



ABERDEEN
CITY COUNCIL

Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

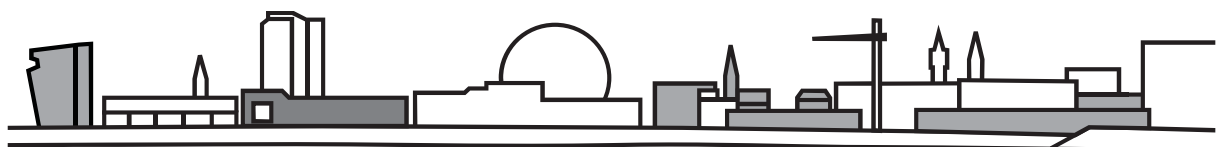
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1 Name of proposer: Date:

Address:

Postcode:

Telephone:

Email:

2 Name of landowner:

Address:

The site and your proposal

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

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

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

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

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

If so, what was it?

7 What do you propose using the site for?

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

10 to 15 dwellings. Family homes with generous gardens.

- 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.

- 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.**

Engagement would be carried out within the community of Milltimber at the appropriate time.

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

Primary and secondary school capacity exists to serve 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Transport Assessment	<input checked="" 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.)

See attached supporting 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

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 North Scotland
Call for Sites – June 2013

Land at Contlaw, Milltimber, Aberdeen

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1.0 Introduction

1.1 This development bid is prepared and submitted by Stewart Milne Homes who own the land subject of this development bid. The land referred to as the subject of this bid document is identified below in Figure 1.



Figure 1 (Land hatched in blue)

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 suburb of Milltimber lies approximately 10 km to the west of Aberdeen City Centre. It is primarily a residential area with the majority of the housing lying to the north of the A93, North Deeside Road which runs between Aberdeen and Banchory and beyond to Ballater.

1.4 The population of Milltimber at 2010 amounted to 2,890 residents. It has expanded significantly over the last 30 years but growth has been restricted over recent years due to housing land supply constraints. Housing in the area is almost entirely private sector comprising detached, semi detached and terraced properties. The older properties sit either side of the A93 to the east and west of the suburb and are set in large feus. The intervening properties fronting North Deeside Road enjoy a south facing aspect with views to the River Dee.

1.5 The A93 is one of the main arterial routes from the west into the city. It is also a public transport corridor with Stagecoach and First Group both providing services eastwards into the city and westwards to Peterculter, Banchory, Aboyne and beyond to Ballater and Braemar. The Aberdeen Western Peripheral Route, the construction of which is due to commence in 2014, bisects neighbouring land, part of which is under the control of Stewart Milne Homes. A new grade separated junction is proposed, linking it to the A93. This will ultimately relieve some pressure on the A93 between Milltimber and the City Centre.

1.6 The Lower Deeside corridor is a popular residential area with potential residents attracted by popular primary and secondary education school provision in the area. Despite development pressures there have been very few developments of note in recent years and each of the communities along Lower Deeside have maintained their identity with coalescence being avoided between Cults, Bieldside and Milltimber and Peterculter. These areas remain separated by land designated as Green Belt and Green Space Network in the adopted Aberdeen City Local Development Plan 2012.

2.0 Site Description and Proposals

2.1 The land extends to approximately 7.2 acres and is a mix of woodland and vacant scrub land. There is a localised area of woodland on the west and southern periphery of the site which is mostly Norway Spruce. This provides shelter and landscape visual containment. The woodland is however, in poor condition as no management or maintenance has taken place in recent years. The topography of the site is undulating with ground levels generally rising to the north. Contlaw Road forms the eastern boundary of the site with residential properties immediately to the south. These are generally larger properties in generous feus.

2.2 It is proposed that this area of land be developed for a small scale, sensitive residential development which would take an access from Contlaw Road to serve between 10 to 15 dwelling houses. A connecting road through to the adjoining land of Nether Beanshill to the north and west would be safeguarded in order that the fuller masterplan for wider area may be brought forward in due course. This has been submitted as a full separate bid for consideration. The wider masterplan sets out a phasing strategy and will predominantly be accessed from the AWPR junction, which is located to the immediate west of the wider site. Allowing a small scale development on the land owned by Stewart Milne Homes will provide much needed homes within an area under significant housing demand pressure.

3.0 Scottish Planning Policy

3.1 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.

4.0 Development Plan

4.1 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.

4.2 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.

4.3 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. Retaining this opportunity site within the LDP will allow the Council to maintain housing land within the southern growth corridor and provide the much needed housing as identified through the policy analysis above.

5.0 Planning History

5.1 The further growth of Milltimber has been under consideration for a number of years. The Aberdeen City District Wide Local Plan adopted by the then District Council in 1991 identified that part of the site lying immediately to the west of the built up area as an area of 'Countryside Around Towns'. Whilst these areas were covered by Green Belt policy the plan recognised that should there be future demand for housing these areas would be considered for release at the appropriate time. In 1999, the Aberdeen City Finalised Local Plan, intended as a replacement for the 1991 adopted Local Plan, identified the same land as an area of strategic reserve for longer term development. The modified version of that plan, published in August 2002, identified a reduced area specifically for residential development.

