



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

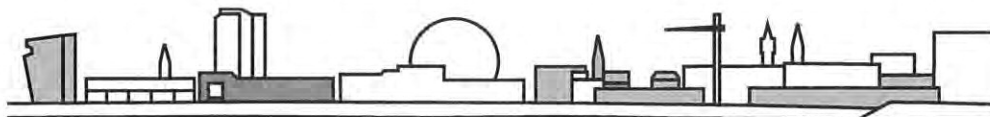
Please ensure your proposal is with us by 14th June 2013.

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: DEESIDE GOLF CLUB (PER HALLIDAY FRASER MUNRO)

Date: 14/06/2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,
ABERDEEN

Postcode: AB10 1UR

Telephone:

Email:

2

Name of landowner: DEESIDE GOLF CLUB

Address: PER AGENT

- 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).

HIGH QUALITY HOUSING. THREE UNITS.

- 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?

TO BE AGREED AT LATER STAGE 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.**

PUBLIC CONSULTATION WAS UNDERTAKEN DURING THE PREPARATION OF THE EXISTING LOCAL DEVELOPMENT PLAN. FURTHER CONSULTATION WILL TAKE PLACE IN LINE WITH THE PROGRAMME SET OUT BY ACC AS PART OF THE LDP PROCESS.

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:

PLEASE SEE ATTACHED STATEMENT

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 type="checkbox"/>
Access within 400m	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input 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



NEW SCHOOLS AND CATCHMENT CHANGES ARE CURRENTLY BEING CONSIDERED TO SERVE EXISTING AND FORTHCOMING ALLOCATIONS

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

NONE.

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;

NONE UNDERTAKEN TO DATE

	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.)

PLEASE SEE ATTACHED STATEMENT

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

Jej 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

March 2013
www.aberdeencity.gov.uk

Development Bid Supporting Statement

Land at Deeside Golf Club,
Bielside,
Aberdeen

On behalf of Deeside Golf Club

June 2013

Halliday Fraser Munro

Chartered Architects & Planning Consultants

Carden Church 6 Carden Place Aberdeen AB10 1UR
Tel: 01224 388700 Fax: 01224 388777

