

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)	Land at Old Skene Road, adjacent to A944, Kingswells
5.2	Site Address	Land at Old Skene Road, adjacent to A944, Kingswells
5.3	Postcode	AB15 8QA
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: See attached maps
5.7	Please provide the National Grid reference of the site.	NJ873061
5.8	What is the current use of the site?	Agricultural
5.9	Has there been any previous development on the site? If yes please provide details	No Details:

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	
		Part owner	
		Option to purchase	X
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: The landowner has entered into an option agreement with a developer (the third party) for whom the proposer is working on behalf of.	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: Pre-application reference 180317/PREAPP which received a written response on 20/03/18. The advice of the Planning Service was that the proposed development would result development on Green Belt land which does not meet the criteria and exceptions within the relevant Policy NE2. Therefore the proposed residential development does not comply with policy NE2 (Green Belt) and a planning application [of this nature] would be refused.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: B0306	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
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:	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>X</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	X	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	X											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes Details: A mix of 6 detached houses and 8 semi-detached houses to be built by Alan Buchan Homes (the developer).										
7.3	Site Area (hectares)	1.2 ha										
	Housing											
7.4	Approx. no of units.	14										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	A mix of 6 detached houses and 8 semi-detached houses.										
7.6	Affordable Housing Percentage	25%										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: N/A										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	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>

<b>8.</b>	<b>Engagement and Delivery</b>	
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 / No  Details: Initially there will be consultation undertaken on this site as part of the Local Development Plan review process as happened in 2014 in relation to the previous Main Issues Report.</p>
8.2	Will the proposed development be phased?	<p>No  Details:</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5, 6-10, 10+ 0-5
8.4	Expected development <b>completion</b>	Year, 0-5, 6-10, 10+ 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes  Details: Funding is in place through the developer's existing arrangements.</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  Details:</p>



<b>9.</b>	<b>Sustainable Development and Design</b>		
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	
		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	
		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	
		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: No water or waste water constraints are envisaged.	
9.9	Is there <b>waste water</b> 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: Waste water capacity is thought to be available.	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details: Water capacity is thought to be available.	

	<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> )?		
	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	
		No intrusion	X
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	
		Significant contribution	X
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? <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:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details:			
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			
		Within 400m	X		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 networks	X		
		Primary schools		X	
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	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> )	Good range of connections	X Core path 91
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: Access to broadband is thought to be available in the vicinity.	
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: The Council's low and zero carbon policy will be implicit in the design of the proposed development houses. The developer's aim will be to achieve at least a Bronze Active standard rating and the aspiration would be to exceed this rating and have the houses built so they are able to achieve a Silver or Gold rating. The proposed houses will offer excellent green credentials, for example by encouraging solar gain capture through the installation of triple-glazed low U-value windows which encapsulate heat and will minimise the reliance on active heating systems. The site's location will also maximise opportunities for sustainable modes of transport as it is within walking and cycling distance of local facilities, public transport, and places of employment.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	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)	Yes Details: The proposed development will provide a sufficient quality and quantity of public open space in accordance with Planning Advice Note 65, LDP Policy NE4 and the Supplementary Guidance on Public Open Space.	
9.36	What impact will the	Enhance the Network	X

	development have on the Green Space Network?	No impact on the Network	
		Negatively impact the Network	
		Please justify your response: The site is not part of the Green Space Network at present; however, it will be possible to provide linkages through the development from the existing pedestrian and cycle path on Old Skene Road into the site and connecting into the proposed landscaped green space and SUDS basin. This will enable walkers, cyclists, and wildlife to permeate the site thus enhancing the existing Green Space Network which exists adjacent to the site.	

<b>10.</b>	<b>Education</b>		
10.1	Have discussions been had with the Council's Education Department?	No	Details:
10.2	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>	Yes	Details: Kingswells Primary School is forecast to be operating at 85% of its total capacity by 2022 which is the anticipated start date for this development. We understand that both Bucksburn Academy and Hazlehead Academy are forecast to be operating at or beyond their capacity by 2022; however, we understand that the Countesswells Secondary School is expected to become operational by 2022 which will address these capacity issues around the time this site is likely to come forward for development.

<b>11.</b>	<b>Community benefits</b>		
	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: 1. The development will deliver an increased choice of housing including affordable detached and semi-detached houses to meet local demand in Kingswells. 2. The development will deliver a % of affordable housing to meet local demand. 3. The development will also deliver Developer Contributions which can be used towards local facilities as required in the local community.

<b>12.</b>	<b>Masterplan Development Framework</b>		
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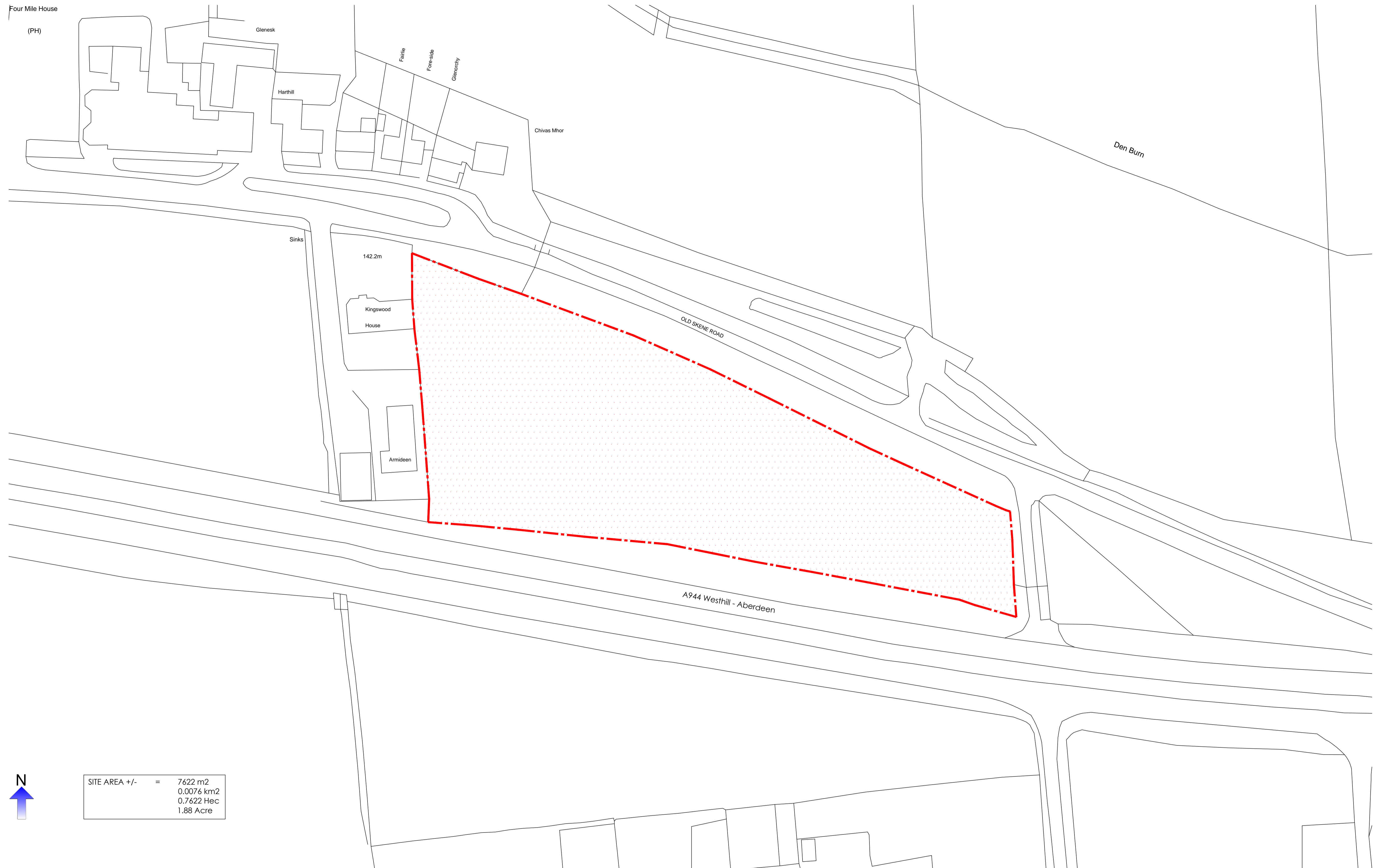
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: Please see attached layout
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<b>13.</b>	<b>Additional attachments</b>		
	No site is going to be perfect and the 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

