

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	WTR Site
5.2	Site Address	Scotstown Moor Base Bridge of Don
5.3	Postcode	AB23 8NN
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: n/a
5.5	Is the site currently being marketed?	No Details: n/a
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: WTR Site Location Plan (Drawing A-0027-02-01-001 Rev A01)
5.7	Please provide the National Grid reference of the site.	NJ 93514 12868
5.8	What is the current use of the site?	Industrial
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Workshop and office buildings on site

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	x
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: n/a	
6.3	Is the proposed site included in the ALDP2017?	No Details: n/a	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: n/a	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details: n/a	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: office extension approved in October 2008 (application reference 081954).	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details: n/a	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: n/a	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details: n/a	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	x
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details: n/a	
7.3	Site Area (hectares)	0.517ha	
	Housing		
7.4	Approx. no of units.	20	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	All flats	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: Affordable housing partner to be confirmed depending on tenure of affordable housing.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	To be confirmed through discussion with Council, subject to site being allocated.	
	Employment		
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:	
7.14	Employment	m ²	
7.15	Retail	m ²	
	Retail		
7.16	Approx. floor area	m ²	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>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.</p> <p>No</p> <p>Details: The landowner welcomes any feedback the community may have through the Local Development Plan process and, subject to the site being allocated, would propose to fully consult with the community when preparing detailed plans for the development of the site.</p>
8.2	Will the proposed development be phased?	<p>No</p> <p>Details: The scale of the development proposed makes it appropriate to be delivered in a single phase. However, it is envisaged that land to the south in respect of which a separate bid has been made would be developed as a second phase, with one masterplan prepared for the two sites.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No</p> <p>Details: Finance will be determined pending outcome of the LDP review process.</p>

8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No Details: n/a
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9.	Sustainable Development and Design		
9.1	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 . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	x
		Some shelter from northerly winds	
		Good shelter from northerly winds	
9.3	Aspect:- (is the site mainly)	North facing	x
		East or west facing	
		South, south west or south east facing	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	x
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	x
9.6	Has a flooding strategy been developed for the site?	No Details: n/a	
9.7	Have discussions been had with the Council's flooding team?	No Details: n/a	
9.8	Have discussion been had with Scottish Water?	No Details: Assessment of land to the south during preparation of extant ALDP 2017 confirms that there are no constraints to physical infrastructure capacity in this location.	

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details: Assessment of land to the south during preparation of extant ALDP 2017 confirms that there are no constraints to physical infrastructure capacity in this location.
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details: Assessment of land to the south during preparation of extant ALDP 2017 confirms that there are no constraints to physical infrastructure capacity in this location.

Land Use, Built and Cultural Heritage			
9.11	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	x
9.12	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	x
9.13	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	x
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	x
		No intrusion	
9.15	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	x
9.16	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	x
		Significant contribution	
9.17	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	x

9.18	Will the site impact on any water courses?	No Details: n/a	
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details: n/a	
9.20	Is the development site within the airport safety exclusion zone?	No Details: n/a	
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: n/a	
9.22	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	x
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: n/a	
Transport and Accessibility			
9.24	Has contact been made with the Council's transport team?	No Details: As part of their assessment of land to the south during preparation of extant ALDP 2017, the Council confirmed that the new x40 bus route, serving the Dubford development, would be accessible to residents of that site, and did not raise any other concerns about accessibility or transport issues.	

9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: n/a			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?) For further details about accessibility, please see paper apart.		Bus Route	Rail Station	Major Road
		More than 800m		x	x
		Between 400-800m	x		
		Within 400m			
9.27	Proximity to services and facilities (How close are any of the following?) For further details about proximity to services and facilities, please see paper apart.		400m	400-800m	>800m
		Community facilities		x	
		Local shops		x	
		Sports facilities			x
		Public transport		x	
		Primary schools			x
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	No available connections			
		Limited range of connections			
		Good range of connections			
		Links to paths through to Local Nature Conservation Area and Local Nature Reserve.			