Aberdeen - Belfast - Dundee - Edinburgh - Glasgow

e-mail: planning@hfm.co.uk

1.0 INTRODUCTION

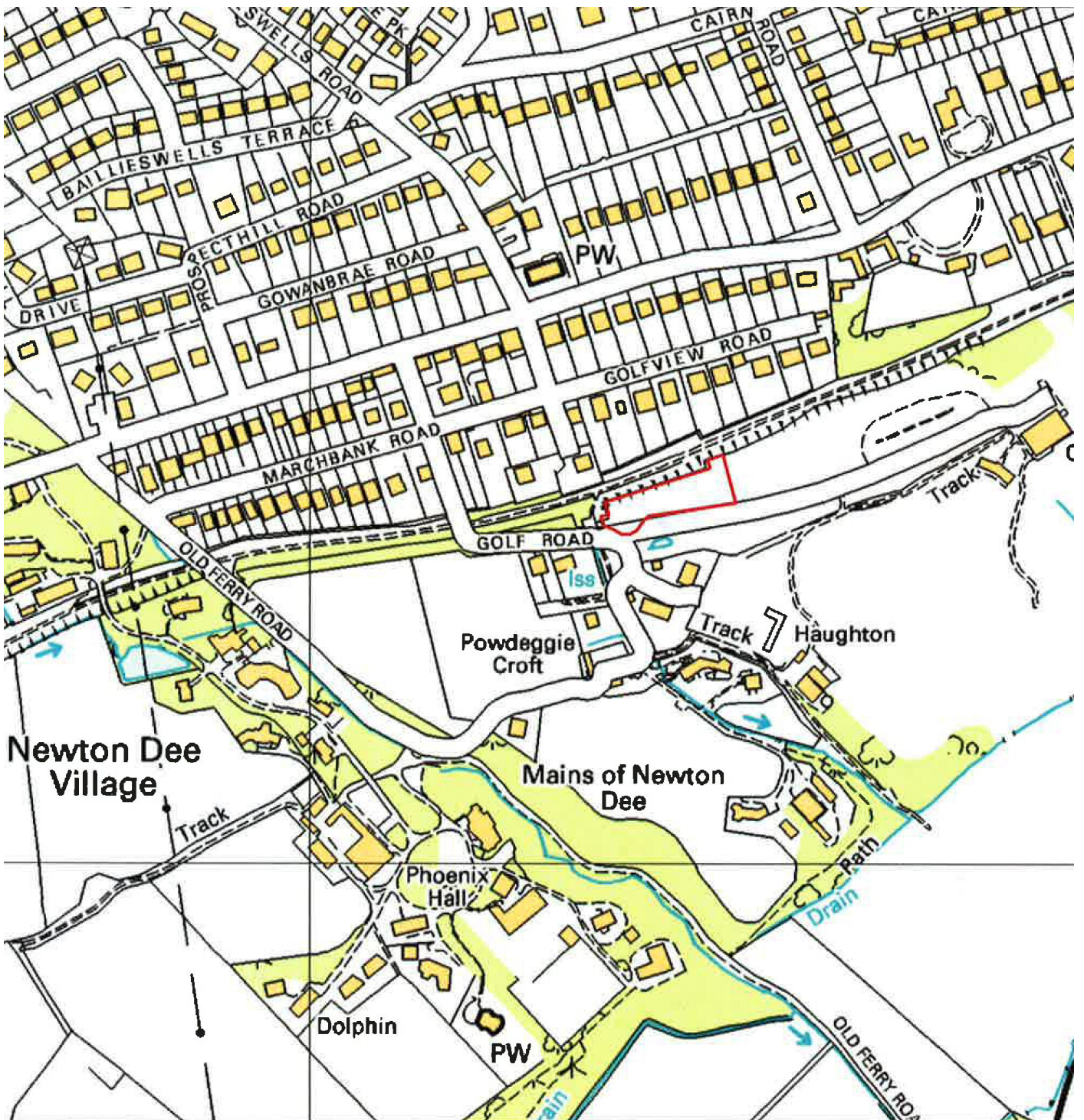
This supporting statement is to be read in conjunction with a development bid submitted to Aberdeen City Council proposing the allocation of 0.3 ha of land for residential development (circa 3 units) on land adjacent to Deeside Golf Club, to the north of the access road and existing residential development. The bid is submitted on behalf of Deeside Golf Club, the landowner. The site is believed to be suitable for residential use as an infill of the current residential land adjacent to the north, south and west of the site. The location of the bid site between existing housing make it an ideal location for the further small scale development and consolidation of this established residential area. The following statement explains the bid in more detail and is structured around the Council's bid pro-forma.