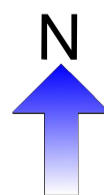
<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and 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.	yes
		Please provide details of viability: The developer has assessed the proposed development and concluded that it will be financially viable on this site. The developer's conclusion is that this site can be serviced with relatively minimal up-front infrastructure costs and it is effectively "shovel ready" given the existing infrastructure in the local vicinity.	



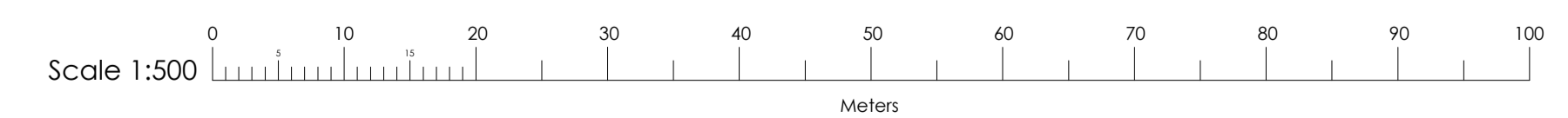
All drawings to be read in conjunction with Building Warrant Specification Document & U-Value calculations.



SITE AREA +/- = 7622 m2  
0.0076 km2  
0.7622 Hec  
1.88 Acre



LOCATION PLAN - SCALE 1:500



Application Site Boundary In Red

Rev.	Date	By	Description	Rev.	Date	By	Description	Notes	Consultants	Project	Contents	Scale	Job Number	Drawing Number	Revision	
								Written dimensions only to be used. Check and verify all dimensions on site before construction. Refer to all Detail Drawings and other Consultants drawings before commencing work. Refer any discrepancies to the Architects. Submit shop drawings for inspection before manufacture.	Structural Engineers: Tel: Fax: Quantity Surveyor: Tel: Fax:	Fiddes architects architecture, interior & landscape design e: eoghain@fiddesarchitects.com w: www.fiddesarchitects.com t: 01330 82 3332	Alan Buchan, Kingswells, Aberdeen Residential Development	Location Plan	A1 1:500 A3 -	1613 FC	A101 A101	- 14/06/16