5.2 The site has significant planning history. The Aberdeen City Wide District Local Plan 1991 designated the site as GB2 "Countryside around Towns". Such areas were designated to preserve the integrity of the Green Belt. The Plan stated "it is from the Countryside around Towns area that any longer term requirement for development land might be identified within the framework of the development plan review", thereby giving permanence to designated Green Belt boundaries.

5.3 Subsequent attempts by Aberdeen City Council to replace the 1991 plan also recognised the sites capacity for development. For example the Aberdeen City Council Green Belt Review favoured this site for development in the period 2001-2006 and recognised that the site was capable of development ahead of the AWPR. The site was ultimately not allocated due to a lack of housing numbers.

5.4 The site previously had the benefit of a planning consent in 1995 for residential use. The Court of Session however, quashed this decision as a consequence of education issues. At the reconvened inquiry the Reporter refused planning permission on the grounds that the then recently approved Grampian Structure Plan did not allocate any housing to Lower Deeside in the period up to 2001.

5.5 It is clear that the principle of development on the site has been established through previous removal from the Green Belt and subsequent planning approval.

6.0 Services

6.1 Mains water and drainage are available nearby to service the site as are gas and electricity connections which would permit this stand alone development to be brought forward.

6.2 The existing transport infrastructure is capable of supporting a small scale development which would be the first phase of development at Contlaw with access taken from Contlaw Road. This access strategy was previously agreed to be suitable by Aberdeen City Council in the context of consideration of earlier proposals for development of the site. Once the Aberdeen Western Peripheral Route is open

6.3 Milltimber Primary School currently has a functional working capacity of 270 pupils. The Roll at 2013 fell short of this at 209 pupils. This has the scope to accommodate any pupils arising from this small proposed development. Cults Academy provides secondary education for those within the area and has a capacity for 1,141 pupils and a falling school roll.

7.0 Justification

7.1 The land to the west of Contlaw Road has long been considered for residential development. It has been designated for such use in earlier Local Plans and, at one time, benefited from an outline planning permission. The development potential of the area has long been signalled and it has been widely debated at Public Local Inquiry with the principle of development clearly having been long established.

7.2 The allocation of this site would meet the guidance set out within SPP, providing a range of land for delivery to the market free of constraints. The site has no other topographical or ecological constraints and as such could be delivered within the next Local Development Plan period.

7.3 The Proposed Aberdeen City and Shire Strategic Development Plan identifies a significant requirement for new housing land over the period to 2035 which requires to support the City's Strategic Growth Areas. Part of that, is identifying a range of sites to suit varying needs and that can accommodate development without detriment. The SDP expects that around half of these new homes required will be located on greenfield sites. These new homes would contribute to the creation of sustainable mixed community by linking housing with community services and facilities. This conforms to Scottish Planning Policy which seeks to ensure that new developments remain desirable, attractive and safe places to live for many years to come.

7.4 It was previously recognised that this site can be developed ahead of the AWPR, and will have a no net detriment effect on traffic movements in and around Milltimber and therefore can be delivered quickly with minimal infrastructure costs.

7.5 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 particularly given the historical recognition that the site does not meet Green Belt criteria.

8.0 Conclusions and Recommendations

8.1 The land to the west of Contlaw Road has long been considered for residential development. It has been designated for such use in earlier Local Plans and, at one time, benefited from an outline planning permission. The development potential of the area has long been signalled and it has been widely debated at Public Local Inquiry. Although the site currently lies within the Green Belt, 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. The site history includes being taken out of the Greenbelt when a principle for development was established.

8.2 This area has long been considered by the City Council as being capable of accommodating residential development. Stewart Milne Homes consider that the development potential of the area has been overlooked in recent years. The improvements to the area resulting from the construction of the Aberdeen Western Peripheral Route significantly enhance this potential.

8.4 The site is capable of accommodating a stand alone residential development accessed from the existing road network. Potential subsequent phases, as identified in the separate bid, could be accessed from the new grade separated junction serving the AWPR and linking it with North Deeside Road. The development would effectively infill the land lying between the AWPR and the existing built up area defined by Contlaw Road to the east.

8.5 The AWPR would provide a defensible boundary to the Green Belt whilst development in the intervening area would provide homes within an area that has been constrained in recent years due to lack of housing land allocations.

8.6 The sensitive scale of the development would be in keeping with the wider settlement of Milltimber and provide essential housing in an area where there is significant unmet demand.

8.7 On this basis, Stewart Milne Homes respectfully request that this development bid be considered for inclusion in the forthcoming Local Development Plan review for residential use highlighted and justified within this bid submission.



Location Plan: Bid Site Hatched Blue