2.0 SITE DESCRIPTION

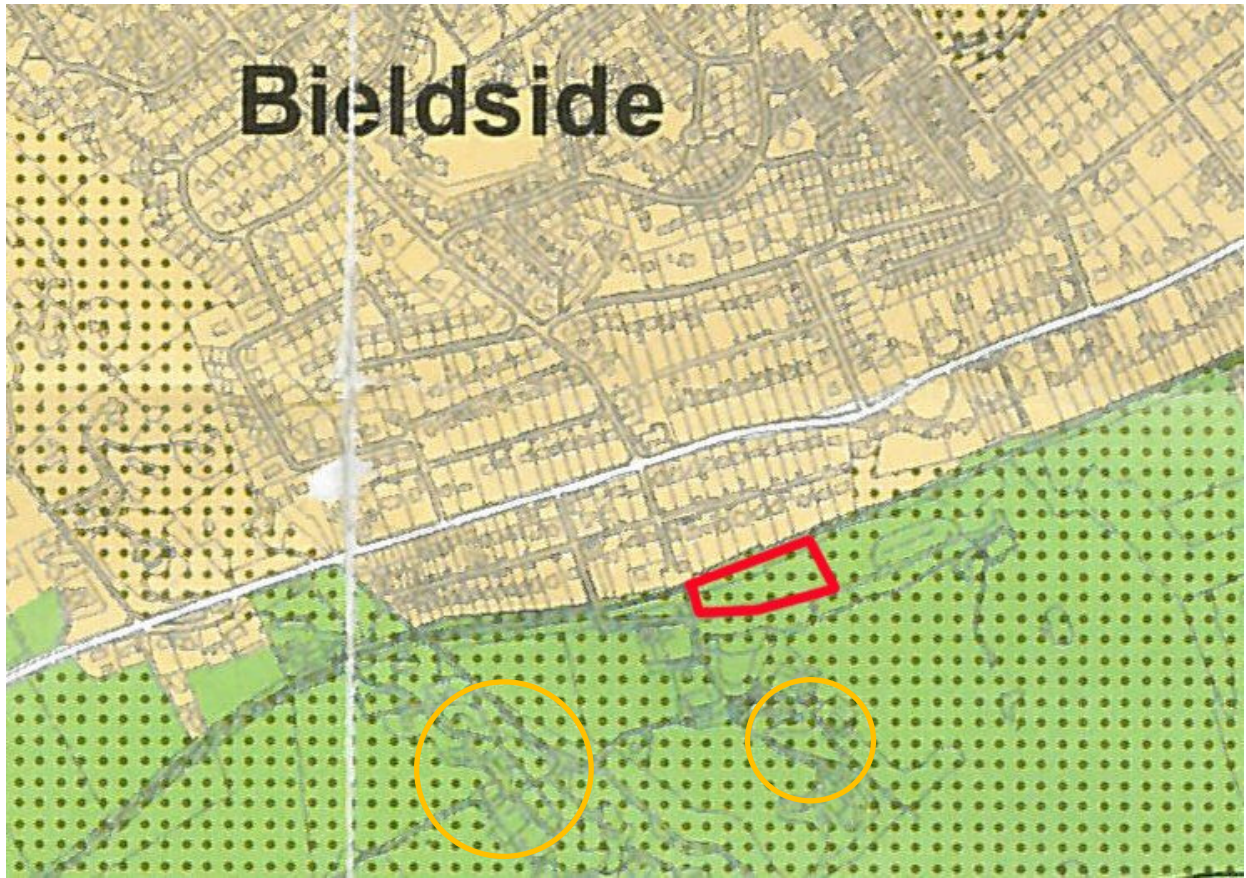
The development bid site comprises flat open land, which previously formed the first tee of the Golf Course. The site is rectangular in shape is positioned between Golf Road to the south and the Deeside Line to the north. To the east is the Club practice area, to the west lies a dense tree belt and to the south lies the recently completed housing development at 'The Grange'. Further residential development is located along Golfview Road, immediately north of the Deeside Line and at the Mains of Newton Dee and Newton Dee Village to the west and south west of the site. This site has strong defensible boundaries that make it the logical infill opportunity to the existing residential development to the south of Bielside.



SITE VIEWED FROM EAST - Note screening from trees and minimal visual impact.



PLAN OF SITE - Note development pattern to north, south and west of the site.



EXTRACT FROM LDP - Note adjacent residential development.



CONTEXT PLAN

3.0 SUSTAINABILITY CHECKLIST

We believe that the proposed bid site at Deeside Golf Club is deliverable, with no constraints being identified. The site is reviewed below, using the headings in the Council's Sustainability Checklist.

3.1 Exposure

The proposed bid site is not exposed. Thick tree cover on the north and west boundaries provide shelter and screening for the site. Opportunities for additional landscaping and shelter belt planting exist along the eastern boundary.

3.2 Aspect

The site is flat with open aspects to the south, providing opportunities for passive solar gain in buildings.

3.3 Slope

There is no slope across the site.

3.4 Flood Risk

The site is not subject to any flood risk. A planning application for the site is currently being considered and SEPA have not objected to the proposal and the site is not indicated on the SEPA flood map as being at risk from flooding.

3.5 Drainage

The site is not subject to any waterlogging issues. As the site previously formed the first tee for the Golf Course, it is freely draining. In terms of serving new development on the site, foul drainage would be connected to the public system that serves the adjacent development.

