

5.	Site Details	
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	West Dubford, Bridge of Don
5.2	Site Address	Subjects to the west of Dubford, Bridge of Don, Aberdeen
5.3	Postcode	n/a
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p>No</p> <p>Details: n/a</p>
5.5	<p>Is the site currently being marketed?</p>	<p>No</p> <p>Details: n/a</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	Details: Location map attached
5.7	<p>Please provide the National Grid reference of the site.</p>	NJ 935 125
5.8	<p>What is the current use of the site?</p>	Former quarry and Ministry of Defense driving training centre, now gorse.
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>Yes</p> <p>Details: Site formerly used as a MOD training range and for sand and gravel aggregate extraction.</p>

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?	Yes Details: The use of the site for housing was discussed with Council planning policy and environmental policy officers in March 2016.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	There is no record of any previous planning applications for the site, however there is evidence of it having been used for mineral extraction in the past, as well as by the MOD for driver training.	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: The site was promoted for sand and gravel aggregate extraction during pre-MIR consultation for the extant LDP 2017, with a revised proposal for residential use then put forward at the MIR and Proposed Plan stages. Please see paper apart for further information.	
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)	9.18ha	
	Housing		
7.4	Approx. no of units.	61	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	The indicative layout plan submitted with bid shows how the site could be developed to include a range of terraced, semi-detached and detached houses (including bungalows) with the mix and number to be agreed in discussion with the planning authority at the appropriate stage in the planning process, and to include potential for live/work units.	
7.6	Affordable Housing Percentage	At least 25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No  Details: Discussions will be progressed on how best to provide the affordable housing element of the allocation pending the outcome of the LDP process.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Likely to be a mix of private sale and social rented sector housing, but that will be determined following the outcome of the LDP process.	
	Employment		
7.9	Business and Office	m <sup>2</sup>	
7.10	General Industrial	m <sup>2</sup>	
7.11	Storage and distribution	m <sup>2</sup>	
7.12	Other Please specify	m <sup>2</sup>	
	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 <sup>2</sup>
7.15	Retail	m <sup>2</sup>
	Retail	
7.16	Approx. floor area	m <sup>2</sup>



	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 <sup>2</sup>

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 ALDP review process and, subject to the site being allocated would propose to fully consult with the community in accordance with the statutory requirements as a minimum 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 for the site to be delivered in a single phase. However, it is envisaged that land to the north in respect of which a separate bid has been made would be developed first, with this site forming a second phase of that development, following preparation of a combined masterplan for the two sites. It is, however possible to development both sites independently of each other.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 6-10
8.4	Expected development completion	Year, 6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No</p> <p>Details: Finance will be arranged pending the outcome of the LDP 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 <a href="http://www.aberdeency.gov.uk">www.aberdeency.gov.uk</a> . 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 <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	X
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	
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 the site during preparation of the 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? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes  Details: Assessment of the during preparation of the 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? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes  Details: Assessment of the site during preparation of the 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: The environmental appraisal submitted with the bid confirms that there are no waterways in the area which would be affected by development on this site.	
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	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?	n/a	
Transport and Accessibility			
9.24	Has contact been made with the Council's transport team?	No  Details: n/a	

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?)		Bus Route	Rail Station	Major Road
		More than 800m		x	
		Between 400-800m	x		
9.27	Proximity to services and facilities (How close are any of the following?)	Within 400m	x		
			400m	400-800m	>800m
		Community facilities		x	
		Local shops		x	
		Sports facilities		x	
		Public transport	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 <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	<del>No available connections</del>			
		<del>Limited range of connections</del>			
		Good range of connections – the indicative layout plan submitted with the bid shows how the development of the site could incorporate an extensive network of paths through the site and connecting into the Dubford development to the East, the wider LNCS to the West and South, and the LNR also to the South.			



