



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)

2 x bespoke detached dwellings to fit with the local vernacular and scale of nearby properties. In answer to question 9, below, the site is not considered appropriate as a location for the provision of affordable housing. Furthermore, the scale of the site, i.e. less than 5 units dictates that the provision of Affordable Housing is not appropriate and will not be sought by Aberdeen City Council (ref ALDP 2012 para 3.47).

- 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.

The two plots will be constructed at the same time or consecutively. Date of commencement subject to LDP timings and detailed planning consent. Assuming LDP adoption in 2016, and consent thereafter, construction in 2017/18.

- 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.

No community engagement carried out although through pre-application discussions with Aberdeen City Council, it was suggested that the most appropriate way to promote residential development of the site was through the emerging LDP, hence this 'bid' for exclusion of the site from the Green Belt and allocation for residential use.

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

N/A

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?

On the basis of only 2 houses, sufficient capacity at Primary and Secondary school level.
No other service infrastructure issues affecting 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 type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input 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.)

Developer contributions to be paid in line with Council policy as appropriate.

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

Aberdeen Local Development Plan 2016: Proposed Change / Development 'Bid' – Myrtle Den, Bielside

Additional Information

Introduction

The subject land is located directly to the east of Myrtle Den Road, Bielside and benefits from direct frontage onto the adopted highway.

The local character of the immediate environs is best described as interspersed, bespoke and individual large houses that benefit from a mature landscape setting which provides extensive visual enclosure and cover,

The proposal is for removal of the current green belt designation and allocation for two bespoke architecture designed houses that will fit in with and compliment the local vernacular.

Planning Policy: Current

The site currently lies within the Green Belt (NE2) and Green Space Network (NE1) as identified in the Aberdeen City Local Development Plan 2012. Within this current policy context, a proposal for two houses would not fit into any of the uses permitted within the green belt or any of the policy exceptions described within that policy.

Through pre-application feedback from Aberdeen City Council for a potential change of use / application for two houses, it was suggested that the most appropriate way forward would be to seek a re-orientation of the green belt boundary in this area and an allocation for residential development.

This 'bid' is therefore the first stage of that process.

Materially, in addition to the history of ongoing development of residential infill plots in this area, we consider it relevant that directly across the Myrtle Den Road, i.e. to the West of the subject land, lies the OP62 Oldfold allocation for housing (550) and a Development Framework and Masterplan are approved for that site. (Ref: ALDP 2012). This allocation, in addition to recent small scale bespoke residential consents, has materially effected the relevance of a green belt designation in this area.

NE2 Green Belt seeks to limit any new development to that essential for agriculture, woodland and forestry, recreation, etc. There are exceptions of course but in the main any new small residential

proposals should be through conversion of traditional agricultural buildings and extensions as part of conversions. Having said that, with reference to the immediate environs of the site, there is a history of infill residential plots in appropriate landscape setting in these Green Belt areas.

Although there is no relevant planning history on the subject land, there are recent examples of single and double plot applications nearby. One of which is almost directly across the road, just to north of Myrtle Den House, and has been approved for two units. Albeit this falls just within the OP62 designation and would therefore be identified for residential, it does tell its own story of appropriate residential development in this area.

We note that there is also a live application to the north of the site for a new dwelling house that proposes the demolition of a squash court and a new build carbon neutral house. Although this would have been submitted to fit in with the Green Belt policy as replacement building, it does add to the ongoing and appropriate infill approach to this area.

Other Material Considerations

Access can be readily achieved from Myrtle Den Road.

There are no restrictive environmental designations on the site.

Directly west of the site, i.e. on the opposite side of Myrtle Den Road, lies Myrtle Den House which is a Category B Listed Building although there would be no impact on the setting of this listed building.

Proposed Changes to the LDP

The Adopted LDP informs that the aim of the Aberdeen Green Belt is to maintain the identity of Aberdeen and the communities within and around the city by defining their boundaries clearly, avoiding coalescence and urban sprawl, maintaining landscape setting and providing access to open space.

