



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

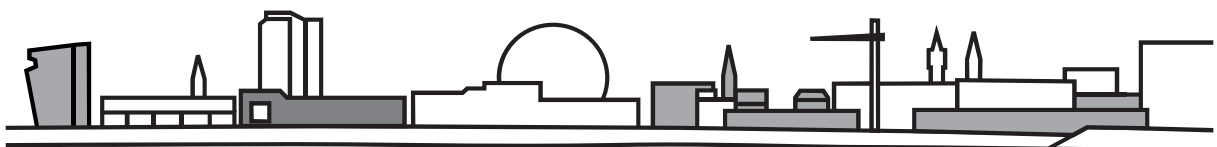
Please ensure your proposal is with us by 14th June 2013.

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).

60-80 units, mixed tenure. Detached, semi-detached, terrace of 1, 2, 3 upto 5 bed homes.

- 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.

Backhill together with wider southern expansion will be phased over a 10 year period.

- 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.**

SMH will consult the local communities of Westhill and Kingswells on the proposals for development at Backhill. The Development Framework will be developed with the aid of community feedback and input.

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 checked="" type="checkbox"/>	<input 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 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

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?

Both primary and secondary school capacity available.

The site is located within a pipeline consultation zone. The proposed development would however, be at distances to meet with the HSE requirements for distance of development to pipelines and would therefore not be considered a constraint to development.

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.)

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 iespējamem
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



Aberdeen City Local Development Plan

Bid Prepared on behalf of Stewart Milne Homes
Call for Sites – June 2013

Land at Backhill, Westhill

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1.0 Introduction

1.1 This development bid is prepared and submitted by Stewart Milne Homes who have an option on land subject of this development bid. The land referred to as the subject of this bid document is identified below in Figure 1. The land is identified within the current Local Development Plan as greenbelt. This written statement and supporting background assessment with proposed high level masterplan, sets out a reasoned justification as to why this site should be zoned for residential and appropriate commercial development within the forthcoming Aberdeen City Local Development Plan.

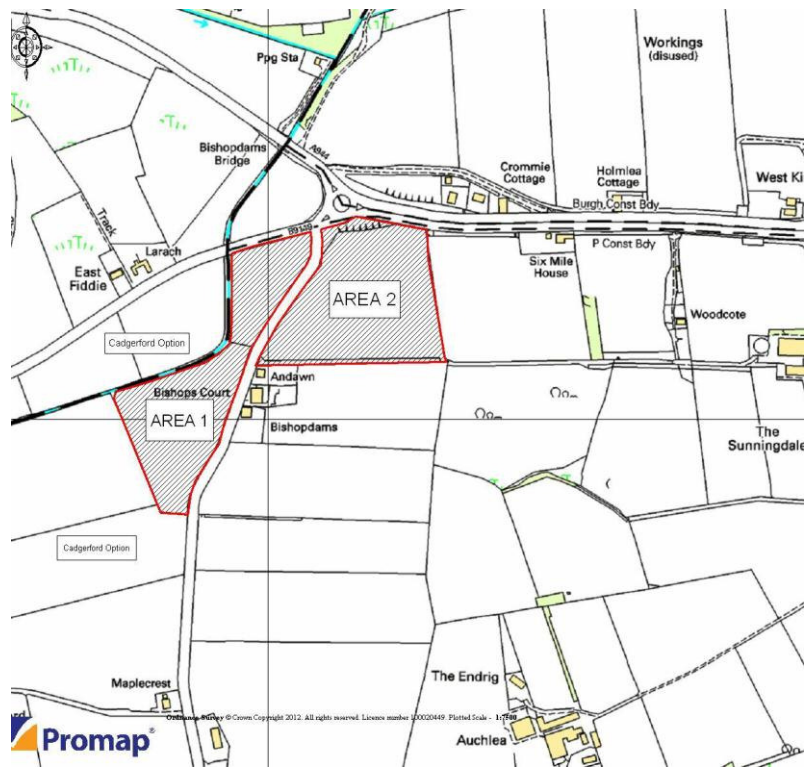


Figure 1

1.2 The Stewart Milne Group was founded in Aberdeen in 1975. Since then it has grown to become one of the UK's leading privately owned house builders. They have a commitment to enterprise and innovation matched with traditional value for quality services. We are currently building in a number of locations through the UK but are proud to be headquartered in the North East of Scotland.