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?	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 the site during preparation of the ALDP 2017 confirms that there are no physical or service infrastructure issues affecting the site.	
	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: The indicative layout plan submitted with this bid shows how development of the site could incorporate 65% open space, equating to 5.92 ha. On basis of a development of 61 houses as shown on the indicative layout plan, comprising up to 13 x 3-bed houses, 18 x 4 bed houses and 30 x 6 bed houses (accommodating up to 236 residents, based on the average household occupancy figures in the SG), this works out at just over 250sqm 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	x
		No impact on the Network	
		Negatively impact the Network	
		<p>Please justify your response: While the site is currently part of the Green Space Network, the environmental appraisal submitted with the bid confirms that it makes little valuable contribution to the network in its current state. In contrast, the indicative layout plan shows how sensitive residential development on the eastern edge of the site (adjacent to existing residential development at Dubford) could allow for enhanced Green Space provision on the balance of the site, making a positive contribution to the quality of the network overall, as supported by the environmental appraisal. For further details, please see paper apart.</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?  <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a></p>	<p>Yes</p> <p>Details: Assessment of the site during preparation of the ALDP confirms that pupils from this area would be allocated to Scotstown Primary and Bridge of Don Academy. The 2015 based school roll forecasts show both of these to be well within capacity until at least 2023.</p>
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11.	<p>Community benefits</p> <p>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.)</p>	
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11.1	<p>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?</p>	<p>Yes</p> <p>Details: Development of the site as proposed would provide much needed housing, including affordable housing in accordance with local and national policy. It will also allow for the provision of new footpaths into the LNR and enhance public access to the LNR, as well as an opportunity for additional interpretation. See paper apart for further details.</p>
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12.	<p>Masterplan Development Framework</p>	
12.1	<p>If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.</p>	<p>Yes</p> <p>Details: Indicative layout plan attached</p>

13.	<p>Additional attachments</p>	
	<p>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</p>	

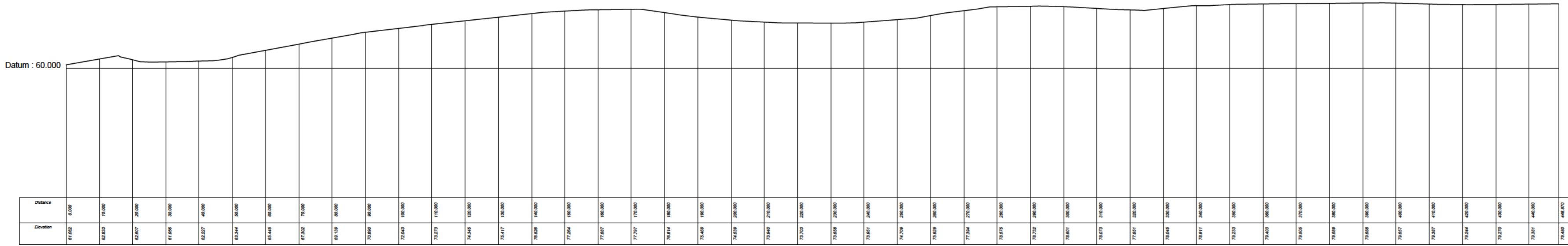
	may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		X
13.2	Flood Risk Assessment		X
13.3	Drainage Impact Assessment		X
13.4	Habitat/Biodiversity Assessment	X	
13.5	Landscape Assessment		X
13.6	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 attached confidential email.	