BING MAP  
Not to Scale

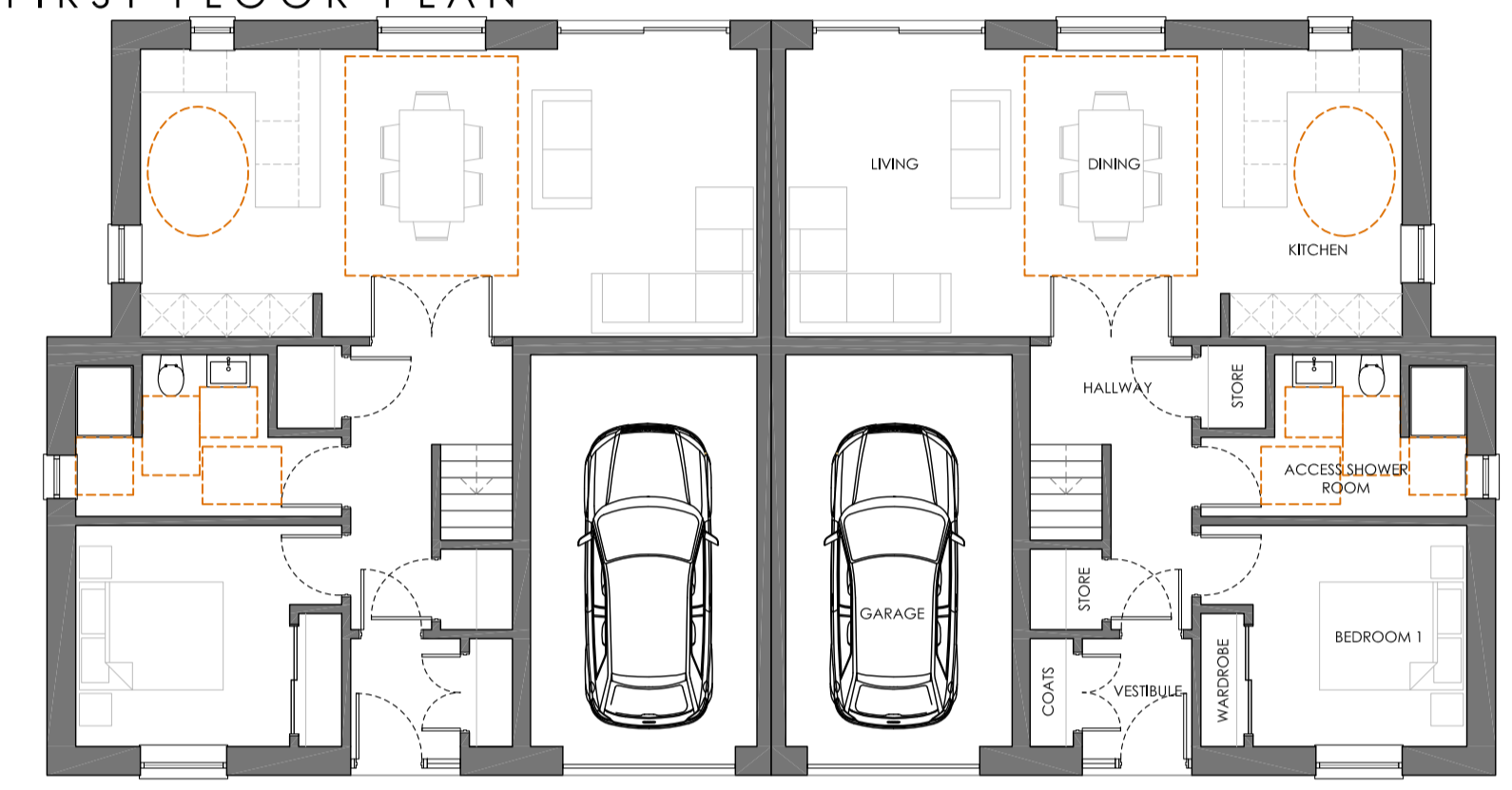
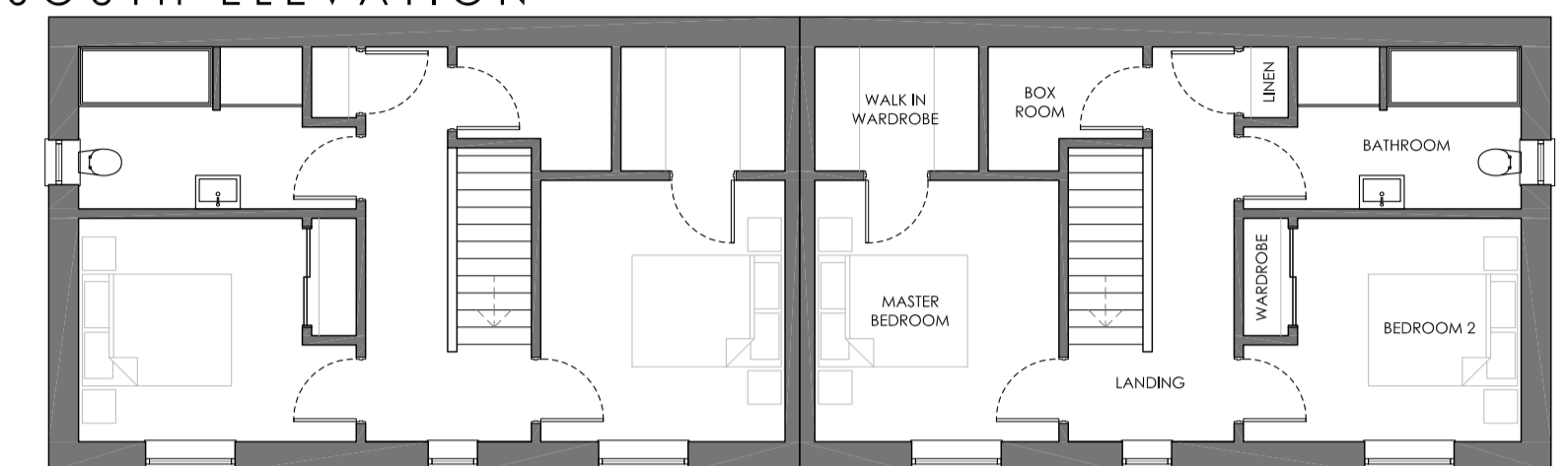
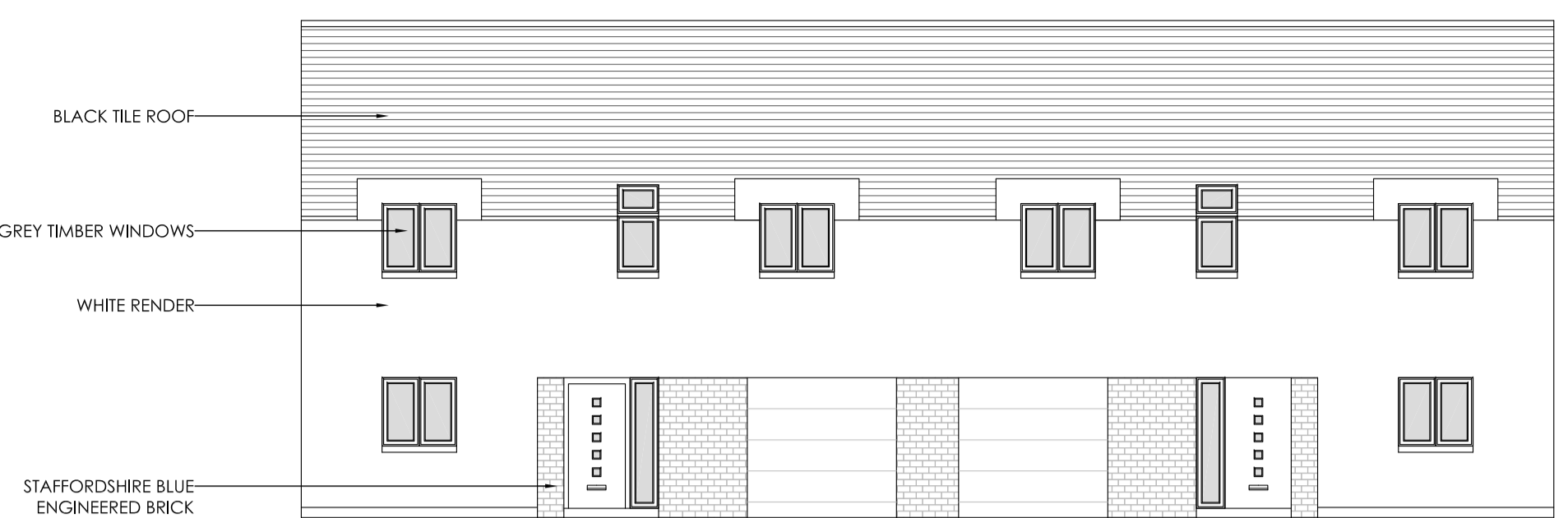
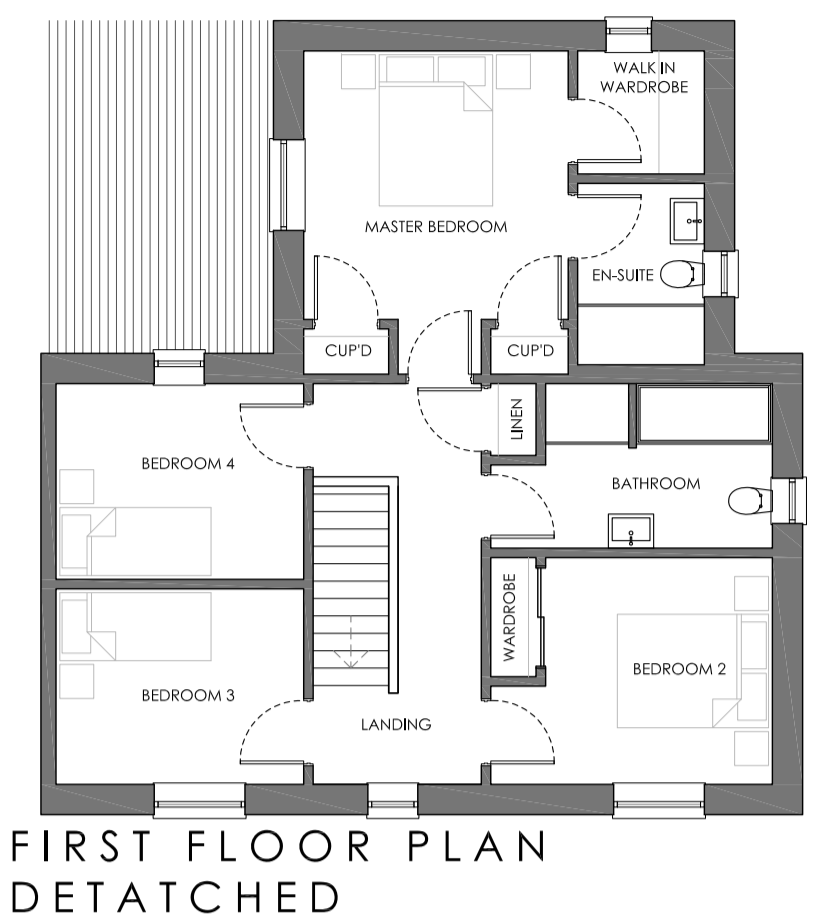
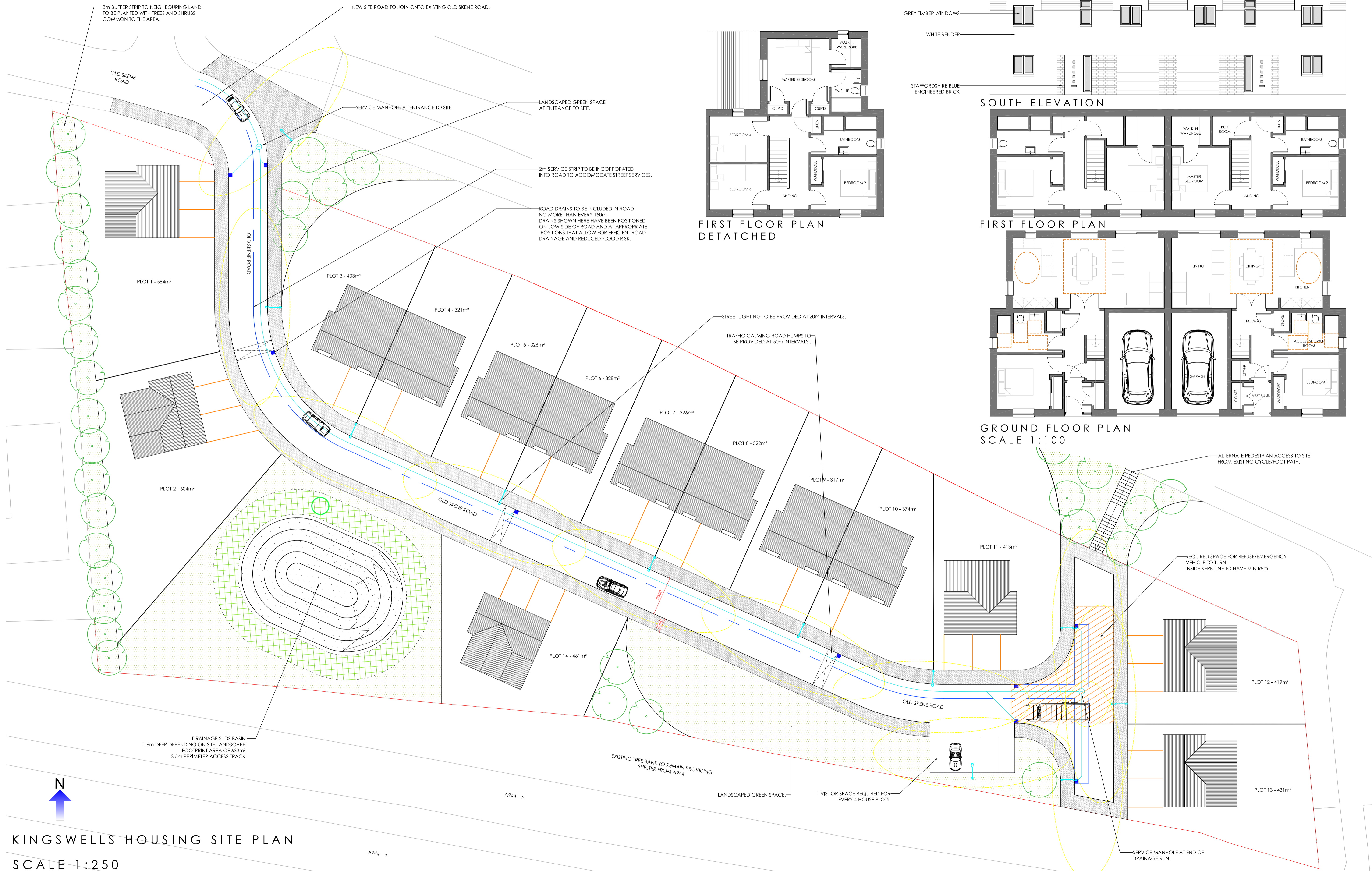