1.3 The proposed site lies on the western administrative boundary of Aberdeen City, and to the south east of the settlement envelope of Westhill which lies within the administrative boundary of Aberdeenshire. The urban area has grown significantly in recent years and boasts a number of facilities and services. These include large scale retail such as Tesco, M&S and Costco as well as hotels and education facilities. There is a wide variety of employment offerings and this has increased significantly in recent years. The employment areas have proven very popular with high demand for new office accommodation for the oil and financial services.

1.4 In the adopted Local Development Plan, the site is located outwith any recognised settlement boundaries and lies within the City's greenbelt. Due to the site's close proximity to Westhill which is recognised as being a significant settlement within the City of Aberdeen Housing Market Area and City Region, the site should be given consideration as forming an extension to the existing settlement. Westhill is not recognised by the Strategic Development Plan as being part of the Aberdeen Strategic Growth Area however, Stewart Milne Homes have consistently objected to that position making the case to promote the continued strategic growth of the settlement and that it should be part of the Aberdeen City Strategic Growth Area (SGA). There is a significant demand for new homes in the Westhill area.

1.5 Given the areas proximity to the City boundary is it believed that it should fall within the Aberdeen City Strategic Growth Area with additional opportunities for housing development as well as encouraged employment growth area. Representations to this effect have been to the proposed SDP.

2.0 Description of Site

2.1 Land at Backhill is approximately 6 miles west of Aberdeen and is situated within the administrative boundary of Aberdeen City. The general topography of the land lends itself to development and it is also of a significant size to allow quality mixed use development, both residential and appropriate commercial development together with the necessary infrastructure. The land has excellent links to the A944 on which it shares a frontage, with further frontage onto the Westhill-Blacktop C class road which runs between the 2 parcels of land highlighted as Area 1 and Area 2 on Figure 1. The site has a correlation with the existing allocated Opportunity 46 (Opp46) site, located on the A944 roundabout, at the entrance to Westhill and could provide an impressive gateway development to the area if coherently planned.

3.0 Proposal

3.1 A high level development framework is submitted as part of this development bid for Backhill, and should also be considered as part of a wider masterplan proposal (Cadgerford) for land to the south east of Westhill (also submitted as a separate development bid). The land at Backhill falls solely in the Aberdeen City administrative boundary. The high level development framework sets out a controlled expansion of the settlement to the south east and sets out proposed compatible land uses which can be developed as a stand-alone development or as part of a wider masterplan for land to the south east of Westhill. A wider development framework area identifies land for a southern bypass which would realise development potential on land under the control of Aberdeen City Council and would be a catalyst for significant new business generation and encouraged subsea sector growth to the area. Careful landscaping and provision for linked open spaces through the development framework area are identified to ensure a high quality environment can be delivered in keeping with the existing developed area. Primary analysis of the site and its surroundings has been undertaken

and appended to this document, setting out high level landscaping proposals that would ensure development of Backhill would be sensitively incorporated into the landscape.

4.0 Scottish Planning Policy

4.1 Scottish Planning Policy (SPP) sets out the Scottish Government's commitment to the delivery of land for housing and for that housing land to be released in sustainable locations through the Local Development Plan process. SPP states that the Government is committed to increasing the supply of new homes and the planning system should contribute to raising the rate of new housebuilding by identifying a generous supply of land for the provision of a range of housing in the right places. The planning system should enable the development of well designed, energy efficient, good quality housing in sustainable locations and allocate a generous supply of land to meet identified housing requirements across all tenures. Scottish Government policy requires Local Authorities to allocate a sufficient amount of land to enable maintaining at least a 5 year housing land supply at all times which will mean allocating land within the LDP sufficient for a 10 year period to include and up to the year the LDP is adopted.