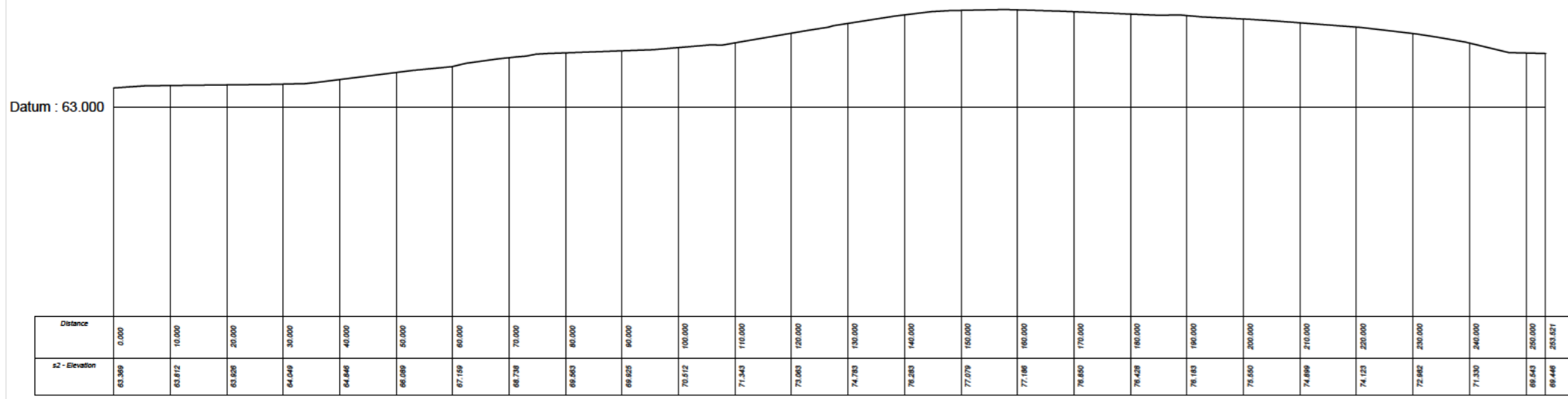




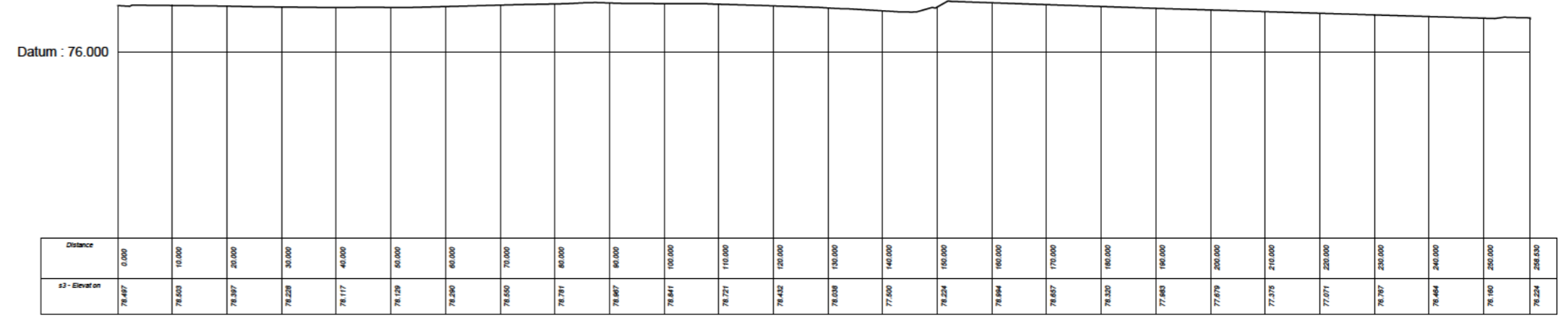




Section 1  
Horizontal Scale 1 : 500  
Vertical Scale 1 : 500

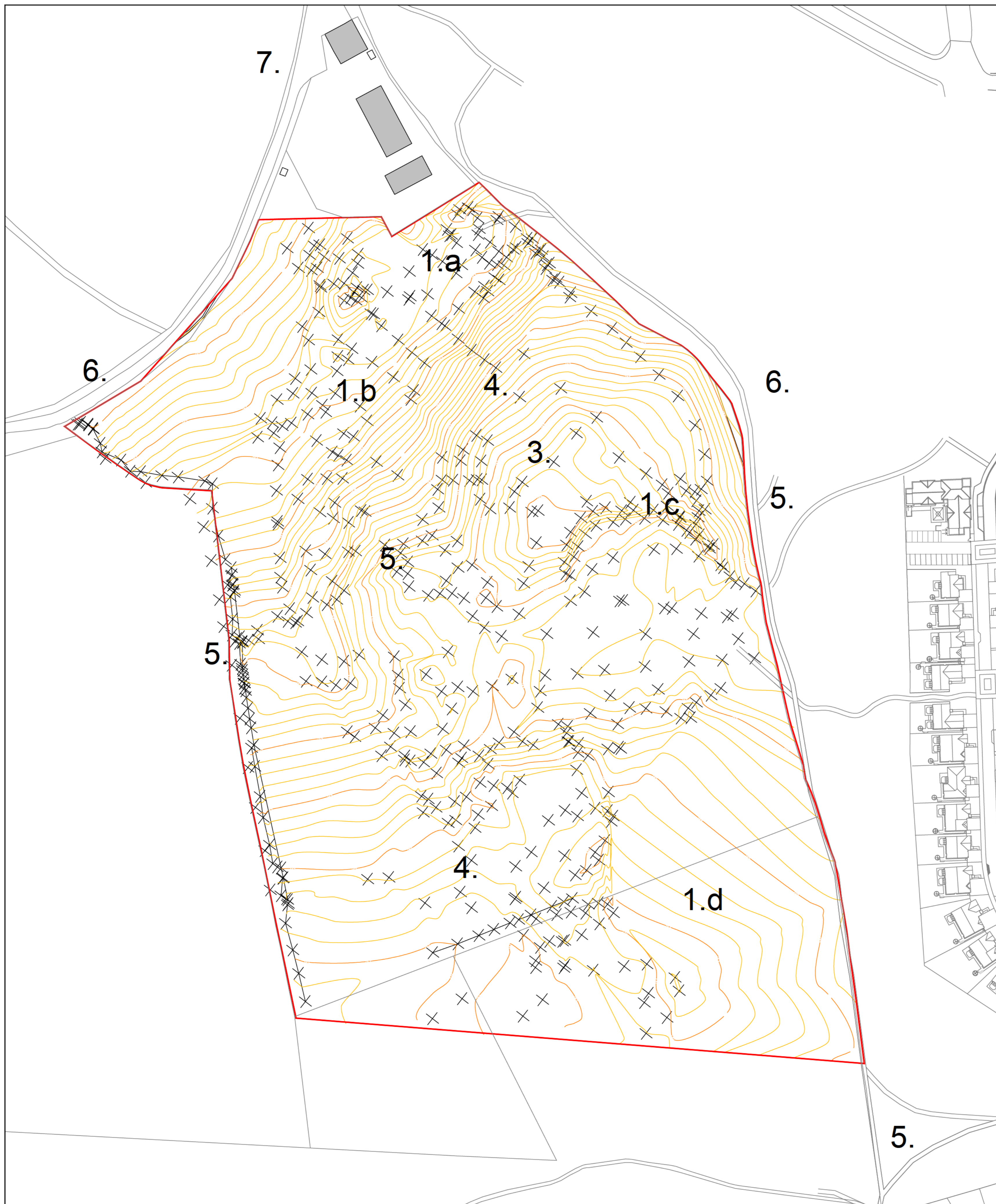


Section 2  
Horizontal Scale 1 : 500  
Vertical Scale 1 : 500



Section 3  
Horizontal Scale 1 : 500  
Vertical Scale 1 : 500

Existing Site Longitudinal & Cross Sections  
Scale n/a (on A1)



Existing Site Topography  
Scale 1:1000 (on A1)





1. Mixed housing units approx. 61.
  - a. 13 Terraced 2 storey 2-3 bed units.
  - b. 18 Semi-Detached 2 storey 2-4 bed units.
  - c. 16 Detached 2 storey 4-6 bed units.
  - d. 14 Detached bungalow 3-6 bed units.
- Total Site area (9.18ha)
- Green Space (5.92ha) 65%
- Development Site (3.26ha) 35%
2. Car parking provided on plots.
3. Grassed communal garden area.
4. Structured planting and trees - native birch rowan block planting with heath shrub edge planting.
5. Footpath links.
6. Alternative road links.
7. Site entrance, additional entrances to be discussed.

