



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).

SEE ATTACHED PLAN – Circa 100 units mainstream suburban housing

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.

It would be appropriate to tie-in with the Oldfold Farm site phasing

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

DURING 2012 LDP PROCESS Yes No Not Yet FOR 2016 PLAN

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.

IN LINE WITH STANDARD PAC PROCEDURES IN AGREEMENT WITH ACC

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

All matters in this section can be addressed – and the key aspects raised in the original Reporter's decision are addressed in the covering letter to this bid.

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 type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>
Local shops	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input 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?

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.)

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 ফরম্যাটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করুন।

如果需要語言/翻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 iespējamiem
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

March 2013
www.aberdeencity.gov.uk

HALLIDAY FRASER MUNRO
PLANNING

P1543/SC/lc

17 June 2013

Andrew Brownrigg
Team Leader City Development Plan
Planning & Infrastructure
Aberdeen City Council
Marischal College
Broad Street
ABERDEEN

Dear Mr Brownrigg,

**ABERDEEN LOCAL DEVELOPMENT PLAN 2016
SUBMISSION OF BID PROPOSITION – BINGHILL FARM**

During the previous Local Plan Process for the 2012 Local Development Plan for Aberdeen, a submission was made (see attached) on behalf of Mr W Donald who owns Bingham Farm. That proposition was rejected by the Reporter during the LDP examination. The grounds for that rejection were largely based on the distance from bus routes, landscape and capacity at Cults Academy

The neighbouring site at Oldfold Farm was, in contrast, accepted and a scheme for 550 houses [ref [130378](#)] has now been submitted for planning permission by CALA Homes. It is noted in the submission made on behalf of CALA that development proposals extend further up the hill, at this location, than was proposed in the bid submitted on behalf of Mr Donald. Indeed all of the supposed faults that were aimed at Bingham Farm – could equally have applied to Oldfold itself. We see that by the application of common sense and sensible design - answers in terms of transport, landscape and schooling have been arrived at for a scheme which is a very substantial addition to Bieldside.

In resubmitting this bid – it is suggested that the original dismissal of this proposition was short sighted and in many respects simply unfair. Moreover, the rationale for rejecting the original bid no longer applies now that Oldfold Farm has been included in the plan. It would be a simple matter for the planning authority to ensure that connectivity between the two sites is “planned-for”. Previous examples of two adjacent sites ignoring each other (in Cove) are repeatedly cited by the planning authority as examples of bad planning and bad design. Permeable connection of the two sites allows for sensible ‘rounding-off’ to take place at this locus. It seems an easy-to-achieve increment in the number of home available were sites like Oldfold Farm designed in such a way that they were permeable and allowed connectivity. The Bingham site has its own access and can be served from Bingham Road itself.

In terms of Landscape – the site would not be viewed as undeveloped land in the future because the CALA scheme would have been built. The open fields at Bingham would in fact become difficult to separate from the Oldfold Scheme, which included housing extending considerably further up the hill.

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AB10 1UR

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DIRECTOR OF PLANNING
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REGIONAL DIRECTOR
STEVE CRAWFORD
BSC (HONS) MRTPI



17 June 2013

In terms of Transport – the centre of this site is 1.2km from North Deeside Rd. Pan 75 “Planning and Transport” sets up a maximum threshold for walking of 1600m – a distance which goes considerably beyond Binghill farm. Moreover, the additional routes paths and cycleways within the Oldfold Masterplan will enhance the accessibility of this site. Transport does not provide a reason for not zoning this land. Indeed, all that applies to the Oldfold Site, not set out in the submitted Transport Assessment would equally apply to Binghill Farm.

In terms of schooling – it is recognised that significant and potentially strategic decisions need to be made about secondary education in the West of the City. However, the difference between the addition of 550 houses and 650 houses at this locus would be in the range of 20 secondary and 40 additional primary children. A figure, we would suggest, that is capable of being rationally dealt with and not, we would contend, a reason which would be credible as a reason for refusal. Moreover, we note that a Primary School is proposed as part of the Oldfold scheme. Indeed the site suggested is immediately adjacent to Binghill Farm site. It is suggested that the additional 100 homes would help with the justification and funding – and not hinder or compromise it in any way, shape or form.