5.0 Development Plan

5.1 The extant Development Plan comprises the City and Shire Structure Plan approved by Scottish Ministers in August 2009 and the Aberdeen Local Development Plan adopted in February 2012. More recently, a proposed Strategic Development Plan was the subject of public consultation and will ultimately replace the City and Shire Structure Plan. The Local Development Plan Review will require to conform with that Plan.

5.2 The Aberdeen City and Shire Structure Plan, approved by Scottish Ministers in 2009, set growth targets for the city region and promoted a spatial strategy designed to accommodate this growth in the most sustainable locations. It identified a requirement for 72,000 houses within the Structure Plan area over the period to 2030. Aberdeen City was identified as one of three Strategic Growth Areas (SGAs) which was to be the main focus for development in that period. Around half of all new development was to be located in Aberdeen City. Of those 36,000 houses required within the City it was envisaged that 21,000 would be provided on greenfield sites with a further 15,000 split between brownfield sites and identified regeneration areas within the City. In terms of phasing of greenfield housing, 12,000 were anticipated to be required between 2007 and 2016; 5,000 between 2017 and 2023 and 4,000 between 2024 and 2030.

5.3 The plan advocated sustainable mixed communities with new housing and developments for employment and commercial use well related to each other to improve people's quality of life and opportunity. One of the targets to meet the sustainable mixed communities objective was for all housing development over 1 hectare in the Strategic Growth Areas to be in line with approved supplementary guidance and generally have no less than 30 dwellings per hectare.

5.4 With regard to economic growth, the plan's objective was to provide opportunities which encourage economic development and create new employment in a range of areas that are both appropriate and attractive to the nature of different industries. The Plan sought to ensure that at least 60 hectares of land was available to businesses at all times in a range of places within the City. New employment land allocations in the City between 2007 and 2023 were required to total 105 hectares, with 70 hectares identified as strategic reserve land to come forward in the period between 2024 and 2030.

5.5 A proposed Strategic Development Plan has recently been the subject of public consultation and will eventually replace the extant Structure Plan. The Local Development Plan Review will require to conform with that Plan. The proposed Plan maintains the spatial strategy of the extant Structure Plan and 'rolls forward' the housing and employment land allocations to 2035. Presently, it is the subject of significant objection, particularly in regard to its failure to increase the housing allocation in response to a significant increase in the projected housing requirement by the National Records of Scotland (NRS). Whilst the Strategic Development Plan provides for a housing allowance of 67,500 for the period 2011 to 2035, the NRS figures, using the principal projection, would suggest that this should be increased by 20,500 units to 88,000. Should this increased requirement be accepted, additional sites will require to be identified through the City and Shire Local Development Plan Reviews. A land release at Cadgerford would enable the City to augment their housing land supply in a location where significant infrastructure already exists whilst meeting targets for new housing and employment land in line with projected need.

6.0 Services

6.1 The Westhill area provides for a wide range of local amenities, allowing it to function in a sustainable manner. There is an established shopping and retail centre that provides for food and specialist retail. Restaurants, hotels, vet and dental practices, doctors surgery, large scale employment as well as access to public transport service all within approximately 7 miles from Aberdeen City Centre. The land to the south east of the settlement of Westhill has the potential to absorb additional development to complement the existing services and to address infrastructure requirements within the area. The release of this land provides future potential to open up land owned by Aberdeen City Council for development. If the City and Shire were to work in collaboration, both administrations would benefit from new infrastructure provision and inward investment would benefit both Council areas.

6.2 The AWPR which falls to the east of the development bid area will provide opportunity for expanding services and providing opportunities for new development through improved connectivity and improved public transport routes. The significant development related to the delivery of the road will undoubtedly change the character of the area and it should be harnessed as a positive gain. The AWPR will link into the A944 to the east of the site, providing a release on the through traffic experienced currently within the area. Direct links to the south and north of the City makes the site

strategically important and one that will attract significant business interest due to its positioning of the AWPR.

Education

6.2 Education capacity exists in both primary and secondary facilities within the settlement that would serve the proposed site. If there were any identified shortage within the secondary school capacities longer term, there would be the opportunity to accommodate pupils within the new academy that is to be built at Countesswells.