9.29	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	x
Infrastructure			
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	x
		Gas	x
9.31	Does the development have access to high speed broadband?	Yes Details: Digital Scotland Super Fast Broadband interactive map confirmed that Fibre Enabled Exchange in area.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: n/a	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: It is anticipated that a mix of LZCGTs could be used as part of the proposed development, including solar panels PV panels, and ground / air source heat pumps, with the details and mix to be confirmed at the appropriate stage in the planning process.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: Assessment of land to the south during preparation of the extant ALDP 2017 confirms that there are no constraints to infrastructure capacity in this location.	
Public open space			

9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	<p>Yes</p> <p>Details: Indicative layout plan submitted with bid shows how the site could be developed with provision of 58% green space (equating to 0.304ha). On basis of a development of 20 flats as shown on the indicative layout plan, and presuming these have an average of two bedrooms each and therefore accommodate up to 38 residents, based on the average household occupancy figures in the SG, this works out at around 80sqm per person, which is significantly in excess of the council's requirement for at least 28sqm per person.</p>	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	x
		Negatively impact the Network	
		<p>Please justify your response: The site is currently brownfield and does not form part of the Green Space network or otherwise contribute to it.</p>	

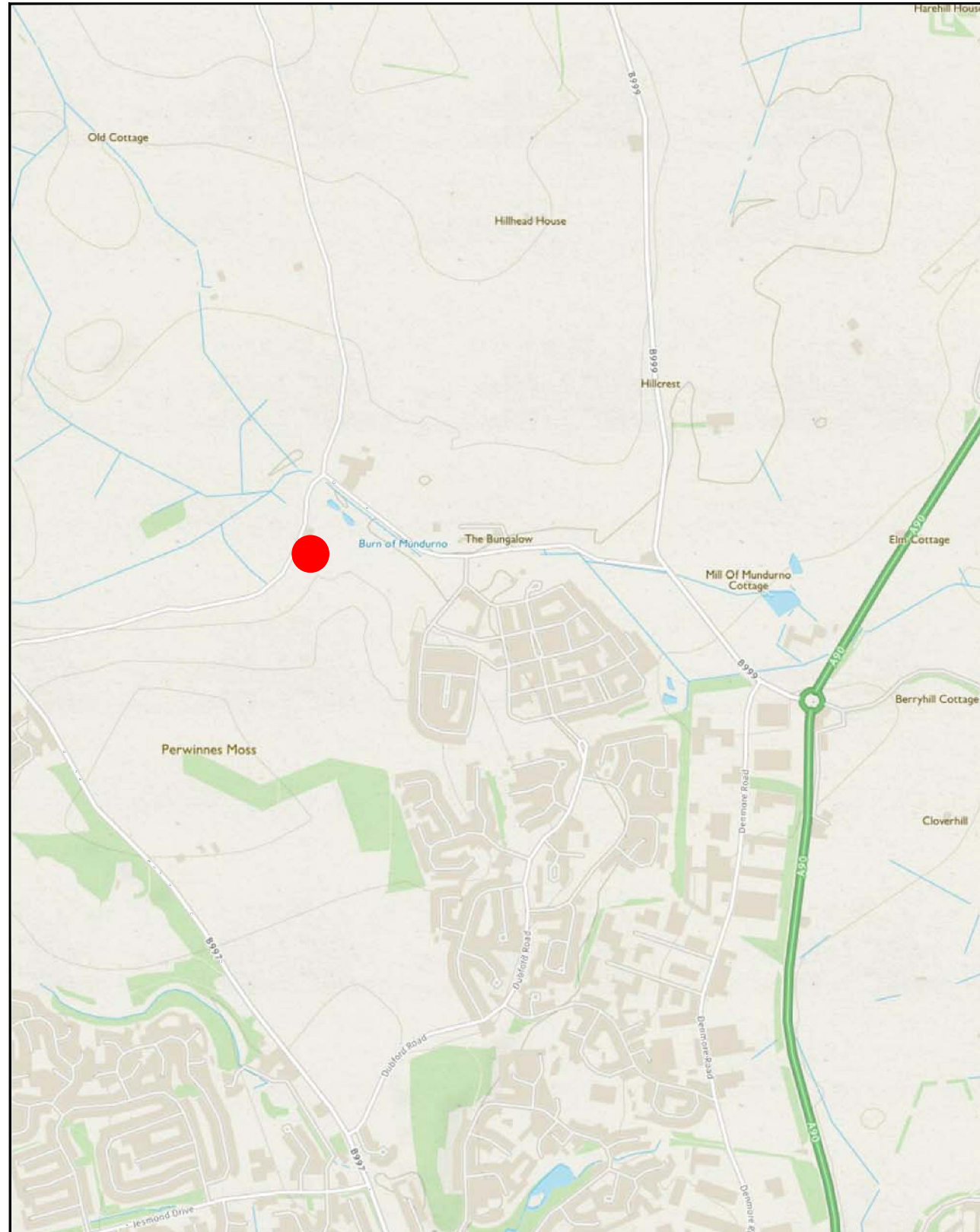
10.	Education		
10.1	Have discussions been had with the Council's Education Department?	<p>No</p> <p>Details: n/a</p>	
10.2	<p>Is there currently education capacity for the proposed development?</p> <p>https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</p>	<p>Yes</p> <p>Details: Assessment of the land to the south during preparation of the extant ALDP confirms that pupils from this area would be allocated to Scotstown Primary and Bridge of Don Academy respectively, and the 2015 based school roll forecasts show both of these to be well within capacity until at least 2023.</p>	