Finally it is not as though Aberdeen doesn't need more houses. The recent PwC Good Growth Report....

[<http://www.pwc.co.uk/government-public-sector/good-growth/good-growth-for-cities-report.jhtml>]

....shows that Aberdeen will have to attract 120,000 recruits over the next 10 years if it wants to realise its potential as a global energy capital. The present sites zoned in the local plan are a start, but cannot realise the level of delivery growth which is required. Economic Development analysts recognise that one of the biggest constraints on growth in the North East Economy will be the lack of availability of homes.

We suggest that a zoning which recognises the potential extension from Oldfold Farm would be sensible medium term planning – and would secure additional housing land which could provide circa 100 additional homes. It is also of note that this is an area of high market demand. Zoning this land would be going with the market rather than against it. It is highly likely that development can be delivered.

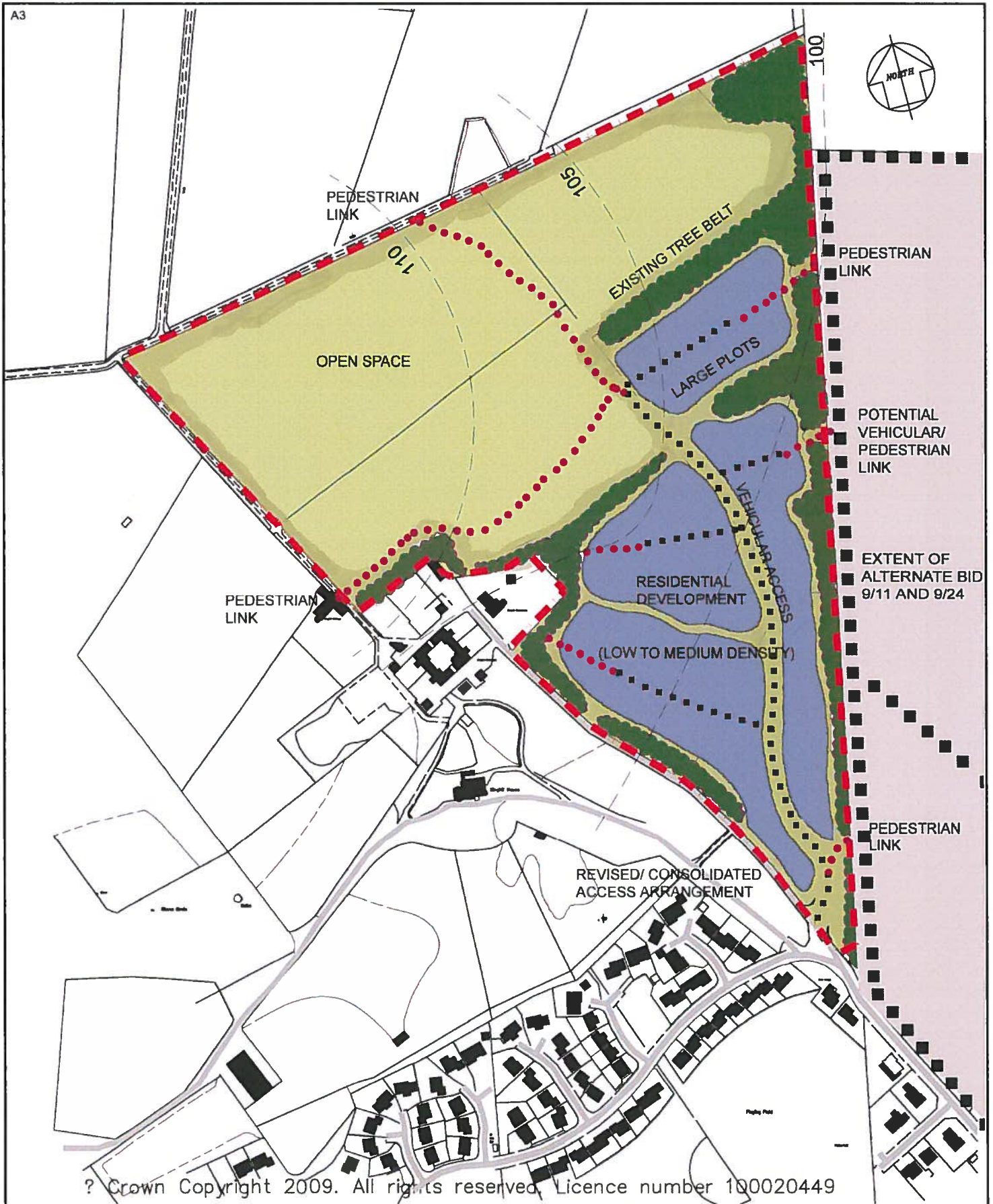
We look forward to engaging further with the Planning Authority and would welcome the opportunity to discuss how this site could be taken forward.