3.6 Built / Cultural Heritage

The site is not subject to any built or cultural heritage features or constraints.

3.7 Natural Conservation

The site is not subject to any natural heritage features or constraints. The existing grassland is of low ecological value. The trees adjacent to the site would be retained as part of any development.

3.8 Landscape Features

The site has a strong tree belt bordering the site on the northern and western edges.

3.9 Landscape Fit

The surrounding residential development would ensure that the proposal fits with the surrounding character and setting. The thick tree belt and level difference to the south will provide effective screening from the Deeside Line and the developments on Golfview Road. The strong north, south and eastern boundaries of the site will provide a defensible boundary for development in this area of Bielside. Development on the bid site would be seen within the context of the adjacent residential development and provide an effective infill development which would not encroach further south of the Deeside Line than already exists.

3.10 Relationship to Existing Settlements

This site sits within the development envelope in this area, directly adjacent to the residential boundary of Bielside as shown in the LDP. The bid site is well related to the adjacent residential development at The Grange, Mains of Newton and Newton Dee Village as well as the wider Bielside settlement. The site is under 300 metres away from North Deeside Road, which provides key access to the City Centre and the surrounding local road network. This development will increase the mix of housing development in the area and consolidate the settlement envelope at the south of the settlement.

3.11 Land Use Mix

The proposed land use is residential development. This will consolidate the existing development pattern and present no conflict with adjacent uses. This site will allow for the delivery of a greater mix of house types in the area.

3.12 Accessibility

The site is located directly adjacent to Golf Road, where access to the properties will be taken. This road connects directly to North Deeside Road, with regular bus services to the City Centre. Access to the area has been accepted by the Council, as the houses recently developed to the south of the site are accessed from the same road. The proposal, therefore, provides an appropriate access that would be suitable to support residential development.

3.13 Proximity to Services and Facilities

The development bid site is well related to existing services and facilities in Bielside and the surrounding services in Deeside.

3.14 Footpath and Cycle Connections

The Deeside Way forms the northern boundary of the site providing a cycle link and footpath directly with the City Centre. There are also various footpaths adjacent to the site which the proposed development can easily connect to. It is the intention of the landowner to use money from the sale of these properties to improve the footpath connection through the golf course to connect with other Core Paths in the area. This provides options for those accessing the site for leisure or commuting purposes.

3.14 Proximity to Employment Opportunities

The site is less than 300 metres from North Deeside Road, which connects to Aberdeen (4 miles away) and the key employment hubs in Westhill (5 miles away) and Prime Four Business Park, Kingswells (3.5 miles away).

3.15 Contamination

There are no known sources of contamination on the site through previous use.

3.16 Land Use Conflict

The adjacent existing and proposed uses are entirely compatible with the development bid.

3.17 Physical Infrastructure

There are no known constraints to development on the site. The adjacent residential developments indicate that the area is suitable for further residential development, and the physical infrastructure will be in place, or upgraded accordingly to support this.

3.18 Community Benefits

Development on the bid site would bring benefits in the form of greater choice in the housing market and early delivery of residential units. Any development on this site would form part of an overall strategy to enhance the Golf Club and facilities making it a more valuable and effective resource for the local community.