11.	Community benefits	
	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.)	
11.1	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?	Yes Details: The community will benefit as a result of the redevelopment of a brownfield site, the use of which at present is incongruous with neighbouring residential use. Allocation for residential development will also ensure a 25% contribution towards affordable housing.

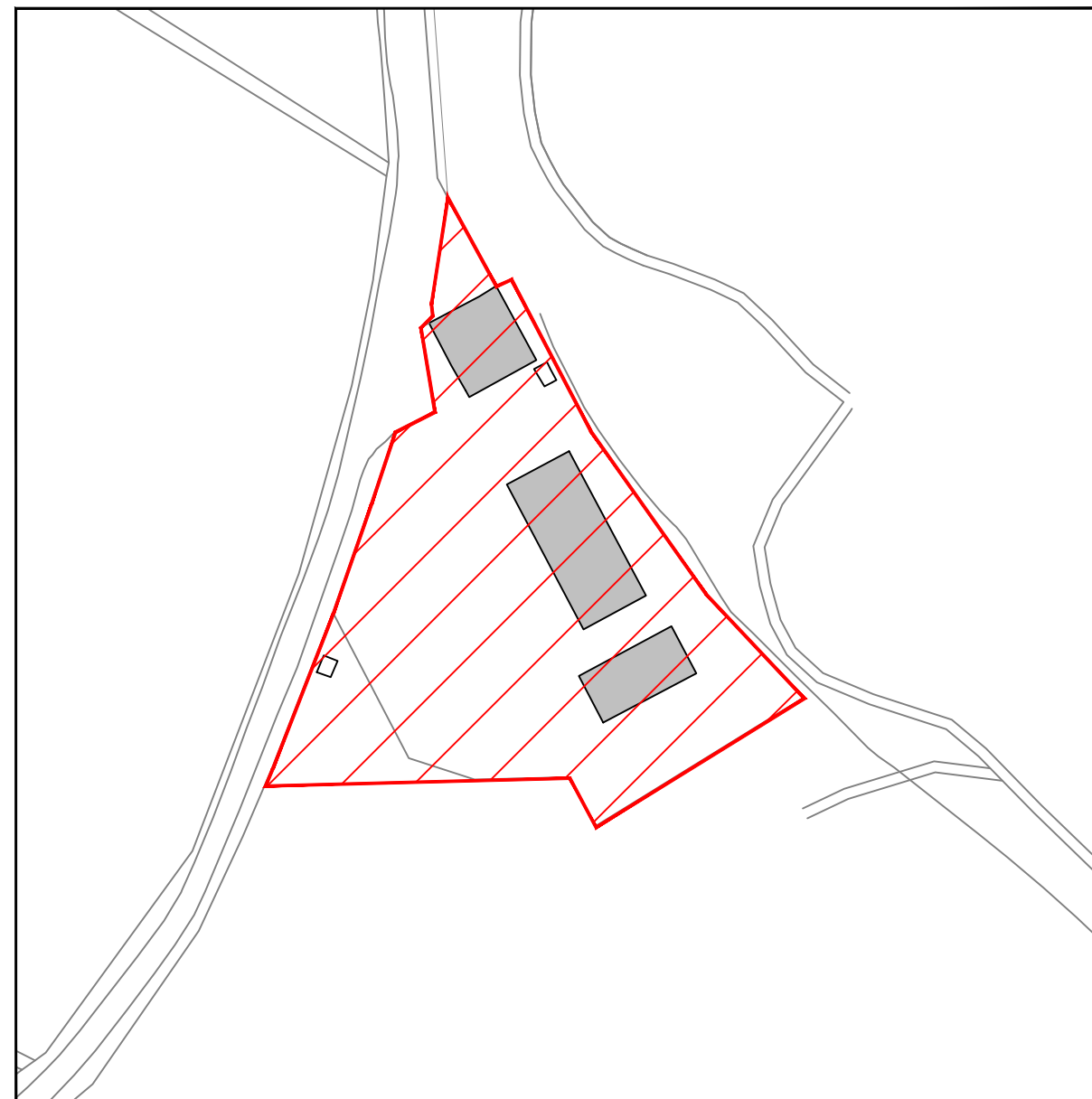
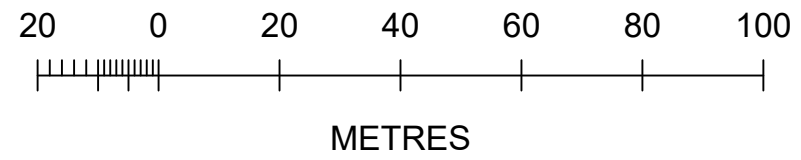
12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: Indicative layout plan submitted with bid (Drawing ref A-0027-02-02-002)