Water and Drainage

6.3 There is existing capacity within the foul sewers and Nigg treatment works and adequate water connections to service growth within the Westhill area. Stewart Milne Homes liaise closely with Scottish Water on all strategic development sites to ensure that there is an awareness of land promotion enabling them to plan ahead for any possible capacity.

Employment Land

6.4 It is an area of significant employment and offers a diverse opportunity to locate businesses to a high quality environment within 7 miles of the City Centre. Employment land demand has increased over the past 10 years with many internationally renowned subsea companies setting up headquarters within the town. It is important that this growth is embraced and that Aberdeen City Council also recognise and harness the development potential of this land to ensure these businesses can continue to grow and thrive within the community providing the key services and essentially homes for employees to reduce the amount of commuting between Aberdeen City and Westhill. The City Council are respectfully requested to consider this bid proposal for development of both residential and appropriate commercial uses to enable a well considered, quality land release capable of sensitively absorbing both residential and commercial development, whilst providing essential infrastructure that would benefit both the City and Shire and deliver development to meet strategic land delivery targets.

7.0 Justification

7.1 The identification of this site would comprise a carefully planned extension to the area growing from the success of continued commercial and mixed use expansion of the settlement. A high quality residential and commercial development can be achieved with an emphasis on landscaping and with regard to the setting of the settlement providing additional high quality commercial opportunity for the growing subsea sector. The provision of greenspace around the development and ensuring links to the surrounding countryside and services are essential and are considered and presented as part of the accompanying masterplans.

7.2 It is acknowledged that the site currently lies within the Green Belt. However, Scottish Planning Policy states that Green Belts should form part of a long term settlement strategy and ensure settlements are able to accommodate planned growth. Green Belts are intended to direct growth to the most sustainable locations and support regeneration, to protect and enhance the character, landscape and setting and identity of towns and cities. They also provide access to open green space within and around urban areas. Green Belt policy can also be used to prevent coalescence of settlements. However, SPP clearly states that only those areas of land which can help deliver these objectives should be covered by Green Belt Policy and Local Development Plan reviews provide an opportunity to review the success of this policy and adjust Green Belt boundaries to accommodate sustainable growth.

7.3 Land at Backhill has the potential to be developed as a stand-alone development or as part of a wider masterplan for the adjoining land to the south east of Westhill (Cadgerford). Given the site's close proximity to Arnhall Business Park and Opportunity Site 46 (OP46) this is an excellent opportunity for mixed use development with minimal impact on the existing road network. It is respectfully suggested that Backhill has development potential and indeed would be required to facilitate a potential Westhill bypass and associated development. This would augment the City's housing land and employment land opportunities in an area where infrastructure already exists and with the possibility of realising City Council assets on land under their control to the south of the settlement.

7.4 The indicative masterplan demonstrates how Backhill could be developed as a stand-alone project or as part of a southern expansion of the Westhill area complementing the existing Arnhall Business Park and OP46 and allowing the opportunity for associated residential development to promote the concept of sustainable living.

7.5 It is considered that the area is capable of absorbing further development of a scale that would provide for further significant commercial, mixed use and residential uses to ensure the settlement remains as sustainable as it can be. It is well located to be identified within the Aberdeen Strategic

Growth Area although the Proposed SDP continues to recognise the settlement as falling within a Local Growth Area only.