Yours faithfully



Steve Crawford
Regional Director of Planning





? Crown Copyright 2009. All rights reserved. Licence number 100020449

Project: Indicative Development Framework
Binghill Farm, Milltimber

Title: Zoning plan

Scale: 1:2500@a3 Date: dec 09 Drawn: hm

Drawing No:
sk01
Rev:
Comp. Ref.

REVISIONS

No.	Description



HALLIDAY FRASER MUNRO

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CHARTERED ARCHITECTS TOWN PLANNING CONSULTANTS PROJECT MANAGERS LAND USE CONSULTANTS URBAN DESIGNERS SPACE PLANNERS



Aberdeen Local Development Plan **Main Issues Report Response Form**

Aberdeen City Council is, as a part of the reform of the planning system in Scotland, undertaking a review of the current Aberdeen Local Plan.

The Main Issues Report sets out the authority's general proposals for development in the area, i.e. where development should and should not occur within Aberdeen City, and discussion on how to address the main policy issues affecting Aberdeen City up until 2023.

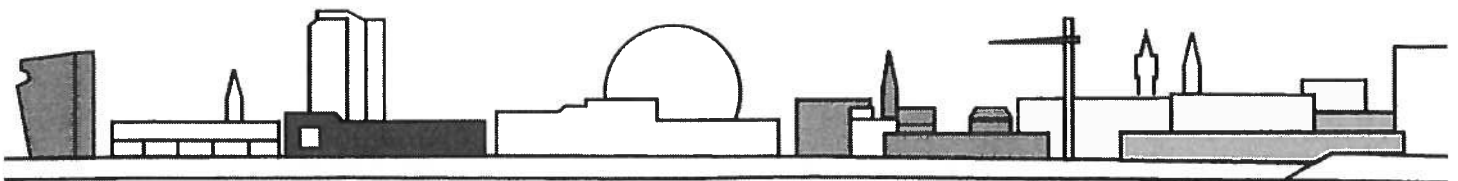
The Main Issues Report is the key document for early engagement on the Local Development Plan. Aberdeen City Council has yet to reach a firm view on the land allocations and policies it wishes to take forward into the Local Development Plan. The Council welcomes your views on the initial ideas contained in the Main Issues Report.

Please use this form to provide us with your comments on the Main Issues Report and to provide any further information you feel appropriate to support your response. Responses cannot be treated as confidential and will be made publicly available.

You have the option of completing an Equal Opportunities Monitoring Form, which will help us assess how effective our consultation process has been in reaching a wide range of people in Aberdeen.

The consultation period for this report will commence on 16 October 2009 and run for 8 weeks. The closing date for comments on the Main Issues Report is 11 December 2009.

Please ensure you have your response with us no later than 5.00 pm Friday 11th December 2009



Data Protection Act 1998

How Aberdeen City Council (ACC) uses the information / data collected: The information collected in this form will be recorded electronically and stored securely for the purpose of informing a public debate on the issues and choices presented in the Main Issues Report, and it will be used to inform the content of the Aberdeen Local Development Plan. The data in this form will be made publicly available on the internet. ACC will process the information fairly and lawfully and in accordance with the principles of the Data Protection Act 1998. For the purposes of processing the information ACC is the data controller.