The Aberdeen City and Aberdeenshire Structure Plan requires Aberdeen City Council and Aberdeenshire Council to review the boundaries of the green belt as part of the process of preparing their Local Development Plans. A review of the Green Belt will therefore be carried out and published alongside this LDP review and we would suggest that such a review should exclude the subject land from the green belt.

It is clear that the subject land is well screened by mature trees and any redevelopment could be accommodated whilst maintaining the landscape setting. Furthermore, exclusion of the subject land from the green belt would not detrimentally affect the identity of Aberdeen or its surrounding communities and would not lead to coalescence or urban sprawl.

There is therefore no justification for the continued identification of the subject land within the green belt.

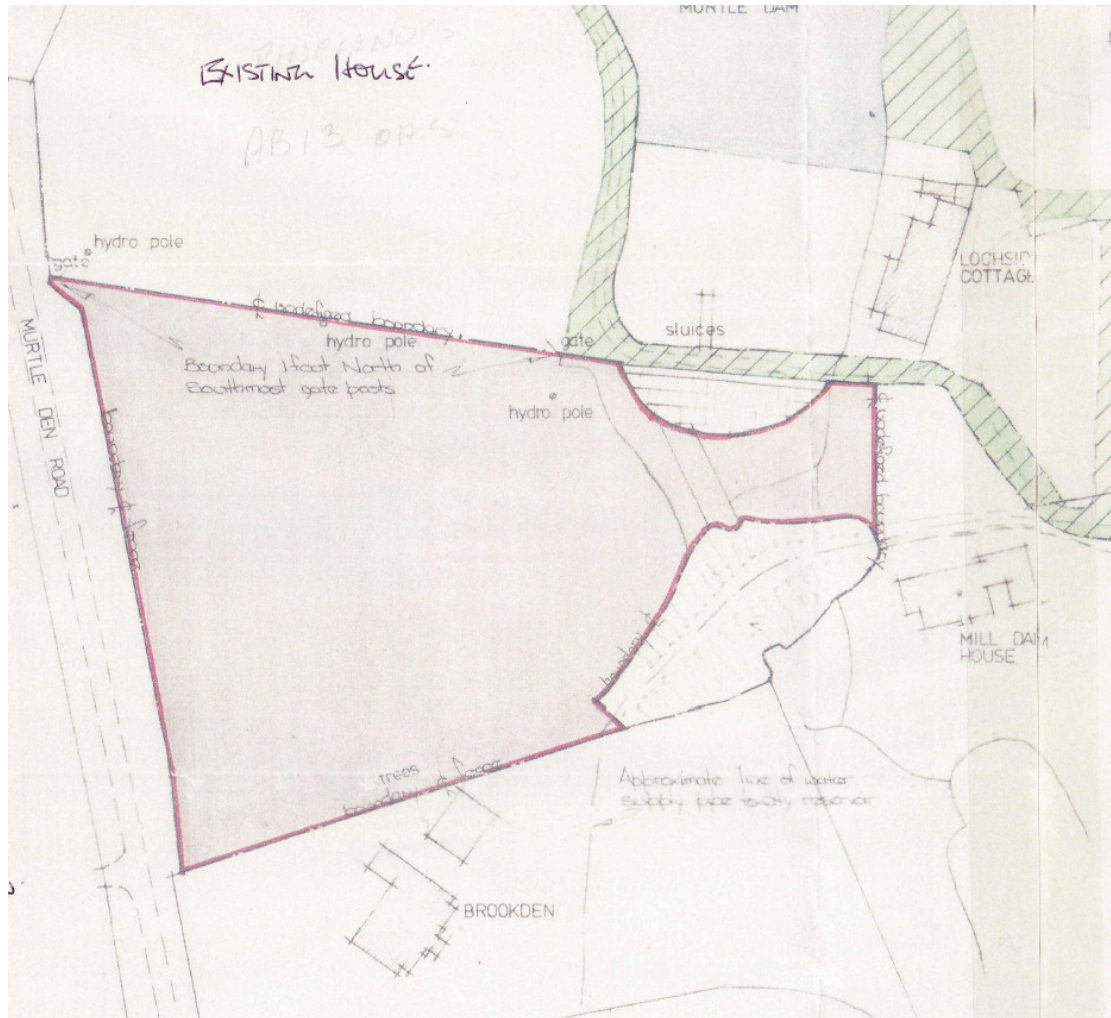
Once excluded from the Green Belt, the suitability of the site for residential development requires to be assessed.