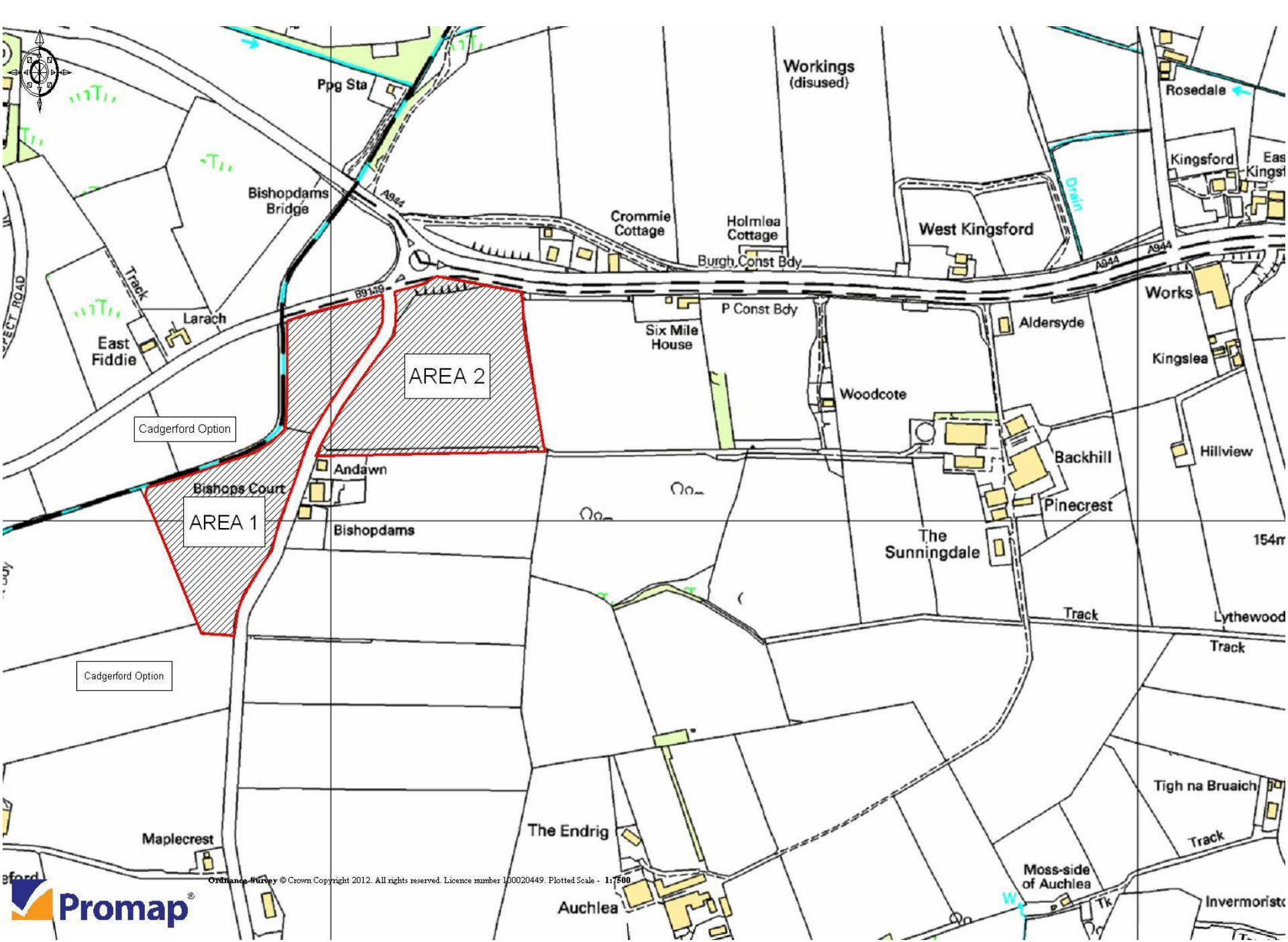
8.0 Conclusion and Recommendation

8.1 The Westhill area is an appropriate location to absorb development on a continued growth pattern to continue a high quality environment which can be created to the south of the existing settlement with an emphasis on landscaping and the creation of a quality defensible expansion to the town.

8.2 Backhill is an important strategic site that has excellent potential for both residential and commercial development (class 4 Business Use) as both a stand-alone development or as part of a wider masterplan when incorporating the Cadgerford Farm land to the west. It is ideally located to take advantage of the recent success of Westhill as a major location for commercial and residential development.

8.3 The area's proximity to Aberdeen on a public transport corridor and its position in relation to the Aberdeen Western Peripheral Route makes the site ideally located to accommodate further sustainable growth.

8.4 On the basis of the above statement, it is respectfully suggested that Aberdeen City Council allocate land at Backhill for on-going, sustainable expansion of the Westhill area and to provide adequate land for growth within the Aberdeen City Growth Area.