Proposed Bid Site  
Scale 1:1000 (on A1)













## Aberdeen Local Development Plan Review

### Pre-Main Issues Report Bid Dubford West

Our client, John Langler, wishes to submit 9.3ha of land in his ownership at Shielhill for residential development of around 61 units (including the potential for live/work units) as shown on the indicative layout plan submitted with the bid, together with improvements to the remainder of the land. Specifically, it is envisaged that these improvements would encourage people to visit the Scotstown Moor Local Nature Conservation Site (LNCS) - of which the site forms part - in a way that complements and sustains the designation. For example, this could include opportunities for environmental education, offering sanctuary to animals, and providing facilities for children.

Details of the site and an outline of the proposed development are set out in the Pre-MIR Bid form, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

Our client also has ownership of adjacent land to the north, 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 responses, 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, and the indicative layout plan which accompanies this submission shows 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.

#### **The site and its surroundings**

Immediately to the east of the site is the existing OP10 Dubford allocation, which is currently being developed out and is expected to deliver 550 units by 2021. There is also existing built development on our client's land to the north (currently occupied by Walker Technical Resources Ltd.), where there is a mix of industrial units, an office building and a service yard, beyond which lies the unclassified Shielhill Road.

Finally, the Scotstown Moor LNCS extends on to land to the south and the west, with this site occupying just 8% of the total LNCS area.



The site itself was previously owned by the Ministry of Defense (MOD) and used as a driving training centre, and also has history of being used for mineral extraction. As a result, much of the site is now worn down, degraded and covered in gravel vehicle tracks, as can be seen on the aerial photographs submitted with this bid. That previous use notwithstanding, the site is covered by both Green Belt and Green Space Network designations in the current ALDP (2017), as well as being included in the Scotstown Moor LNCS as noted above. It is recognised that the current ALDP identifies the southern corner of the site as also forming part of the Scotstown Moor Local Nature Reserve (LNR). However, data obtained from Scottish Natural Heritage during preparation of the Environmental Appraisal Report shows the LNR boundary to in fact be approximately 100m to the south of the site (see plan included on page 5 of the Environmental Appraisal Report for a visual representation of this).

Importantly, the site is also located in the Energetica Corridor, a factor that needs to be taken into account when considering this bid (as discussed in more detail below).

### **Assessment of site previously and now**

During the preparation of the Aberdeen Local Development Plan (2017) (ALDP), our client initially sought the site's allocation for mineral extraction (specifically sand and gravel aggregates), for which testing showed the site to support a high-quality resource. Mineral extraction would have represented a continuation of the site's historic use, while also meeting contemporary demand for aggregates arising from significant construction activity around Aberdeen.

Subsequently, acknowledging the Council's assessment that mineral extraction activity could potentially conflict with neighbouring residential development (because of noise and air pollution), and recognising that there was a need for more housing in the city, our client revised his bid in subsequent plan stages to promote the site for affordable housing/key worker housing.

In making the submissions to both the MIR and the Proposed Plan it was highlighted that this is effectively a brownfield site, having previously been used both for mineral extraction and as a driving training area as outlined above. As such, Scottish Planning Policy 2014 (SPP) stresses that consideration should be given to allocating this site for development before new development takes place on any alternative greenfield sites.



The identified need for additional housing land is now even more pertinent than it was during the last ALDP review, as 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 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**.