13.	Additional attachments		
	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
13.1	Contamination Report		x
13.2	Flood Risk Assessment		x
13.3	Drainage Impact Assessment		x
13.4	Habitat/Biodiversity Assessment		x
13.5	Landscape Assessment		x
13.6	Transport Assessment		x
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		x

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	x
		Please provide details of viability: See confidential email submitted with this bid.	



Location Plan
Scale 1:10,000 (on A3)



Block Plan
Scale 1:1250 (on A3)

akarchitecture

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Client: | Mr J. Langler

Project: | Site Development - WTR

Perwinnes Moss
Scotstown Moor Base
Bridge of Don
Aberdeen
AB23 8NN

Title: | Location Plans

Drawing: | A-0027-02-01-001 **Rev:** | A01

Scale: | n/a on A3 **Date:** | 22.05.2018

Status: | Bid Proposal **Drawn By:** | A.Keenon

All dimensions in 'mm' unless noted otherwise. No dimensions are to be scaled from this drawing. Discrepancies must be reported to architect / engineer.



1. Flats approx. 20 units 3 storey max.
 - a. Site area (0.517ha)
 - b. Green Space Area (0.304ha) 58%
 - c. Development Area (0.213ha) 42%
2. Car Parking.
3. Grassed communal garden area.
4. Structured planting - native birch rowan block planting with heath shrub edge planting.
5. Footpath links.
6. Road links.
7. Site Entrance



Proposed Bid Site
Scale 1:500 (on A1)

akarchitecture

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Client: | Mr J. Langler

Project: | Site Development - WTR

Perwinnes Moss
Scotstown Moor Base
Bridge of Don
Aberdeen
AB23 8NN

Title: | Proposed Bid Site

Drawing: | A-0027-02-01-002 **Rev:** | A01

Scale: | 1:500 on A1 **Date:** | 22.05.2018

Status: | Bid Proposal **Drawn By:** | A.Keenon

All dimensions in 'mm' unless noted otherwise. No dimensions are to be scaled from this drawing. Discrepancies must be reported to architect / engineer.



Aberdeen Local Development Plan Review

Pre-Main Issues Report Bid WTR Site, Shielhill

Our client, John Langler, wishes to submit 0.517ha of land in his ownership at Shielhill for allocation in the emerging Aberdeen Local Development Plan (ALDP) for residential development of around 20 units. Further details of the site and an outline of the proposed development are set out in the Pre-MIR Bid form and plans submitted with this, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

By way of background, this is a brownfield site within the green belt, on which there is currently a workshop, yard and office buildings belonging to Walker Technical Resources Ltd (WTR). However, WTR's lease of the site is due to come to an end by 2021, after which a sustainable long term use for this needs to be identified.

Immediately to the east of the site is Dubford (OP10 in the extant ALDP (2017)) on which residential development is currently underway and on target to deliver 550 houses by 2021, while the Scotstown Moor Local Nature Conservation Site (LNCS) is located to the south and west. The site itself is not however included in the LNCS or covered by any other natural heritage designations.

Our client also has ownership of adjacent land to the south, and a separate response to the call for sites seeks the allocation of that land for residential development. While these two sites are the subject of separate bids, our client is keen to masterplan the combined area in order to deliver a high quality and sustainable development that benefits both the place and the people who will live there. The indicative layout plans which accompany this submission show how linkages can be made between the two sites. It should, however, be noted that each site is capable of being delivered independently of the other.