Clearly, albeit within a low-density mix, the character of Myrtle Den Road is mainly large bespoke residential properties set within mature landscape settings. The development of the subject lands for residential use would not conflict and indeed would compliment and help define this local character area.

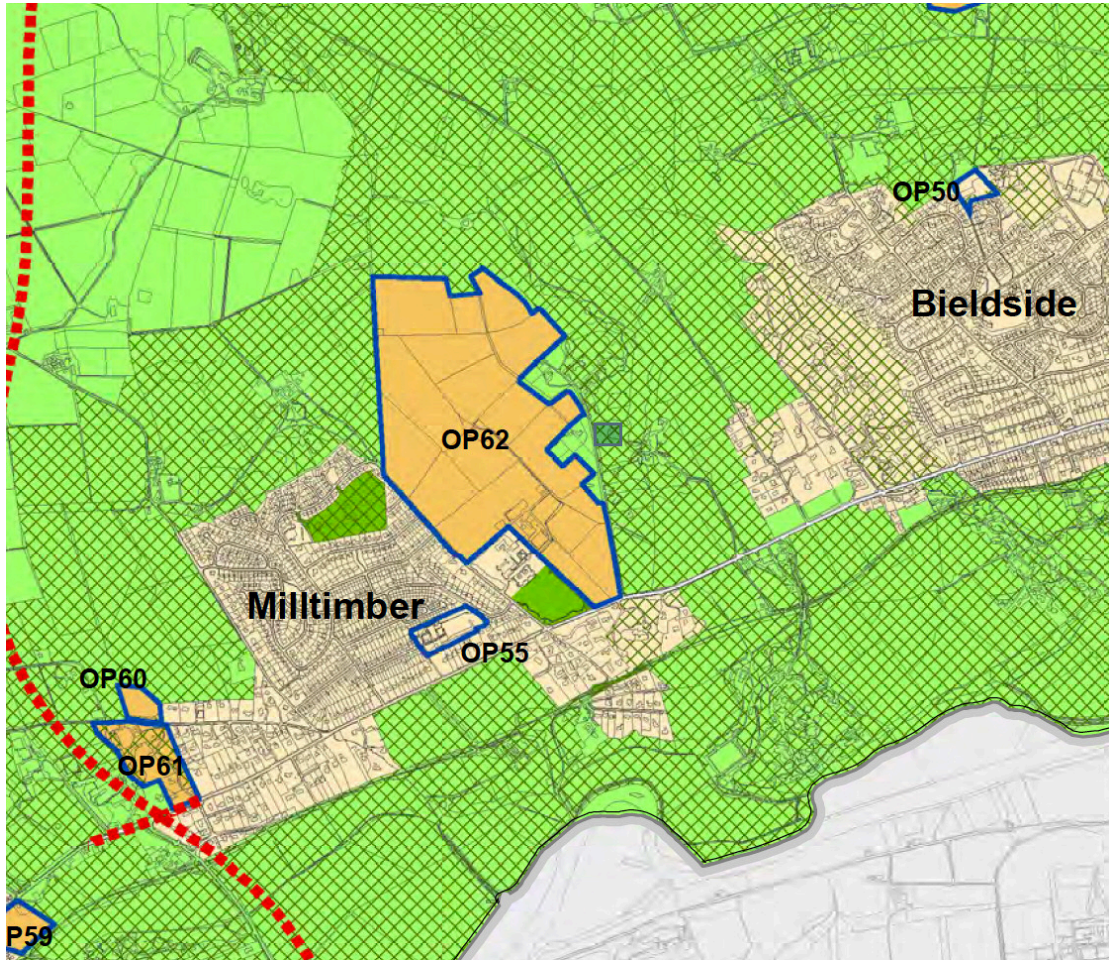
We would therefore respectfully request that the subject land is identified within the Aberdeen City Local Development Plan as a housing site of approximately 2.4 acres (0.97 ha), in principle suitable for the development of two bespoke detached dwellings.

