

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>	Sunnyfield, Kingswells
5.2	Site Address	Subjects to the North of Old Land Stracht
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:</p>
5.5	<p>Is the site currently being marketed?</p>	<p>No</p> <p>Details:</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	<p>Details:</p> <p>Plan L(00)03 submitted with bid</p>
5.7	<p>Please provide the National Grid reference of the site.</p>	NJ 870067
5.8	<p>What is the current use of the site?</p>	Agricultural
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>No</p> <p>Details: n/a</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: Landowners are developers	
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)	No Details: n/a	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: Site was promoted for housing and public open space during preparation of current ALDP 2017. 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)	1.08ha	
	Housing		
7.4	Approx. no of units.	24	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Indicative layout plan submitted with the bid shows how the site could accommodate a mix of 2 detached, 6 terraced and 16 semi-detached houses.	
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.)	Mix of private sale and affordable housing tenure to be confirmed.	
	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>Yes</p> <p>Details: Community had the opportunity to comment on the proposed allocation of the site during preparation of the extant LDP 2017, at which time no local concerns were raised. Further consultation specific to this site will be carried out in due course.</p>
8.2	Will the proposed development be phased?	<p>No</p> <p>Details: Size of allocation proposed lends itself to development in a single phase.</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>Yes</p> <p>Details: Landowners have bank funding in place for development.</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.)	<p>No</p> <p>Details: n/a</p>

9.	Sustainable Development and Design		
9.1	<p><b>Have you applied principles of sustainable siting and design to your site?</b> 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.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a>. Please provide the following information:</p>		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	x
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	x
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	x
		If yes approx. what area (hectares or %)	60%
		No	
	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	
		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 larger site, of which the current bid comprises a small part, during preparation of extant LDP 2017 confirms that there are no constraints to physical infrastructure capacity in this location.	

9.9	<p>Is there waste water capacity for the proposed development?</p> <p><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>)?</p>	<p>Yes</p> <p>Details: Assessment of larger site, of which the current bid comprises a small part, during preparation of extant LDP 2017 confirms that there are no constraints to physical infrastructure capacity in this location.</p>
9.10	<p>Is there water capacity for the proposed development?</p> <p><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>)?</p>	<p>Yes</p> <p>Details: Assessment of larger site, of which the current bid comprises a small part, during preparation of extant LDP 2017 confirms that there are no constraints to physical infrastructure capacity in this location.</p>

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: No water courses on site to be affected.			
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?	Details: n/a			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: The Council's assessment of the larger site, of which the current bid site forms a small part, during preparation of ALDP 2017 did not identify any issues with access to the site or potential impact on the roads network.			
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)		Bus Route	Rail Station	Major Road
		More than 800m		x	



	network?)	Between 400-800m			x
		Within 400m	x		
9.27	Proximity to services and facilities (How close are any of the following?)		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 <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			
		<ul style="list-style-type: none"> <li>- Core path 31 is easily accessible from the site, connecting into a network of paths through Kingswells. For full details, please see paper apart.</li> </ul>			

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	
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: Indicative layout plan shows how development can be orientated to take advantage of southerly aspect, allowing for both active and passive solar gains through use of glazing on southern elevations and photovoltaic panels.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: Assessment of larger site, of which the land to which this bid relates forms a small part, during preparation of extant LDP 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 shows how the site could be developed to provide over 40% open space, with approximately 1900m<sup>2</sup> of usable green space.</p> <p>This exceeds the level of open space required as per the current ALDP, calculated as follows (based on the unit mix shown on the indicative layout plan submitted with this bid).</p> <p>22 No 3 bedrooms units @ 2.6 pp per house  2 No 4 bedroom units @ 2.9 pp per house  = 63 people</p> <p>@ 2.8 hectares per 1000 people</p> <p>= 1764m<sup>2</sup> of usable green space required.</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	
		Please justify your response: The Green Space Network does not cover the site, nor any of the adjacent land.	

10.	Education		
10.1	Have discussions been had with the Council's Education Department?	<p>No</p> <p>Details: School roll forecasts and proposed re-zoning indicates there will be no issues (see below)</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: 2015 based school roll forecasts show a declining roll at Kingswells Primary School year on year until 2023. While the site is currently zoned to Bucksburn Academy (which is forecast to go over capacity in 2020), it will become zoned to the new Countesswells Academy when this built, such that no capacity issues are anticipated.</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>	
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: Residential development will support the primary school (where the school roll forecasts show there to be declining numbers as identified above) and will also support the local shops and other services in Kingswells. At the same time, this will deliver much needed affordable housing in the area. For further details, please see paper apart.</p>

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: Please see indicative layout plan submitted with the bid.</p>

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:  Please see viability appraisal submitted with this bid (to be treated as confidential).	



