cost of the developer. This may be the only opportunity the Council will have to resolve their acknowledged traffic issues at no expense to their own budget. However, this relief road cannot be delivered unless it is cross-funded through the allocation of this land for a residential development of up to 60no. houses through the next LDP.
- 5.8 There are very few, if any, alternative locations for such a link road to relieve the local road network now that the North Garthdee Farm development is underway. This development bid is an ideal opportunity for the road to be provided as an integral part of a development proposal. The other roads in the vicinity are not suitable in terms of widening due to the gradient differentials between North Deeside Road and Inchgarth Road. Also, there are no other locations where a relief road could be located which would not involve the very expensive process of compulsory purchase orders and the removal of large, historic and expensive dwellings.
- 5.9 In order to deliver the new relief road linking Inchgarth Road and North Deeside Road through the development site, a bridge over the disused railway line and Core Path and Cycle route will have to be constructed. This will be discussed with the Council with a view to obtaining their consent and the construction of this bridge is not considered to be an impediment to the provision of the road link.

Land Use

- 5.10 The proposed land use for the development bid will comprise a residential development of up to 60 dwellings along with associated open space and landscaping. Any development on this site will require to use appropriate materials and boundary enclosures in order to compliment the character of the Conservation Area. It is considered that up to 60 houses will require to be provided in order to cross-fund the construction of the new relief road and the bridge over the former Deeside railway line.

Street Layout

- 5.11 The site layout will be designed in accordance with the principles advocated by “Designing Streets” to create a walkable neighbourhood with an emphasis on permeability through the site so that residents have access to public transport on North Deeside Road. Access to each residential block will be taken from the main spine road which will run through the middle of the site.
- 5.12 There is also a requirement to have a no-build zone on either side of the electricity pylon which runs overhead through the site. This means that the layout of the development will retain a green space/wildlife corridor which will pass through the site. When taken with the low-density housing which will be provided to ensure that the development is complimentary to the character of the surrounding area, and the amount of open space that will be required to be provided as part of the development, this will mean that there will be minimal intrusion into the green belt and the overall loss of the area as open space will not be significant.

Open Space and Landscaping

- 5.13 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. Open space and landscaping will be provided in accordance with Aberdeen City Council standards and will include new landscaping to minimise the visual impact of the development, along with providing a green wildlife corridor through the site parallel with the overhead pylon.