Or – The subject land should be identified as falling within Policy H1 – Residential Areas where the proposals for new residential development and householder development will be approved in principle subject to consideration of detailed matters such as scale, impact on neighbouring properties, does not involve loss of open space, etc.

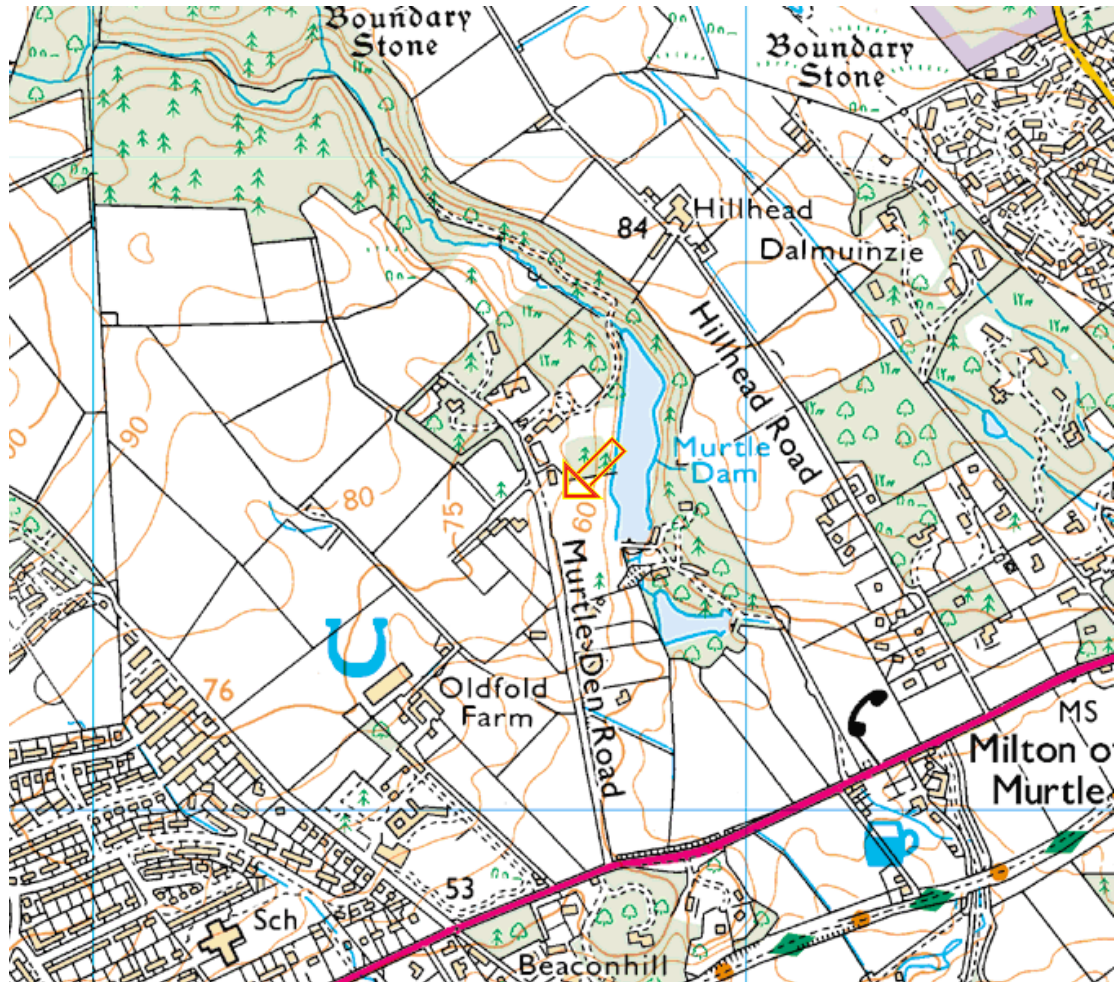
Site Plan



LDP Proposals Map



Location/Topography



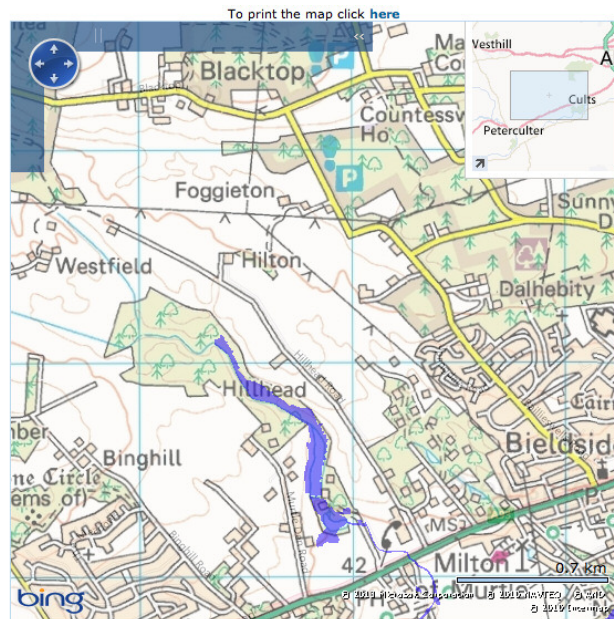
OS X (Eastings)	386719
OS Y (Northings)	802477
Nearest Post Code	AB13 0HS
Lat (WGS84)	N57:06:47 (57.113049)
Long (WGS84)	W2:13:15 (-2.220918)
LR	NJ867024
mX	-247231
mY	7747348

SEPA Flood Map

Indicative River & Coastal Flood Map

Please note: the flood map does not take into account all flood defences which may be in place now or in the future. Click [here](#) to see important information.

Enter a place name or postcode and click 'go' to navigate to your location of interest. For more details on how to use the flood map click [here](#)



Address Search

PLACE NAME/POSTCODE

AB15 8QJ

Go

Show Me

Indicative flood map [i](#)

Flood defences [i](#)

Legend

INDICATIVE FLOOD MAP

- Blue shaded areas: Areas at risk of flooding from rivers
- Light green shaded areas: Areas at risk of flooding from the sea
- Dark blue shaded areas: Areas at risk of flooding from both rivers and the sea

FLOOD DEFENCES

- Yellow box: Defence scheme ref no. and location
- Green line: Embankment
- Red line: Wall
- Orange line: Culvert
- Purple square: Floodgate
- Purple square: Storage area
- Yellow circle: Pump
- Pink line: Channel Improvement
- Dark red area: Area benefiting from flood defence relative to the scheme's standard of protection

Scottish Natural Heritage Designations



Scottish Natural Heritage
Nàdarach Nàdair na h-Alba
Nàdair na h-Alba / Nature Scotland