**Schedule**

Site Area = 1.08ha  
(2.67 acres)

24 units (25% affordable)

**18 Private Units**

2 No **D1** 4 bedroom detached  
(125 sq.m)

9 No **S2** 3 bedroom semi  
(95 sq.m)

7 No **S1** 3 bedroom semi  
(103 sq.m)

**6 Affordable Units**

6No **T** 3 bedroom terrace  
(82.6 sq.m)

Rev	Description	Date
A	Updated	Apr '18



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Project  
**PROPOSED RESIDENTIAL DEVELOPMENT**

SUNNYFIELD,  
KINGSWELLS, ABERDEEN

Drawing  
INDICATIVE SITE LAYOUT

Scale	1:1000@A3		
Status	Info		
Date	April 2018	Drawn By	AHT
Project No.	2083	Drawing No.	L(00)03 <sup>A</sup>



## Aberdeen Local Development Plan Review

### Pre-Main Issues Report Bid Sunnyfield, Kingswells

Our client, Carnoustie Links Development Ltd, submits 1.08ha of land in their ownership to the east of Kingswells for allocation in the emerging Aberdeen Local Development Plan (ALDP) for residential development of, indicatively, 24 units. 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.

This site forms part of a larger site which was previously promoted for inclusion in the current ALDP (2017) by Scotia Homes Ltd (bid site 0305), of which our client is now promoting just the part that they own. The west-most part of the site is identified as residential land in the current ALDP, while the balance of the site is currently Green Belt.

To the west of the site is core path 31, which connects to a network of paths through Kingswells, with the Aberdeen to Westhill cycle path running along the Old Lang Stracht to the immediate south of the site. The Kingswells Park and Ride provides a Stagecoach bus service (x17) to Aberdeen City Centre and Westhill, whilst the new 14 service between the City Centre and Kingswells also runs along the Old Lang Stracht to the south and Fairley Road to the west, providing good public transport connections. On the south side of the Old Lang Stracht, directly opposite the site to which this bid relates and extending further to the east, is the site identified as “OP30 Kingswells D and West Huxterstone” in the current ALDP, on which development is now underway pursuant to planning consent reference 130288 (46 units) and planning consent reference 130912 (97 units).

#### Site Assessment

The Council’s assessment of bid site 0305 (of which this site forms part) during preparation of the current ALDP confirms that allocation of the site for residential development would be positive (and scored very highly) in a number of respects, stating that:

*“The site is south facing, with good drainage, no risk of flooding, and with no loss of nature conservation or built/cultural elements. The site is reasonably well connected to the existing settlement and there is a core path and a cycle route adjacent to the site, linking into Kingswells and Aberdeen.”*



At the same time, the site also scored highly in terms of:

- Accessibility, the nearest bus stop being 230m from the site;
- Proximity of employment opportunities, as the site is within 1.6km of the Prime Four development, as well as employment opportunities along the Lang Stracht;
- Contamination, there being no contamination issues on the site;
- Land use conflict, as residential development of the site is unlikely to cause any conflict issues; and
- Physical infrastructure capacity, with it being presumed that capacity can be provided.

However, the larger site was not favoured for inclusion in the ALDP at that time due to concerns about its position in the landscape and the extent to which this would encroach into the open countryside which separates Kingswells from Aberdeen - in particular, the extent to which development here would be visible from parts of Kingswells (both old and new), the surrounding area to the south, and the A944. At the same time, concerns were expressed about the site's gradient, the distance of the site from shopping/health/recreation facilities, the lack of contribution to the land use mix, and the impact that any development would have on the primary school.

To a lesser extent, it was noted that there are stone dykes surrounding the site and one splitting it in two, and that these may be lost if the site was developed. All of these stone dykes are on the boundaries of the site to which this bid relates and, as such, would be retained as part of any development here, with the creation of an entrance feature in the dyke forming the boundary with the Old Lang Stracht to the south.