APPLICATION SITE BOUNDARY IN RED



<b>Fiddes architects</b> architecture, interior & landscape design <hr/> e: eoghain@fiddesarchitects.com w: www.fiddesarchitects.com t: 01330 82 3332	Contents BING Map	Job No. <b>1623</b>	Drawing No. <b>A102</b>	Revision -
	Project Kingswells. Proposed Housing Development.		Drawn by FC	Plot Date 29/01/18

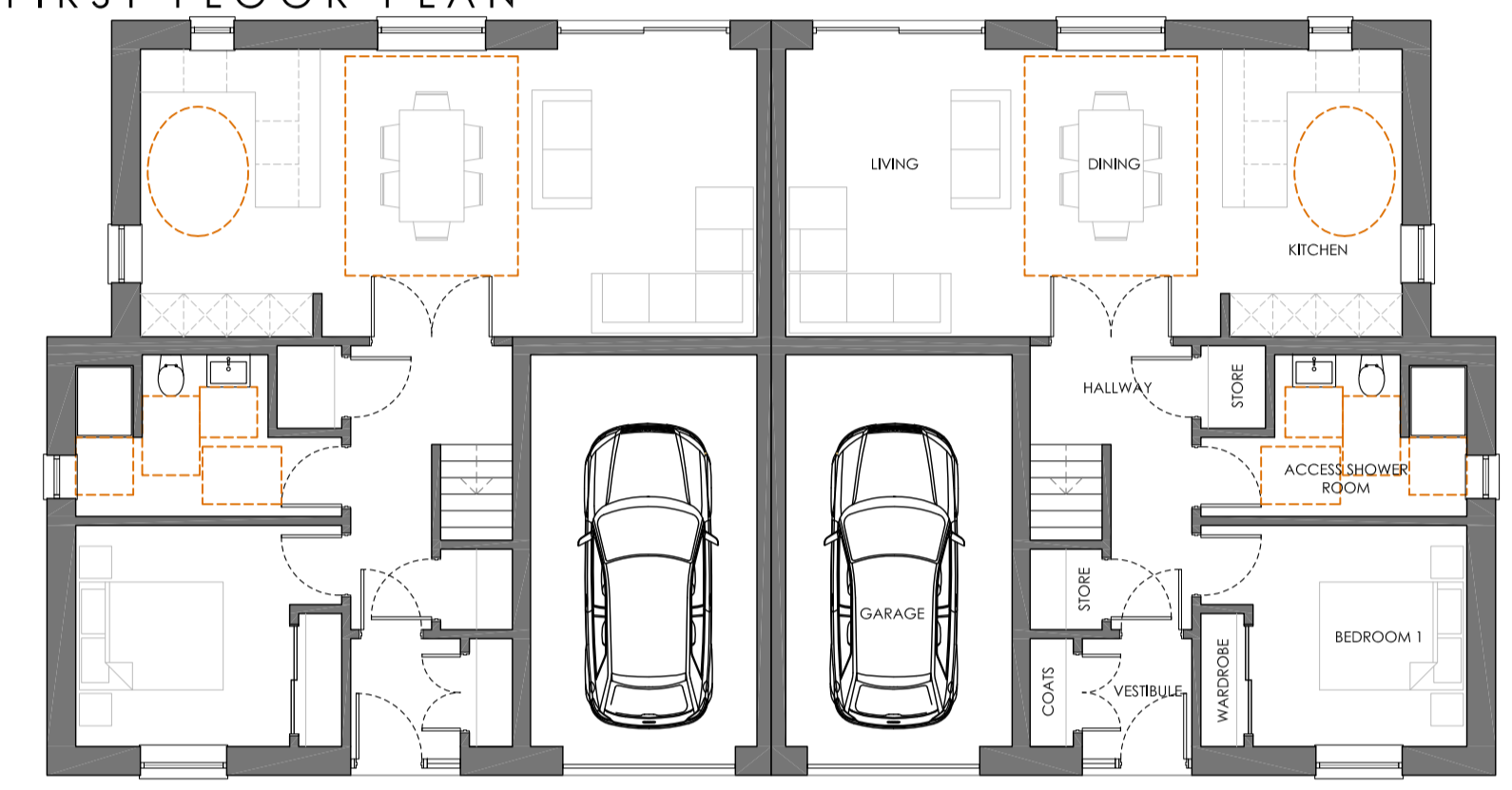
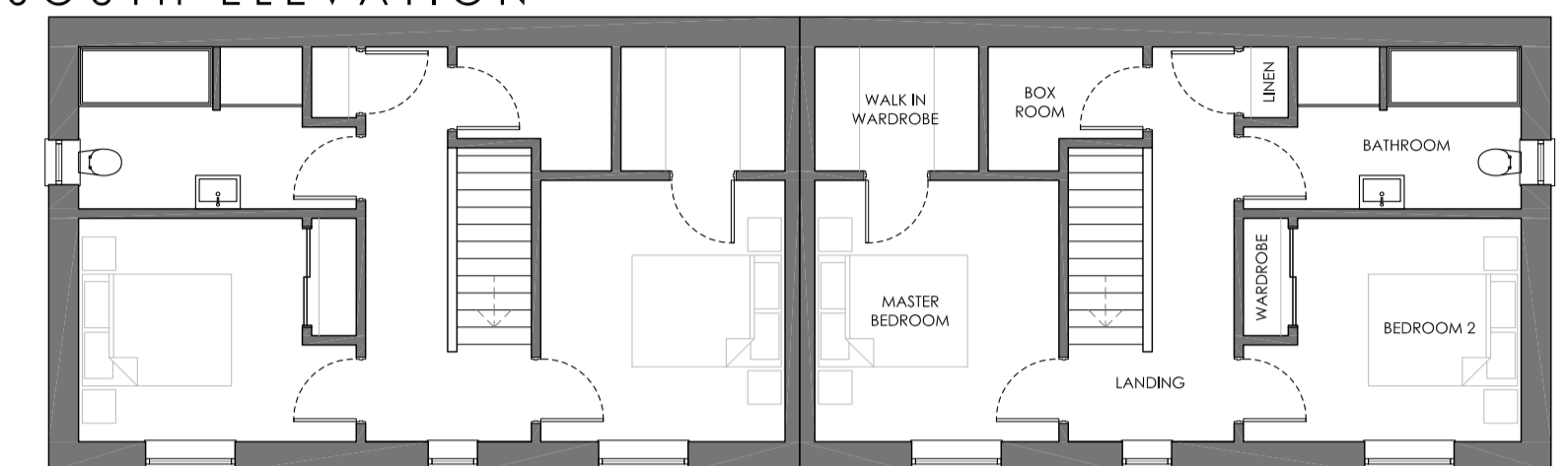
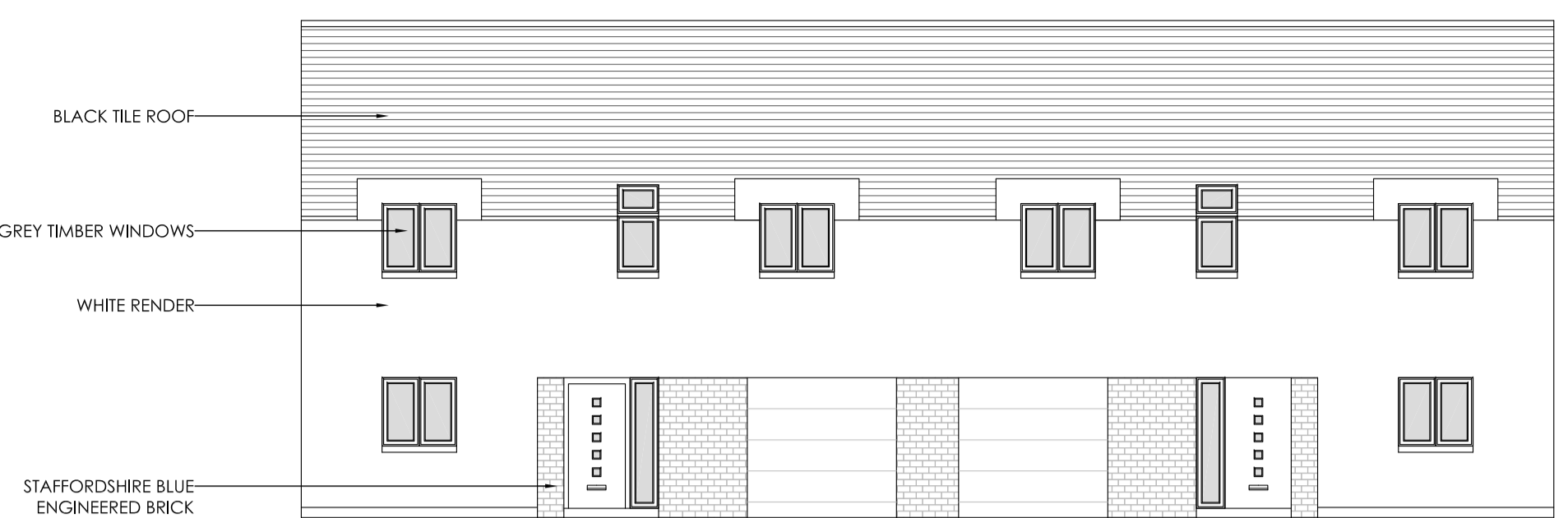
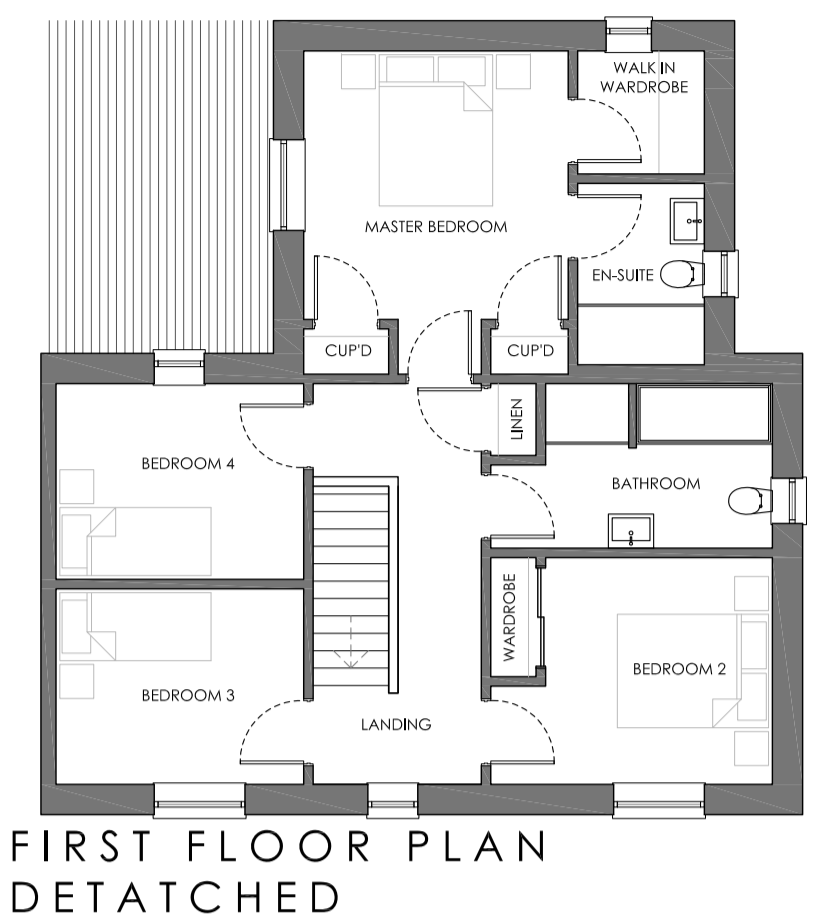
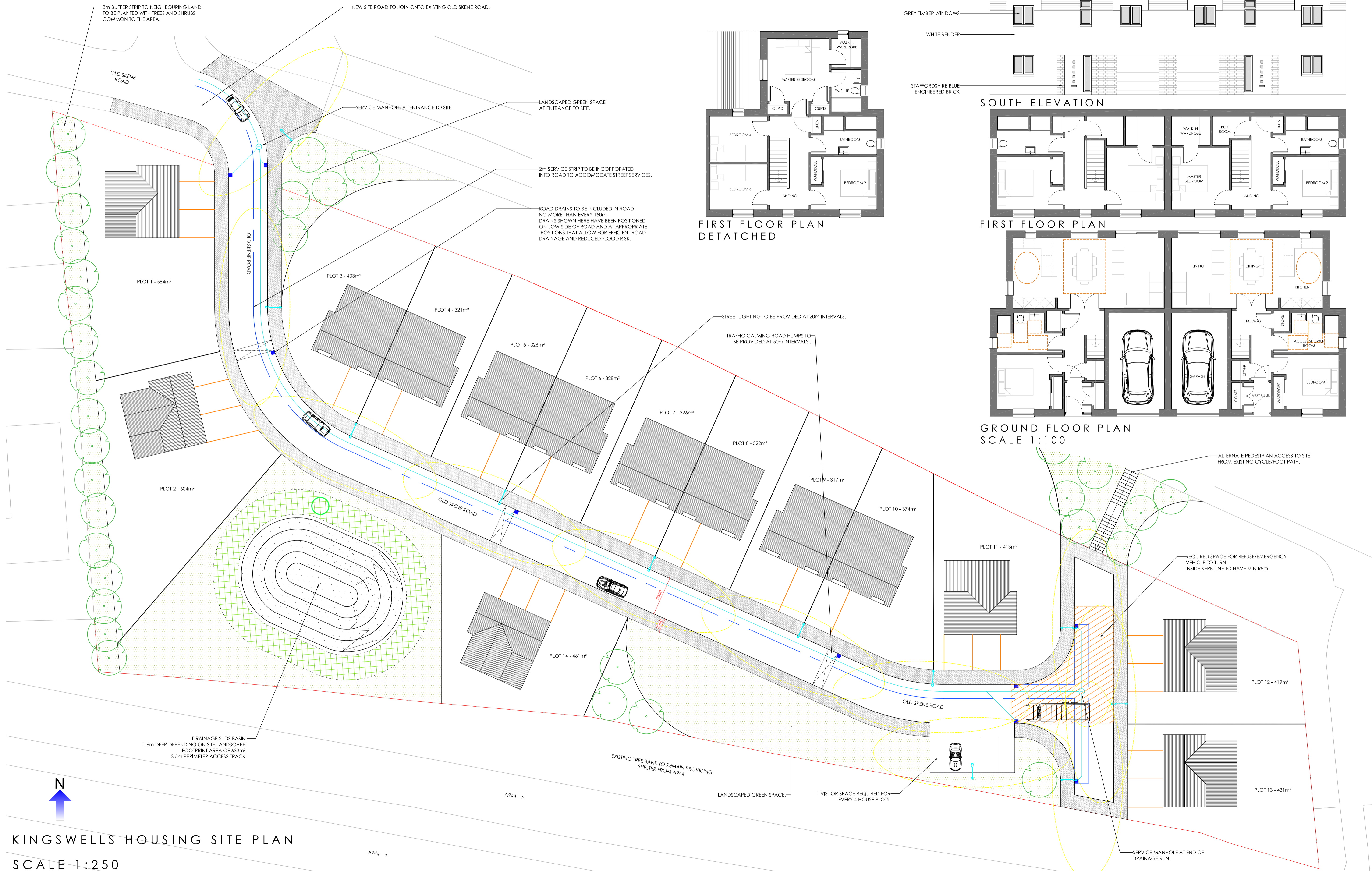