Personal Details,

Name: WILL DONALD
Address C/o AGENT
Post Code
Daytime telephone No.
email address

Tick this box if you are happy to receive future correspondence via email



Name of Agent (if applicable): HALLIDAY FRASER MUNRO
Address 8 VICTORIA STREET
ABERDEEN
Post Code AB10 1XB
Daytime telephone No.
email address

Please return this form to:

Planning & Infrastructure OR ldp@aberdeencity.gov.uk
St Nicholas House
Aberdeen AB10 1BW

For additional copies of this form, you may

- photocopy this form
- download and print copies from our website at the following address:
<http://www.aberdeencity.gov.uk/localdevelopmentplan>
- collect copies from the 8th floor reception desk of St. Nicholas House, from the Point, or from your local library
- alternatively you can make your response via an online response form at
www.aberdeencity.gov.uk/localdevelopmentplan

Please ensure you have your response with us no later than 5.00 pm Friday 11th December 2009

How can I find out more about the process?

For further information on the Local Development Plan process please visit the website at:
www.aberdeencity.gov.uk/localdevelopmentplan. Alternatively, you can contact the Development Plan Team on 01224 523330.

Your Comments

The Main Issues Report identifies our preferred options for future development, and also identifies 7 policy areas as key considerations in the future development of Aberdeen up until 2023. We would like to hear what you think about these options and whether there are any other ways to address these issues.

To help us to review all comments received we would appreciate if you could attach a title to each comment with a reference to the relevant section of the Main Issues Report or site. For Example, "Parahgraph 3.45 Countesswells: ...".

If you require more space you can add additional sheets to this response. Please try to make your comments as concise and relevant as possible.

SEE 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 523330.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমেটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523330
নম্বরে যোগাযোগ করবেন।

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請聯絡：01224 523330。

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языка /переводчика или других
способов общения, звоните по
телефону: 01224 523330

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523330

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamiem
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523330

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ar kitomis bendravimo formomis,
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tłumacza lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 523330

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Aberdeen AB10 1BW

Email ldp@aberdeencity.gov.uk
Tel 01224 523330
Fax 01224 636181

www.aberdeencity.gov.uk/localdevelopmentplan

For official use only

Reference Number:

Acknowledgement Sent:

Equal Opportunities Monitoring Form

Aberdeen City Council uses this form to assess how effective its consultations are in reaching out to a wide range of people in Aberdeen. This assessment will form part of our Equalities and Human Rights Impact Assessment of the Local Development Plan and all responses will remain anonymous. It will help us to ensure that our future consultation exercises are more inclusive and representative of the people of Aberdeen.

Information you provide within this form will be used by Aberdeen City Council for statistical reporting in connection with the Local Development Plan, and in accordance with the Data Protection Act 1998.

Name of Council Service: Planning and Infrastructure

Section 1: Disability

Do you have a disability or a physical or mental health condition that has lasted or is expected to last 12 months or more and has an adverse effect on your ability to carry out day-to-day activities? Please tick the box(es) that apply.

Yes No Prefer not to say

If Yes, please indicate which of the following apply to you:

Physical disability Longstanding or Chronic illness
 Sensory impairment: (please tick) Visual or Hearing
 Mental health Learning disability
 Other (please write in)

Section 2: Gender

What is your Gender? Tick **One** box that describes your gender.

Male Female Transgender Prefer not to say

We use the term "transgender" as an inclusive umbrella term for a diverse range of people who find that their gender identity or gender expression differs in some way from the gender they were categorised with at birth.

Please turn over

Section 3: Ethnic Group

What is your ethnic group? Chose **One** section from A to F, then tick **One** box which **best describes** your ethnic group or background.

A. European

- Scottish English Welsh Northern Irish British
 Irish Gypsy/Traveller Polish
 Any other European ethnic group (please write in)

B. Mixed or multiple ethnic groups

- Any mixed or multiple ethnic groups (please write in)

C. Asian, Asian Scottish or Asian British

- Pakistani, Pakistani Scottish or Pakistani British
 Indian, Indian Scottish or Indian British
 Bangladeshi, Bangladeshi Scottish or Bangladeshi British
 Chinese, Chinese Scottish or Chinese British
 Other (please write in)

D. African, Caribbean

- African, African Scottish or African British
 Caribbean, Caribbean Scottish or Caribbean British
 Other (please write in)

E. Other ethnic group

- Arab Any other (please write in)

- F. Prefer not to say**

Thank you for completing this monitoring form.