More generally, it was considered that sufficient housing land had been provided to meet the allowances set in the then emerging Strategic Development Plan, such that there was no need to make any further allocations at that time. And the planning authority's views in this regard were supported by the Reporter during Examination of the ALDP insofar as he concluded that:

*“Due to its location on a south-facing slope overlooking the southern part of Kingswells and the countryside beyond, any development on this site would be highly visible in views from the south, including from sections of the A944. Although parts of Kingswells extend closer to Aberdeen than this site, because this site is on higher ground, development would nevertheless appear to encroach upon the green belt gap between Kingswells and Aberdeen. I therefore consider that the site contributes to the landscape setting and separate identity of Kingswells and that its current green belt status is therefore justified.”*





This notwithstanding, the Reporter did recognise that releases of additional green belt land are sometimes required, but that the limited need for additional allocations overall at that time meant that it was not necessary to do so at that time.

Looking now at each of the points in respect of which concerns were raised previously in turn, it is submitted that a number of changes mean that this smaller site should now be assessed positively for allocation as an early phase of the emerging ALDP as set out below.

- **Housing Land Allocations** – 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 supply target, fuelled by economic recovery. That being the case, the MIR specifically recognises that new greenfield allocations will be needed, with any such new greenfield allocations to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their delivery. The allocation proposed in terms of this bid meets all these criteria. This is also in line with regional and national policy, which emphasise the importance of identifying additional housing land, further details on which are provided in **Appendix 1**.
- **Gradient** – while it is acknowledged that around half the site is steeper than 1:12, the average gradient across the site is 1:11, and the indicative layout plan and site section submitted with this bid demonstrate that this presents no issues in terms of developing the site. At the same time, it should be noted that large parts of the OP30 site to the south - which is currently being developed out for housing – is at a steeper gradient than the site to which this bid relates, having over 20m of level change across 200m of ground. As a result, it is considered that this site would be easier to develop from a levels perspective than OP30, with the potential for this to deliver well-designed development at a similar scale and density to that on OP30, which works well with the site’s topography.
- **Landscape fit** – compared with the position at the time the current ALDP was being prepared, it should be recognised that OP30 to the south is now being developed for a total of 143 houses and that this entirely alters the immediate landscape, in particular when viewed from the south. At the same time, development on OP30 extends far further into what was the countryside between Kingswells and Aberdeen than the site to which this bid relates does, as a result of which continuing the current line of the green belt boundary now seems somewhat arbitrary (the purpose and status of the green belt is discussed further below). This is clearly illustrated on the aerial images submitted with this bid which show the site that was promoted in the last ALDP review and the landscape context in which that would have been viewed vis a vis the currently proposed site and the landscape context in which this will now be viewed.



Given that this site comprises the lowest quarter of the site previously promoted (forming less than 25% of that total site area), any development here would accordingly be much less visible than development on the wider site promoted previously would have been. And, when viewed in the context of the extensive development at Huxterstone, which is both far more visible and extends much further into what was previously countryside between Kingswells and Aberdeen, it is submitted that previous concerns about landscape fit now fall away.

- **Land use mix** – while the Council’s view that a proposal for housing in a residential area does not contribute towards the land use mix in the area is noted, this is a use for which there is now a demonstrable need (which was not necessarily the case previously), and which is undoubtedly suitable for the area. In addition, it is submitted that the allocation proposed in terms of this bid will contribute to the land use mix by helping to support the sustainability of existing local services and facilities, such as the local primary school which has a declining roll, as well as the local shops and other services. It also complements the employment uses at Prime Four by allowing people to live and work within the same community, minimising the need to travel.
- **Proximity to facilities/shopping/health/recreation** – the Council’s assessment of the site during the preparation of the current ALDP recognises that the primary school is in relatively close proximity to the site, but describes the Kingswells neighbourhood centre as being over 1 km away, and the nearest doctor’s surgery as being almost 5km away. This does not accurately reflect the facilities available in Kingswells at the present time however. The Kingswells Co-op food store is almost directly adjacent to the primary school, as are a range of other facilities such as the community centre, a café, hot food takeaways, a veterinary practice and the out of school club. Meantime, the Kingswells Medical Practice is just 300m or so from the school. It is therefore submitted that, if the school is considered to be in relatively close proximity to the site, then these facilities must be considered to be in relatively close proximity to the site as well, such that the site is well served in this regard.
- **Educational capacity** – whereas Kingswells primary was forecast to go over capacity at the time the current ALDP was being prepared, the 2015 based school roll forecasts show the roll to be falling year on year until 2023. This indicates that more development of the scale which the site to which this bid relates is now needed here to support school numbers.