KINGSWELLS HOUSING SITE PLAN  
SCALE 1:250

Rev	Date	By	Description	Rev	Date	By	Description	Notes	Consultants	Project	Contents	Scale	Job Number	Drawing Number	Revision
								Written dimensions only to be used. Check and verify all dimensions on site before construction. Refer to all Detail Drawings and other Consultants drawings before commencing work. Refer any discrepancies to the Architects. Submit shop drawings for inspection before manufacture.	Structural Engineers: Tel: _____ Fax: _____ Quantity Surveyor: Tel: _____ Fax: _____	Kingswells. Old Skene Road. Proposed Housing Development.	Proposed Site Layout Proposed Housing Plans & Elevations	A1 NOTED A3 NOTED	1623	A111	-
									Fiddesarchitects architecture, interior & landscape design e: eoghain@fiddesarchitects.com w: www.fiddesarchitects.com t: 01330 82 3332			FC	A111	29/01/18	





**KINGSWELLS HOUSING SITE PLAN**  
SCALE 1:250

Rev	Date	By	Description	Rev	Date	By	Description	Notes	Consultants	Project	Contents	Scale	Job Number	Drawing Number	Revision	
								Written dimensions only to be used. Check and verify all dimensions on site before construction. Refer to all Detail Drawings and other Consultants drawings before commencing work. Refer any discrepancies to the Architects. Submit shop drawings for inspection before manufacture.	Structural Engineers: Tel: _____ Fax: _____ Quantity Surveyor: Tel: _____ Fax: _____	<b>Fiddes architects</b> architecture, interior & landscape design e: eoghain@fiddesarchitects.com w: www.fiddesarchitects.com t: 01330 82 3332	Kingswells. Old Skene Road. Proposed Housing Development.	Proposed Site Layout Proposed Housing Plans & Elevations	A1 NOTED A3 NOTED	1623	A111	-
													FC	A111	29/01/18	





# Land at Old Skene Road Adjacent to the A944 Kingswells Aberdeen

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## Call for Sites 2018

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Supporting Statement

On behalf of Alan Buchan Homes

April 2018

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## Contents

1.0	Introduction .....	3
2.0	Site Description.....	4
3.0	Sustainability Checklist .....	5
4.0	Planning Justification .....	6
5.0	Conclusion .....	7