In turn, there are a number of points which come out of the Council's assessment of the submissions made during the last ALDP review, and the Reporter's conclusions on them as set out in the Examination Report for the ALDP, which lend support to the current bid as follows:

- **Relationship to services and facilities** - with regards to connectivity, the Council 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 as outlined above, there should now be no question about the extent to which development on this site would be well connected to the settlement and facilities there. In this regard, the indicative layout plan demonstrates how the site could be developed in a way that is consistent with the layouts and urban design approach established by the Dubford development, with extensive footpath links to ensure optimum connectivity between the two.
- **Public transport availability** - similarly, in terms of public transport, it was confirmed that the new x40 bus route, which now goes into the Dubford development, is between 400 and 800 metres from this site

At the same time, it is submitted that some of the concerns which were expressed about the site during the last ALDP review can now be addressed as follows:

- **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 in a way that incorporates extensive structured planting and new trees, providing shelter from northerly winds. At the same time, all houses would be designed to a high standard of thermo-resistance with highly insulated



walls and smaller windows on northern elevations than on the southern ones, with the size of the site providing plenty of scope for the layout and orientation of buildings to be fine-tuned to maximise south facing aspects.

- **Gradient** – while the assessment of the site during the last ALDP review identified the north of the site as being very steep, analysis of the site during the preparation of this bid did not identify any parts of the site to be of a gradient greater than 1:12, other than a few small muddy ramps which are not representative of the gradient across the site as a whole or expected to affect development of the site. Cross sections of the site are included with this bid for reference. As such, it is submitted that the gradient of the site should not be considered to be an issue in terms of its allocation.
- **Visual impact** – as shown on the aerial photos submitted with this bid and described in more detail above, the site is already in a degraded condition as a result of its previous use for mineral extraction and as a MOD driving training area. Comparatively, residential development on the site would have no greater visual impact, but would provide an opportunity for the site to be developed in a way that is more visually compatible with the surrounding landscape, with sympathetic landscaping to ensure a good fit into surrounding area.
- **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, in particular in terms of the potential to provide live/work units. At the same time, the proposed residential development would be accompanied by improvements to the LNCS in terms of both its ecological value and what it has to offer to visitors, as well as increasing accessibility to the LNR to the south, making a further significant contribution to the mix of land uses in the area as a result.

In terms of other criteria against which the site requires to be assessed, it is further submitted that:

- **Green belt designation** - Scottish Planning Policy 2014 (SPP) sets out a number of reasons why a green belt may be designated, these being to:
  - direct development to the most appropriate locations and support regeneration;
  - protect and enhance the character, landscape setting and identity of the



settlement; and

- protect and provide access to open space.

It is then also stated that, in developing the spatial strategy, planning authorities should identify the most sustainable locations for longer-term development and, where necessary, review the boundaries of any green belt.

These policy principles are reflected in the extant ALDP, which states that:

*“The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen’s landscape setting and providing access to open space.”*

In this instance, it is submitted that the continued designation of this site as Green Belt does little or nothing to help achieve these objectives.

In particular, while the current Green Belt may have previously provided a clear settlement boundary, development of the Aberdeen Western Peripheral Route to the north now provides a far more obvious, less arbitrary and more robust line of separation between development at Bridge of Don and settlements to the north than the current Green Belt limits do. As such, it is now appropriate to review the Green Belt boundary in accordance with SPP.

It is also submitted that, whilst the landscape value of the site is recognised, the indicative layout plan demonstrates that it is possible to accommodate development on the eastern side of the site without impacting on views from Perwinnes Moss. At the same time, high quality strategic landscaping (closely related to the existing landscaping around the adjacent Dubford development and the wider 'green' areas towards Perwinnes Moss in the south), will enhance the current landscape character.

In terms of public access, it should be noted that this is currently limited, although it is recognised that there may be informal use by dogwalkers. Compared with the limited recreational value of the site at present, it is submitted that development of the eastern part of this would enable the provision of a new network of footpaths through the LNCS and into the LNR (including paths from the Dubford development to the east) allowing more



people easy access to nature and improving the contribution that the site makes in this regard.