It should also be noted that, while the land to the south was promoted for allocation for residential development in the current ALDP, this site itself was not. As such, the decision not to allocate the land to the south last time around should not be taken to count against the allocation of this site, which requires now to be assessed for the first time and on its own merits.



This notwithstanding, there are a number of points which come out of the assessment of the land to the south, and the Reporter's conclusions on this as set out in the Examination Report for the ALDP, which lend support to the current bid as follows:

- With regards to **connectivity**, the Council's assessment of the land to the south confirmed that development in this area would be well connected to the settlement and facilities at Dubford when this is completed, including local shopping, health and recreation facilities. Given that the Dubford site is currently in the process of being developed out, and the proximity of this site to that development, there should be no question about the extent to which development on this site would also be well connected to existing settlements and facilities.
- Similarly, in terms of **public transport**, the newly extended x40 bus route now goes into the Dubford development, this being between 400-800m from the site.

At the same time, it is recognised that some of the concerns which were expressed in respect of the land to the south may equally apply to this site, in particular in terms of its north west aspect, exposure to northerly winds, gradient, visual impact and contribution to the mix of land uses in the area. In response to each of these in turn, it is submitted that:

- **North west facing and exposed to northerly winds** – as shown on the indicative layout plan submitted with this bid, it is envisaged that the site could be developed to provide approximately 20 flats in 3 blocks which would be orientated to minimise exposure to northerly winds and to create sheltered spaces between them, with these designed to a high standard of thermo-resistance with highly insulated walls and smaller windows on northern elevations than on the southern ones.
- **Gradient** - while the previous assessment of the site to the south identified part of this as being very steep, analysis of the site to which this bid relates indicates that it is no steeper than 1:12 at any point. As such, it is submitted that the gradient of the site should not be considered to an issue.
- **Visual impact** - as a brownfield site, there is already development on the site which is visible in the landscape, with this being of a distinctly industrial nature with minimal landscaping. Comparatively, residential development on the site would have no greater visual impact, but would provide an opportunity for the site to be redeveloped in a way that is more visually compatible with the surrounding landscape than the existing development, with sympathetic landscaping to ensure a good fit into surrounding area, as shown on the indicative layout plan.



- **Mix of uses** - as identified during the last ALDP review, Bridge of Don is a predominantly residential area. As such, it is submitted that residential use is inherently appropriate to the area, and that the proposed allocation makes a positive contribution to this. Conversely, alternative uses of the site present a potential conflict with such residential uses, which would not be appropriate.

Perhaps most importantly, it should be recognised that this is a **brownfield site** for which, given the lack of demand for office/industrial units in the current economic climate and that the current use is incongruous to this area, an alternative suitable use requires to be found when the current lease expires in 2021. As such, it is submitted that this site should be allocated for residential use for the following reasons:

- The Main Issues Report (MIR) for the review of the Strategic Development Plan (SDP) points to a need to anticipate high levels of growth and an increase in the housing land supply target, fuelled by economic recovery. That being the case, there will be a requirement for additional housing land throughout the SDP area. The MIR also recognises that both greenfield and brownfield allocations will be required for this, but expects councils to prioritise brownfield sites and the currently ‘constrained’ supply before making any new greenfield allocations. The allocation of this site for residential development would be in line with that expectation. Further information on the regional and national policy context, and the emphasis it places on identifying additional housing land, is provided in **Appendix 1**.
- Although currently part of the green belt in the ALDP2017, the site is of limited landscape value and, as a brownfield site, does little or nothing to contribute to the green belt designation. There is, however, the potential for this contribution to be increased if the site is redeveloped. Indeed, the Council concurred with this view when granting planning permission for an extension to an existing office building on the site in September 2013 (application reference 121292) stating that:

“...the site is already considerably degraded, so that it does not represent a landscape asset or feature of significant value in terms of natural heritage. It does not contribute positively to the strategic function of the green belt and the previous planning permission for the site is a significant consideration which weighs in favour of the development...”
- Notably, although much of the surrounding land is also included in both the Green Space Network and the Scotstown Moor LNCS, this site is not. As such, allocating the site for residential development would have no impact on either of these designations.