## Figures

Figure 1 – Location Plan

Figure 2 – Aerial Photograph

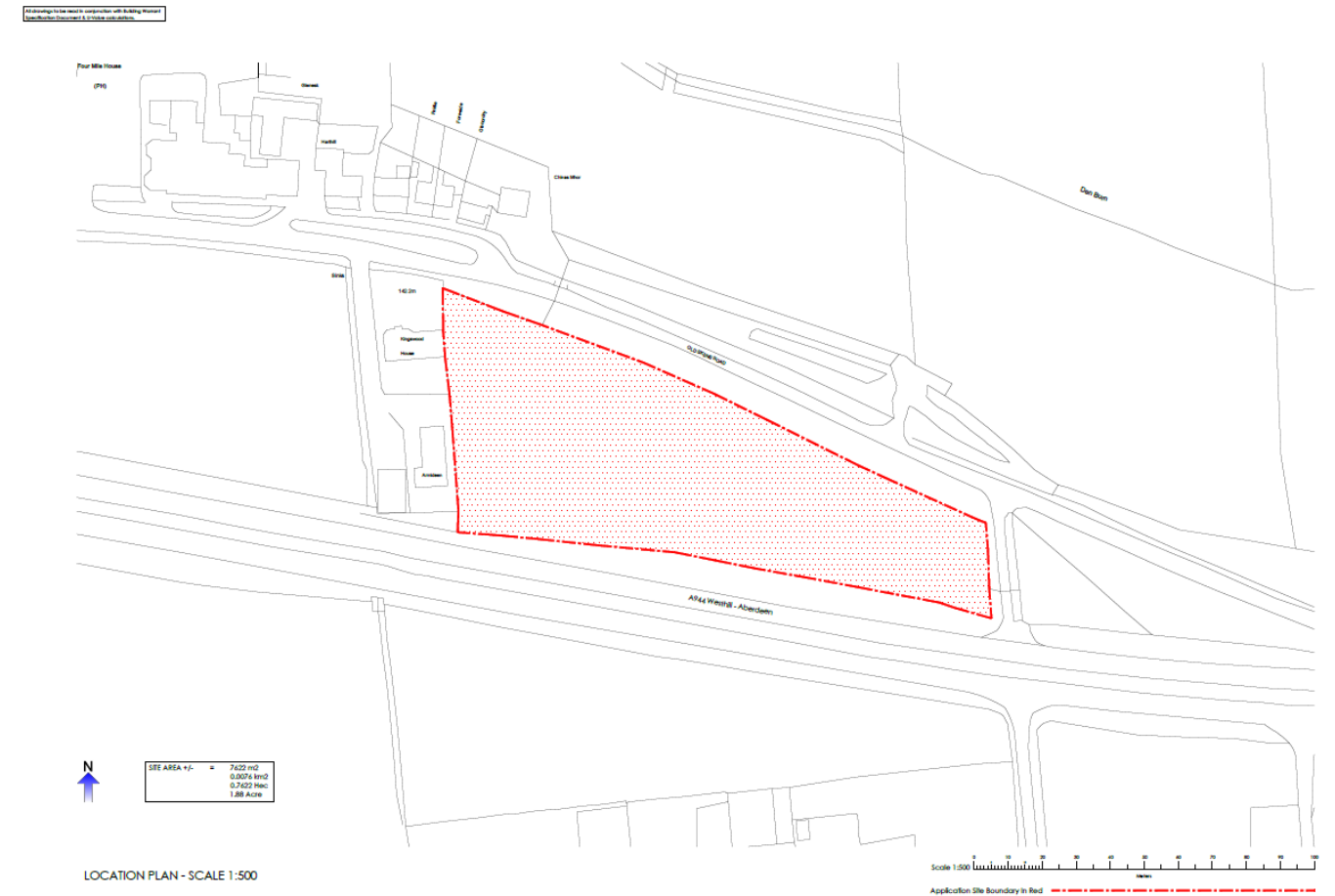
Figure 3 – Local Development Plan 2017 (extract)

Figure 4 – Core Path Network (extract)

Figure 5 – Indicative Site Layout Plan

## 1.0 Introduction

- 1.1 This supporting statement is submitted on behalf of Alan Buchan Homes and should be read in conjunction with the Pre-Main Issues Report Bid Form which has been lodged with Aberdeen City Council as part of the Local Development Plan (LDP) review.
- 1.2 This supporting statement contains the land use planning justification for the inclusion of land at Old Skene Road, adjacent to the A944, in Kingswells for residential development in the LDP 2022. As a first step, it is respectfully requested that the land be identified as a “preferred option” for future housing development in the Main Issues Report when it is published.
- 1.3 This supporting statement sets out the reasons why this relatively small parcel of land on the edge of Kingswells is ideally suited to deliver a compact and peripheral expansion to the existing built-up area to provide around 14 individual houses that will meet local demand.



**Figure 1 – Site Plan**



## 2.0 Site Description

- 2.1 The proposed development site measures around 1.2 hectares. It takes the form of a rectangular gap site which is relatively flat and is currently used for agricultural grazing. The land is situated between the Old Skene Road (now a footpath / cycleway) to the north and the A944 Aberdeen to Westhill road to the south.
- 2.2 To the immediate west of the site lies the modern Barratt Homes housing development. Also situated to the west is a large private dwelling (Armideen) and the Rainbow Express tyre business. The proposed development site is within the sole ownership of one individual and it is under option to Alan Buchan Homes.
- 2.3 To the east of the site there is open agricultural land leading towards the Lang Stracht and the Maidenraig development. The site is well contained within the landscape by the presence of the A944 to the south and the Old Skene Road to the north. The fact that the site has robust and defensible boundaries means that its development will not have a significant impact on the landscape.
- 2.4 The settlement of Kingswells is situated to the immediate west and north-west of the site. Within walking distance of this site there is the Four Mile bar and restaurant; the Prime Four business park; the local amenities in Kingswells village such as shops and the primary school; and public transport is available on both sides of the A944.



Figure 2 – Aerial Photograph

### 3.0 Sustainability Checklist

3.1 The proposed development site is highly sustainable given it is immediately adjacent to existing housing and within walking distance of schools, shops, employment and public transport. The site is physically well contained by Old Skene Road and the A944 meaning development will have a minimal visual impact on the landscape.

#### **Exposure ✓**

3.2 The site has good shelter from northerly winds given the existing topography of the land to the north, the adjacent housing development to the west, and the mature tree belt to the north and south.

#### **Aspect ✓**

3.3 The site is north-facing and is relatively flat to provide opportunities for solar gain.

#### **Slope ✓**

3.4 The site slopes gently to the north towards the Den Burn.

#### **Flooding ✓**

3.5 The site is not at risk of flooding.

#### **Water and waste water ✓**

3.6 There are no known water or waste water capacity issues.

#### **Built and cultural elements ✓**

3.7 Development will have no impact on any of the features in the vicinity.

#### **Natural conservation ✓**

3.8 The site is not affected by any natural conservation constraints.

#### **Landscape features ✓**

3.9 There is a strong tree belt along the southern and eastern edges of the site, however there would be no significant loss of disturbance to these features as a result of the development as it will be retained and provide screening from the A944.

#### **Landscape fit ✓**

3.10 The site is not significantly elevated above the A944 to the south or Old Skene Road to the north. Buildings on the site would be no more visible than the existing houses to the immediate west. The site is well contained by the A944 and the Old Skene Road. The mature tree belt along the edges of the site provide additional screening. The proposal would effectively be “infill development” and the visual impact would be minimal.

#### **Relationship to existing settlement and proximity to services ✓**

3.11 The development would be well related to the existing village of Kingswells as it would be within 2 minutes’ walking distance of the Four Mile bar and restaurant; circa 10 minutes’ walking distance of the Prime Four business park and the Park & Ride; and circa 20 minutes’ walking distance of the village centre which contains Kingswells Primary School, Kingswells Community Centre, and other amenities such as a Co-op, a pharmacy, and a veterinary centre. The site is also less than 5 miles from Aberdeen city centre.

#### **Land use mix ✓**

3.12 The development will provide housing within a residential area. This means there will be no conflict with surrounding uses. Importantly, the site will deliver a mix of detached and semi-detached houses that will meet market demand, including an element of affordable housing.

#### **Contamination ✓**

3.13 There are no contamination issues.

#### **Accessibility ✓**

3.14 The site can provide vehicular access from Old Skene Road which has capacity to accommodate the additional traffic arising from the development. The site will also maximise opportunities for sustainable modes of transport given its proximity to public transport, the cycle network and Core Path network.