- **Exposure** – finally, although the site’s location just below the brow of Newpark Hill was noted in the assessment of the site during the preparation of the ALDP 2017, it was recognised that there is some shelter from the hill and, as such, it was not considered to be a significant issue. This is even more so for the site which is promoted now than it was for the site promoted previously, this being the lowest lying and most sheltered quarter of that previous site. In addition, structured landscape belts as shown on the indicative layout plans submitted with the bid would further protect the site from exposure.

Other factors which support the inclusion of this site for residential development in the emerging ALDP include that:

- Allocation of the site as proposed in terms of this bid would have no negative impact on the wider green belt designation, the purposes of which are set out in Scottish Planning Policy 2014 (SPP) as 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.

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:

- As set out above (and shown on the aerial images submitted with this bid), the allocation and development of Site OP30 to the south has materially altered the character and landscape setting of the surrounding area, taking built development significantly closer to Aberdeen than any development on this site would. As such, the continued allocation of this site as green belt does nothing to preserve the gap between Kingswells and Aberdeen, and development of this site would have no negative impact on the landscape setting.



- At the same time, the site currently offers nothing in terms of access to open space.
- Conversely, as set out in this paper apart, releasing the site from the green belt and allocating it as submitted would direct residential development towards an appropriate location, with many benefits associated with this.
- The indicative layout plans also show that the site is sufficiently large to provide high quality open space in accordance with the Council's requirements (see bid form for calculation), in addition to being well located to access extensive areas of open space in Kingswells, including outside sports pitches, a wide range of play equipment, and large areas of parkland. In this respect it should be noted that the Council's Open Space Audit 2010 shows that the Kingswells and Sheddocksly Ward, in which the site is located, has a significant level of residential amenity space, twice as much as in most other wards in the City, with it also being amongst the highest quality of such space.
- In terms of services and infrastructure, in addition to the Council's recognition during the last ALDP review that no issues with capacity were anticipated, it should also be noted that there would be no need to go through any third party land to connect in to gas, electricity or drainage, which in turn facilitates the delivery of development on the site.
- Finally, the site is deliverable within the timescale of the LDP.

## **Conclusion**

For the reasons given in this paper apart, it is submitted that the allocation of this site would provide much needed residential development (including affordable housing) on a site which should be scored positively when assessed against those criteria about which the Council had expressed concerns in relation to the larger site previously proposed, in particular in terms of landscape fit, accessibility, and proximity to facilities, services and employment opportunities. As such, it is submitted that the site should be allocated accordingly.



## Appendix One - Housing Demand

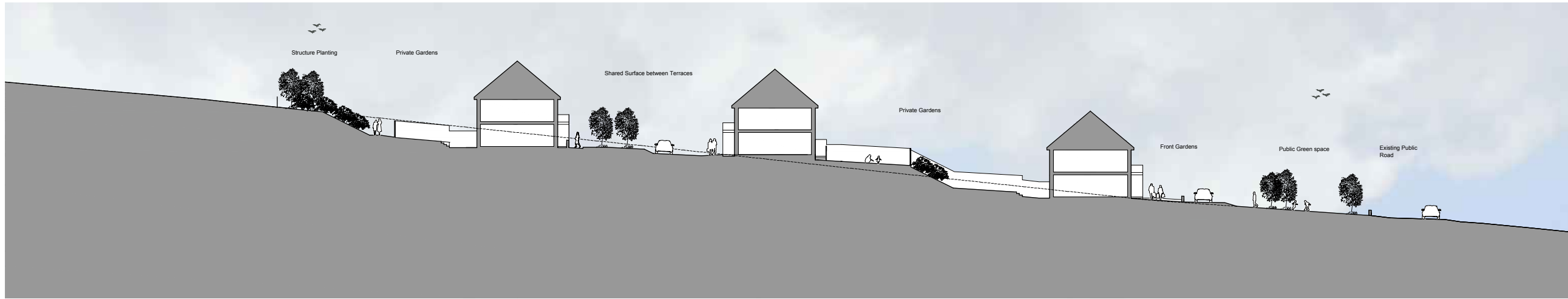
The Preferred Option in terms of the Main Issues Report (MIR) for the review of the Strategic Development Plan (SDP) is for Local Development Plans to identify sufficient land to allow for the delivery of new homes at levels not seen for 20 years, with the aim of building 2,190 homes over the next 25 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:

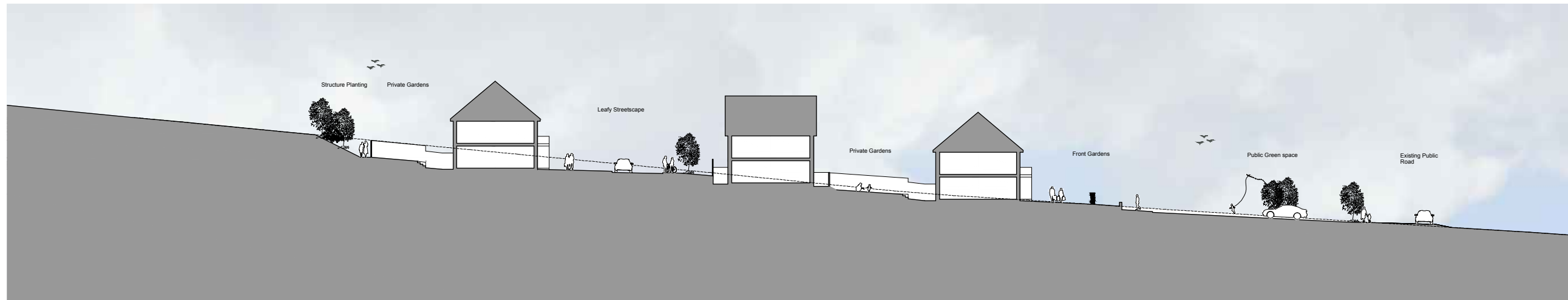
- **Scotland's Economic Strategy**, published in 2015, which identifies four priorities for sustainable growth, one of which, investment, specifically highlights housing.
- The **Joint Housing Delivery Plan for Scotland** (2015) which identifies a number of themes with regards to housing, including a 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, and lending significant support for the allocation of this site as proposed in terms of this bid.

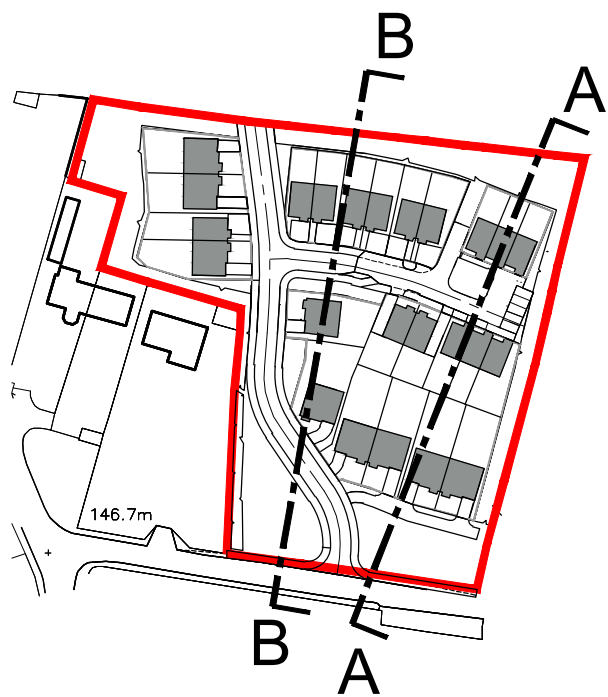




Site Section A-A



Site Section B-B



Key Plan

Rev	Description	Date
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Project  
**PROPOSED RESIDENTIAL  
 DEVELOPMENT**

SUNNYFIELD  
 KINGSWELLS, ABERDEEN

Drawing  
 INDICATIVE SITE SECTIONS

Scale 1:500@A3

Status FOR INFORMATION

Date May 2018 Drawn By AHT

Project No. 2083	Drawing No. L(00)04
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Kingswells

ABERDEEN CITY

A944

A944

Coise Avenue

Brimmond Hill Country Park

Aberdeen Wedding Films

Concraig Gardens

Wellside Place

Kingswells Crescent

Kingswells Medical Practice

Snappy Tomato Pizza

Kingswells Primary School

Kingswells Drive

Kingswells Avenue

Kingswood Drive

Hunterstone Drive

Dunbar Total Fitness

Fairley Road

Fourmile House

Old Skene Road

Dobbies



C89C Chapel of Stoneywood

Kingswells

C89C Chapel of Stoneywood - Fairley Rd

Prime Four Business Park

C89C Chapel of Stoneywood - Fairley Rd

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