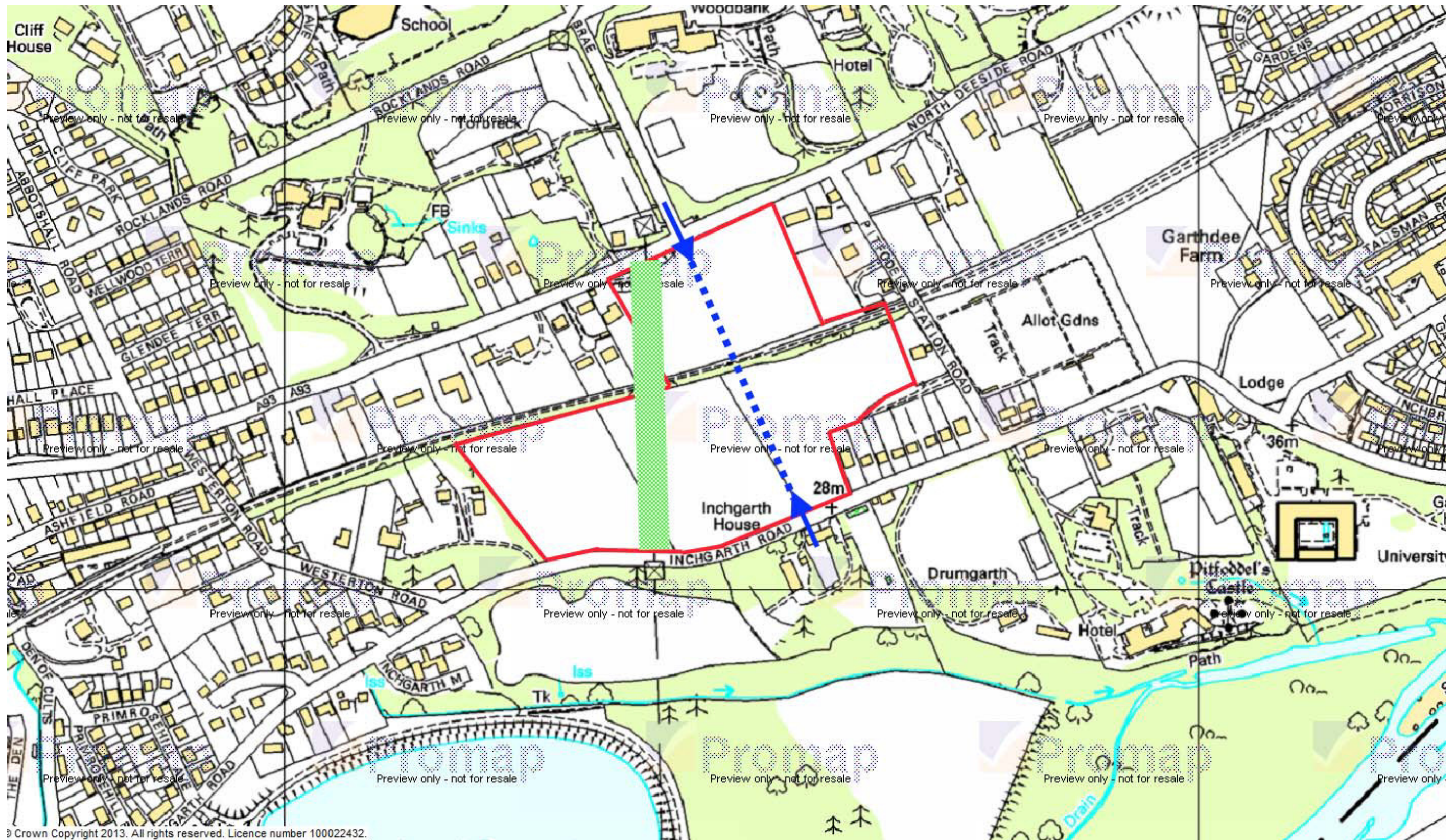
Density

- 5.14 In accordance with the policies of the LDP, the site will provide a mix of detached and semi-detached houses to meet market demand for housing. The development will also be relatively low density to ensure that it compliments the character of the surrounding Pitfodels area.
- 5.15 Affordable housing provision will be provided in accordance with Aberdeen City Council standards which for this area are currently set at 25%. Building heights will be limited to two-storeys in order to protect views across the River Dee valley.



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, given that many of the large-scale development sites in the current LDP will take several years to come to fruition, there is a strong case for allocating new small-scale development sites which are 'shovel-ready' and can provide housing to meet much needed demand in Aberdeen. This is particularly the case for developments that would take the form of a compact peripheral expansion of the city's existing urban edge as is the case for the proposal site on Inchgarth Road.
- 6.2 The development can provide up to 60 dwellinghouses to meet demand for family housing in Aberdeen. These will be provided in a location that is within walking distance of amenities in Cults and Garthdee, as well as being near to regular public transport links along North Deeside Road and Garhdee Road/Auchinyell Road, both of which provide access to the city centre.
- 6.3 A housing development on this site will also enable the building of a new relief road that will connect Inchgarth Road with North Deeside Road via an internal spine road running through the site. This will be a huge benefit to the current situation in terms of relieving the existing local road network which currently suffers from heavy traffic flows due to the substantial growth of both the Robert Gordon University campus and the retail development at the Bridge of Dee.
- 6.4 Roads such as Station Road and Westerton Road are not physically capable of accommodating the high volumes of traffic that currently use them, hence why they require traffic calming measures to be in place. The provision of a new relief road through the development site will therefore help to alleviate the current situation.
- 6.5 The development will also deliver up to 25% affordable housing to meet local demand, as well as providing planning gain contributions which can be put towards improving local facilities in the area.
- 6.6 We therefore respectfully request that the land at Inchgarth Road be allocated for up to 60 dwellinghouses in the LDP for the period 2017-2023.



- Site Boundary
- No build zone (wildlife corridor)
- - - - - Relief road
- ➔ Access points

Figure 4 – Concept Layout Plan