- **Green Space Network designation** – whilst the site is within the Green Space Network the environmental appraisal report submitted with the bid confirms that much of the site (and in particular the area to the east on which development is proposed) has been colonised by gorse, with reduced biodiversity in the area as a result. While the gorse may provide a habitat for some species of birds, these are not expected to be negatively affected by development on the site given the abundance of gorse in the surrounding area and the way in which it is proposed to manage the remaining gorse on the western part of the site. [REDACTED]  
[REDACTED]  
[REDACTED]

From this starting point, the indicative layout plan demonstrates how it is possible to develop the eastern part of the site whilst maintaining and enhancing much of the existing natural heritage. Specifically, this could be achieved through sensitive siting of development, quality landscaping, the provision of new green linkages and footpaths to the nature reserve and interpretation facilities. As expressly identified in the environmental appraisal report, this would allow for effective management of the gorse which has colonised much of the site at present, and the establishment of new and improved habitat areas compared with what is currently found on the site.

- **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 Science Park and the Bridge of Don Industrial Estate. There is, therefore, clearly good access to a range of employment opportunities.
- **Education** – assessment of the site during preparation of the extant ALDP confirms that pupils from this area would be allocated to Scotstown Primary and Bridge of Don Academy. The 2015 based school roll forecasts show both of these to be well within capacity until at least 2023.
- **Built and cultural heritage** – there are no designated features on or near the site.
- **Other constraints** – the previous assessment of the site also confirms that there are no constraints in terms of physical infrastructure capacity in this location



that would impede development; the site is not identified as at risk of flooding according to SEAP flood risk maps; there is no evidence of waterlogging; and there are no significant contamination concerns or other known constraints.

- Importantly, the site is deliverable within the timescale of the ALDP, either on its own or as part of a phased development together with land to the north.

Finally, consideration needs to be given to the aspirations for the Energetica Corridor (within which the site is located) which include the delivery of development which complements the growth of energy, engineering and technology organisations of all sizes to create a more balanced 'lifestyle' proposition. This expressly includes the delivery of residential development as proposed in terms of this bid, while the potential for the site to provide live/work units in a prime location further contributes to the delivery of the Energetica objectives

More specifically, the Council's **Supplementary Guidance: Energetica (SG)** sets out a number of criteria which development in the corridor is expected to demonstrate, with an emphasis on sustainability - economic, social and environmental. That this proposal expressly includes enhancements to the LNCS alongside the delivery of much needed housing (including affordable housing and the potential for live/work units) is indicative of the sustainability which is at its core and, as such, it should be supported in terms of the SG.

Drawing together all of the points set out above, it is submitted that allocating the site as proposed in terms of this bid would enable a well-planned development in accordance with the six essential qualities of successful placemaking. That includes, for example the extent that it would be:

- Distinctive, by responding to the site's context through directing development to the eastern side of the site, with this designed to be of a scale and form that complements the adjacent Dubford development without simply replicating this, and with enhancements to the remainder of the site to improve its ecological, landscape and amenity value;
- Safe and pleasant, facilitating the development of the site in a way that ensures no future conflict with neighbouring residential uses; and
- Resource efficient, in that it would provide a sustainable use of a currently degraded site which, given its history, should effectively be considered brownfield land (the prioritisation of which for allocation and development is also advocated by Scottish Planning Policy).



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.

## **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, and would allow for a quality masterplanned extension to the City, importantly including the enhancement of the Scotstown Moor LNCS, with development that would be delivered in the timescales of the emerging ALDP. As such, it is submitted that the site should be allocated accordingly.





## Appendix 1: Housing Demand

- The preferred option in terms of the Main Issues Report (MIR) for 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.
- This is 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, and lending significant support for the allocation of the site as proposed in terms of this bid.