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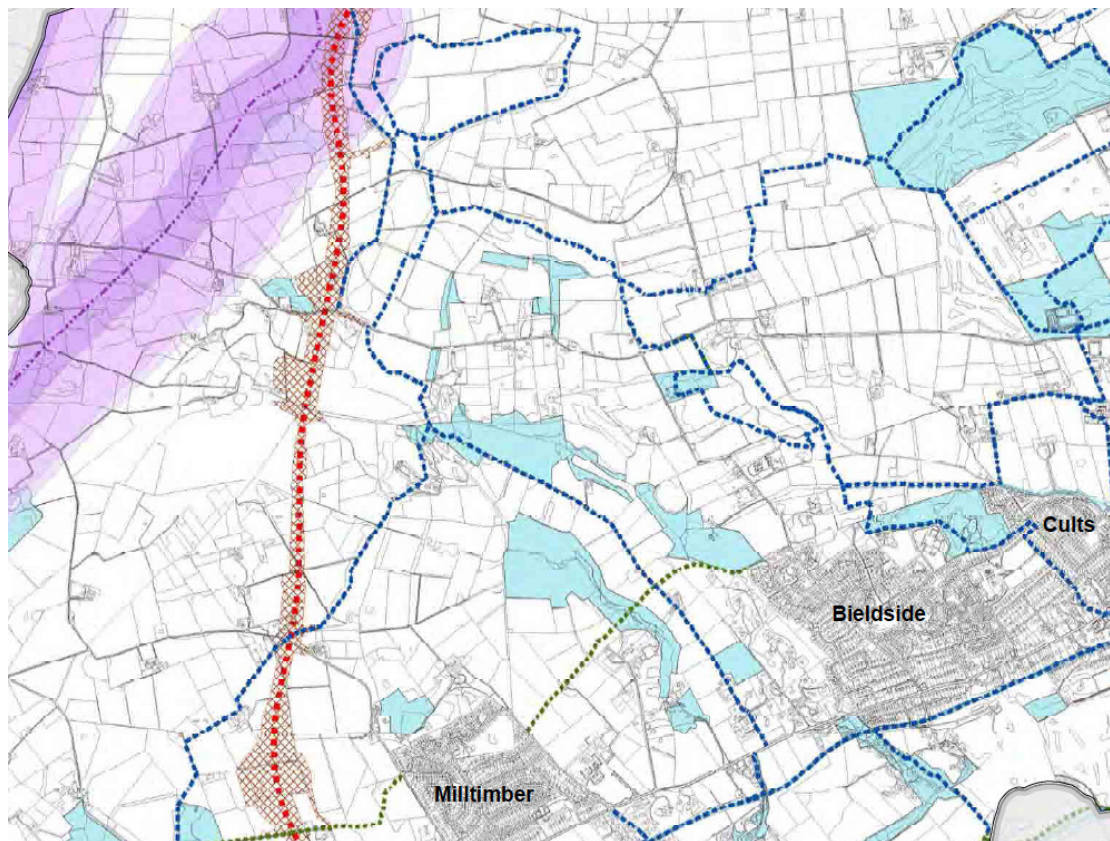
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Interactive map

Use the map to find information on special places and recorded species sightings in Scotland.

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LDP Constraints Plan



Additional City Wide Proposals Map

Scale 1:22,500

Natural Environment

- District Wildlife Sites
- Linear District Wildlife Sites
- SSSI
- Local Nature Reserve
- River Dee Special Area of Conservation
- Coastal Management - Coastal Area Development
- Coastal Management - Coastal Area Undeveloped



Economic Development

- Pipelines
- Pipeline Notification Zones



Transport

- Aberdeen Western Peripheral Route
- AWPR - Compulsory Purchase Areas



Heritage

- Conservation Areas



Others

- Core Paths
- Aspirational Core Paths
- City Boundary



Bus Stops



Bus Stops are located either side of the Myrtle Road junction with the A93. Route numbers 19, 201, 202, 203 and N19 provide regular services to and from Aberdeen City Centre and beyond.

Aerial / Birds Eye Views of Site



Aerial View



Birds eye view – looking north



Birds eye view – looking south



Birds eye view – looking east



Birds eye view – looking west

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যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如需協助閱讀此文件(例如您需以不同格式或
其他語言閱讀),請電: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 saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

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ar kitomis bendravimo formomis,
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porozumiewaniu się, proszę zadzwonić
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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

March 2013
www.aberdeencity.gov.uk