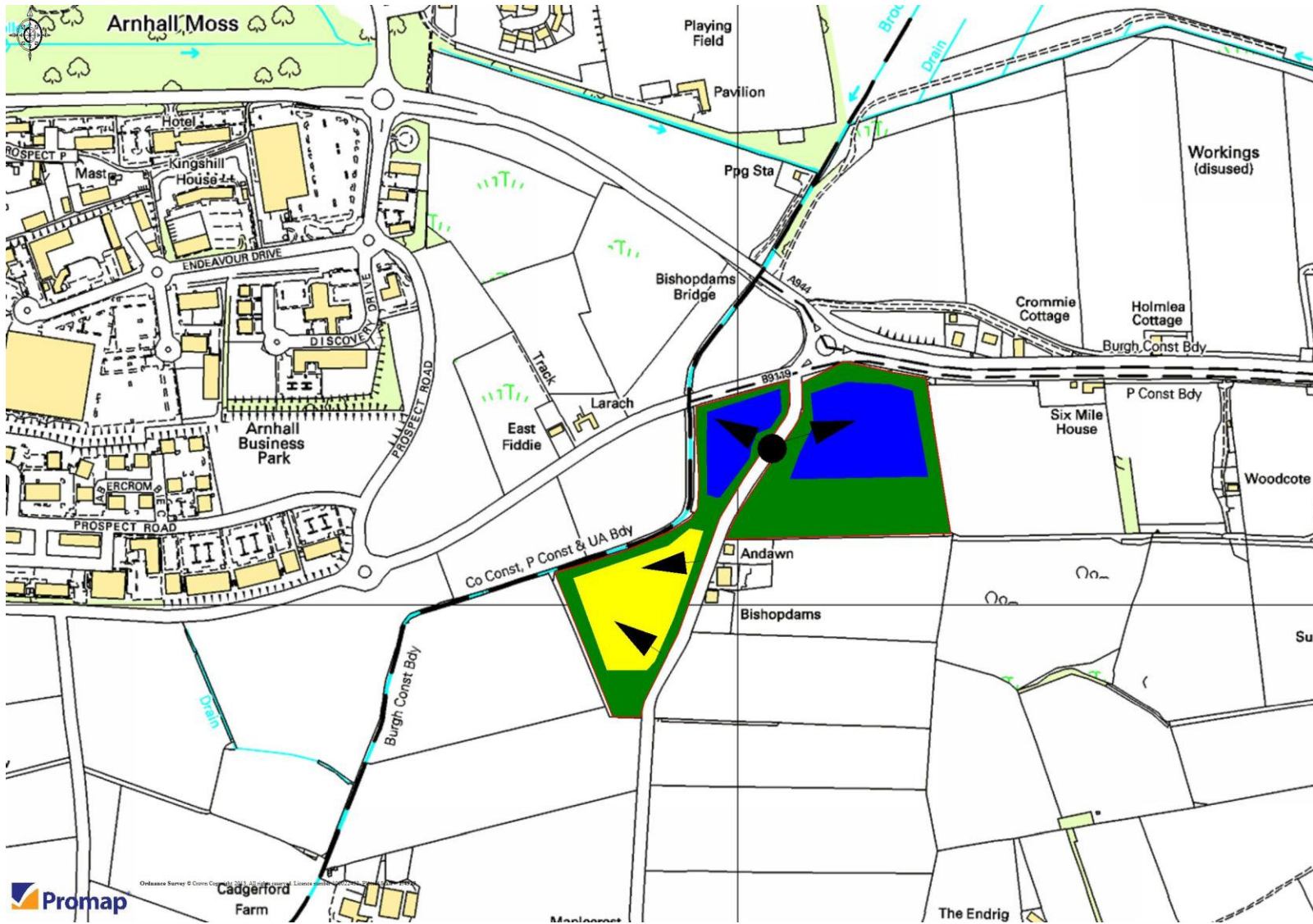


Cadgerford Option

AREA 1

AREA 2

Cadgerford Option



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Key
Blue: Commercial Development
Yellow: Residential Development
Green: Landscaping