- Against this background of an already degraded condition, our client is keen not to allow the site to become more so when the current lease expires. As such, seeking to re-let the site for industrial/semi-industrial use is not an option, not least because of the risk of the site remaining empty for a significant period of time due to the current economic climate and the further negative impact this would have on the site's appearance while, even if it were let, would do nothing to improve on the current position. Instead, our client is now looking to redevelop the site in a way that offers the best possible fit with both neighbouring land uses and the surrounding landscape, as is proposed in terms of this bid.
- In line with our client's aspirations as outlined above, allocating the site for residential use would enable a well-planned redevelopment of the site in accordance with the six essential qualities of successful placemaking. That includes, for example, the extent to which the development would be:
 - Distinctive, by responding to the site's context through the provision of flats in 3 blocks designed to be of a scale and form that complements development on the Dubford site to the east without simply replicating this, set in sensitive landscaping as shown on the indicative layout plan;
 - Safe and pleasant, facilitating the redevelopment of the site in a way that ensures no future conflict with neighbouring residential uses; and
 - Resource efficient, in that it would re-use an existing brownfield site, as also advocated by Scottish Planning Policy.
- At the same time, the provision of sensitive landscaping, as shown on the indicative layout plan, would actively increase the ecological value of the site, such that this would make a significantly greater contribution to the natural environment in the area than the site does at present.
- The indicative layout plan also shows that the site is sufficiently large to provide high quality open space in accordance with the Council's requirements (see calculations on plan for full details), in addition to which residents would be able to enjoy easy access to extensive natural space in the neighbouring LNCS and the LNR to the south.
- With regard to other criteria against which the site requires to be assessed in terms of the bid form, it should be noted that:



- **Employment** – the site is located within 1.6km of the Newton of Murcar Industrial Estate and a number of other employment sites on Denmore Road, and is just a little further from both Aberdeen Energy Park and the Bridge of Don Industrial Estate.
 - **Education** – assessment of the land to the south during preparation of the extant ALDP confirms that pupils from this area would be allocated to Scotstown Primary and Bridge of Don Academy respectively, and the 2015 based school roll forecasts show both of these to be well within capacity until at least 2023.
 - **Other constraints** – assessment of the land to the south during preparation of the current ALDP also confirms that there are no constraints in terms of physical infrastructure capacity in this location, the site is not identified as being at risk of flooding according to SEAP flood risk maps, there is no evidence of waterlogging and there are no significant contamination constraints, or other known constraints.
- Finally, the site is deliverable within the timescale of the LDP, either on its own or as part of a phased development together with land to the south.

Conclusion

For the reasons given in this paper apart, it is submitted that the allocation of this site would meet a demonstrable need for additional housing land in line with both local and national government policy, with development that would be delivered in the timescales of the emerging LDP. At the same time, this would provide a sympathetic and well-planned redevelopment of a brownfield site, making efficient use of previously developed land in accordance with national, regional and local policy, with significant landscape and environmental benefits as a result. As such, it is submitted that the site should be allocated accordingly.



Appendix One: Housing Demand

- The Preferred Option in terms of the Main Issues Report (MIR) for the review of the Strategic Development Plan (SDP) is for Local Development Plans (LDPs) to identify sufficient land to allow for the delivery of new homes at levels not seen for 20 years, with the aim of building 2,190 homes over the next 25 years, and to allow for a higher rate of delivery if there is demand for this. The alternate option of having no further allocations in LDPs is not preferred.
- The requirement to identify additional housing land is also in line with Scottish Government policy in terms of which priority has been accorded to the delivery of more new housing through:
 - **Scotland's Economic Strategy**, published in 2015, which identifies four priorities for sustainable growth, one of which, investment, specifically highlights housing.
 - The **Joint Housing Delivery Plan for Scotland (2015)** which identifies a number of themes with regards to housing, including a lack of housing supply in both public and private sectors.
 - Related to that, the Government launched its **More Homes Scotland** approach in 2016 to deliver more homes across all tenures.
 - Recognising the centrality of housing in its overall ambitions for Scotland, the Government also made supplying more homes a national strategic “*social infrastructure*” priority in the 2015 **Infrastructure Investment Plan**.
- It is therefore clear that the Government is seeking to increase the supply of housing throughout Scotland, placing the impetus on local authorities to allocate more housing land accordingly, with brownfield sites to be prioritised in this regard.
- At the same time, the approach taken to brownfield sites in the MIR for the SDP is in line with that taken in **Scottish Planning Policy 2014 (SPP)**, which states that spatial strategies within development plans should promote a sustainable pattern of development, to which end decisions should be guided by a number of policy principles, including looking at the re-use or re-development of brownfield land before new development takes place on greenfield sites.
- This emphasis on increasing the supply of housing land, in particular on brownfield sites as set out above, lends significant support for the allocation of this site as proposed in terms of this bid.