4.0 THE PROPOSAL

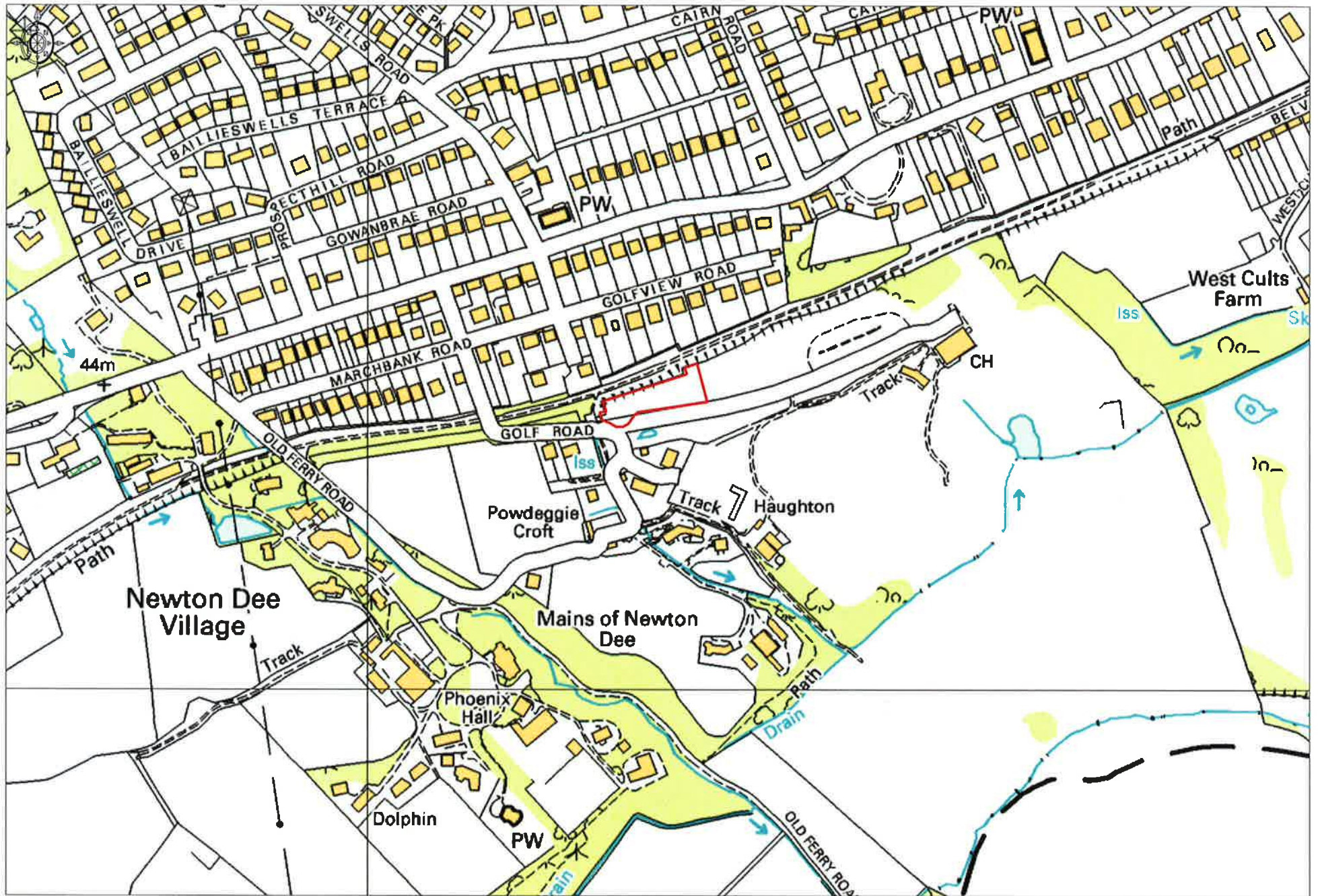
0.3 ha of land at Deeside Golf Club, Bielside is proposed to be allocated for residential development. This development would represent infill development to consolidate the housing pattern to the south of the Bielside, a key settlement in Aberdeen. The development would not adversely impact the neighbouring development to the south. All 5 of these houses have sold, demonstrating the demand for quality housing in the area. The site represents a logical infill to the adjacent residential development, as agreed by the Reporter in their Recommendations through the previous PLDP Examination. The site offers attractive characteristics, such as good connectivity to the existing town and will provide funding for improvements to benefit the surrounding community, including footpath linkages in the area. The site has no constraints to its development.

Although a small site, the land at Deeside Golf Club can help supplement the housing allocations from larger sites that are not delivering.

5.0 CONCLUSION

As outlined above, we have considered various aspects of the residential development bid proposed at Deeside Golf Club. It has been shown that the site is deliverable, represents residential infill development in the area and will bring benefits to the community through supporting local services and facilities. The land should be allocated in the forthcoming Aberdeen Local Development Plan for residential development.

LOCATION PLAN (P1644 - 005)



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Proposed Residential Development, Land at Deeside Golf Club