#### **Services and infrastructure ✓**

3.15 It is understood that both gas and electricity is available to serve the development. It is also understood that high-speed broadband is available in the vicinity. It is understood that there will be no capacity issues with regards to Kingswells Primary School around 2022, and although there may be capacity issues relating to secondary school provision this will be resolved around 2022. There are not known to be any other physical impediments to the development of this site.

#### **Carbon neutrality ✓**

3.16 The developer will aim to achieve at least a Bronze Active standard rating. The site’s location will maximise opportunities for sustainable modes of transport, and the south-facing orientation of houses will maximise opportunities for solar gain.

#### **Community benefits ✓**

3.17 The development will provide a range of new housing to meet local demand including an element of affordable housing. There will also be financial contributions secured through “Planning Gain” that can be utilised in the local community.



## 4.0 Planning Justification

4.1 The land at Old Skene Road, adjacent to the A944, is able to deliver 14 individual houses through the next LDP. The site is a logical and compact peripheral expansion on the edge of Kingswells.

### Objectives

4.2 The proposed development will achieve the following objectives:

- Deliver new housing with minimal infrastructure costs to satisfy demand for family housing in the Kingswells area;
- Provide a high-quality design approach to ensure there will not be a negative landscape impact on views between Kingswells and Aberdeen.
- Retain mature landscaping around the edge of the site to screen the development from the A944 and prevent coalescence between Kingswells and Aberdeen.
- Provide new housing with access to sustainable modes of transport and within walking distance of local amenities in Kingswells.

### Deliverability

4.3 The land is within sole ownership and there are no physical, legal or environmental impediments to the development of this site. The developer has a proven track record of delivering development of this scale. The site is effectively a “shovel ready” gap site ready for development to commence in 2022.

### Design

4.4 The indicative layout shows that 14 houses can be provided on the site along with adequate public open space and a SUDS basin. The houses will integrate with the neighbouring residential area immediately to the west and north-west.

### Landscape

4.5 The development will retain mature landscaping around the edge of the site to provide screening from the A944 and ensure the development will not have a significant visual impact. There will also be strategic tree planting to ensure that coalescence does not occur between Aberdeen and Kingswells.

### Accessibility

4.6 The site is within walking distance of local amenities in Kingswells, places of employment, and sustainable modes of transport such as walking, cycling and a bus service into Aberdeen along the A944.

### Other considerations

4.7 The Reporter’s Report into the LDP 2017 review concluded that this site has “*strong defensible boundaries in the form of the A944 to the south, woodland to the east, the Old Skene Road (now footpath) to the north, and existing development to the west.*” The Reporter also conceded that the development of this site would have a “*limited impact*” on the effectiveness of protecting the separate identities of Kingswells and Aberdeen. As can be seen from the LDP extract below, there is still a sufficient green wedge between Kingswells and Aberdeen to retain their separate identities.

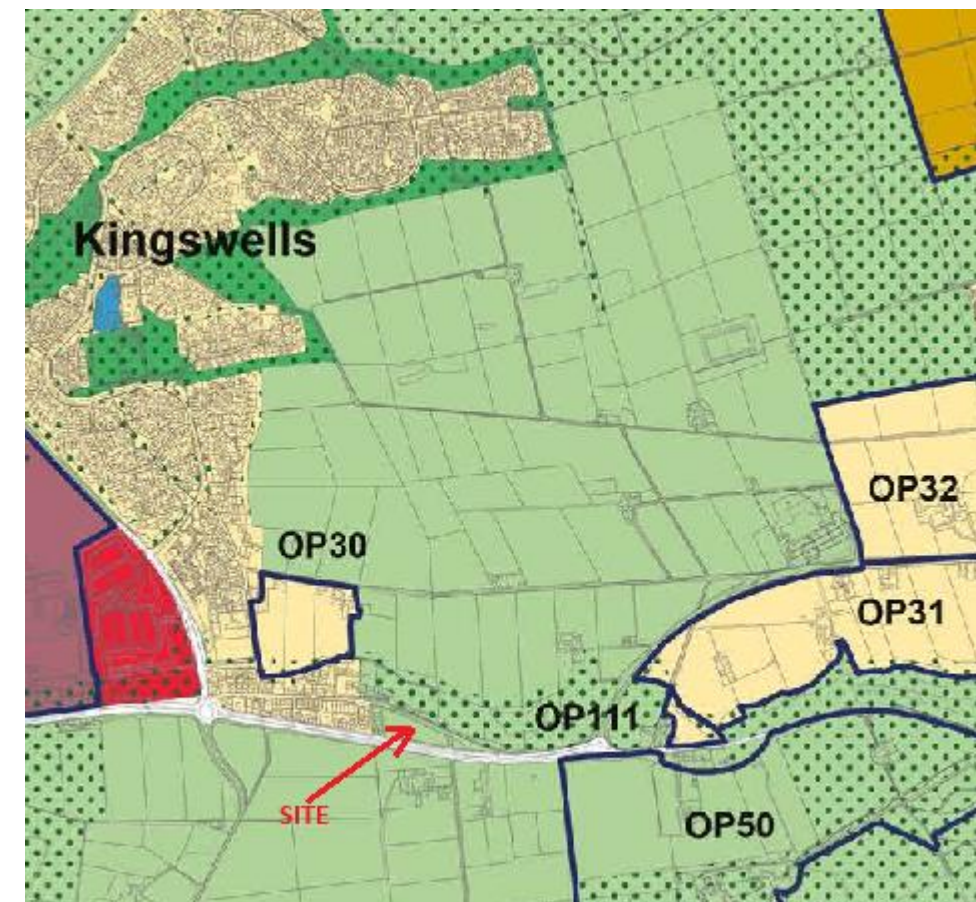


Figure 3 – Local Development Plan 2017 (extract)



## 5.0 Conclusions

- 5.1 There is a plentiful supply of development land in the Aberdeen LDP within the large mixed use allocations such as Countesswells and Maidencraig. However, the LDP review must make allowances to provide for relatively small and readily deliverable residential development sites to give a choice in the marketplace and to provide a range of different house types/styles to meet local demand.
- 5.2 The land at Old Skene Road, adjacent to the A944, is in sole ownership and is under option to a developer who can deliver 14 houses post-2022. There are no physical, economic or environmental impediments to the development of this site for 14 houses. The site requires relatively minimal up-front infrastructure and it is effectively “shovel ready” to provide new housing (including an element of affordable housing) to local need.
- 5.3 The site is effectively a relatively small and very well-contained gap site on the edge of Kingswells village. The proposed houses would be highly sustainable as they will be within walking distance of local facilities and public transport. As can be seen in Figure 4, the site is immediately adjacent to a Core Path (along the Old Skene Road) so development on this site will maximise opportunities for sustainable travel which is an overriding objective of the Strategic Development Plan.
- 5.4 The site is currently designed as Green Belt; however, it does not contribute significantly to the objectives of Policy NE2. In particular, the site only makes a very minimal contribution towards protecting the distinct identity of the separate communities of Aberdeen and Kingswells. Should this site be developed there will still be a substantial green wedge to the east of this site to retain a buffer between Aberdeen and Kingswells and prevent the two settlements from coalescing.
- 5.5 The site is readily deliverable; in a highly sustainable location; and will not have a significantly adverse impact on the landscape. The site has well defined and defensible boundaries and development in this location will not lead to urban sprawl. It is therefore respectfully requested that the site be identified in the Main Issues Report as a “preferred option” for residential development post-2022.

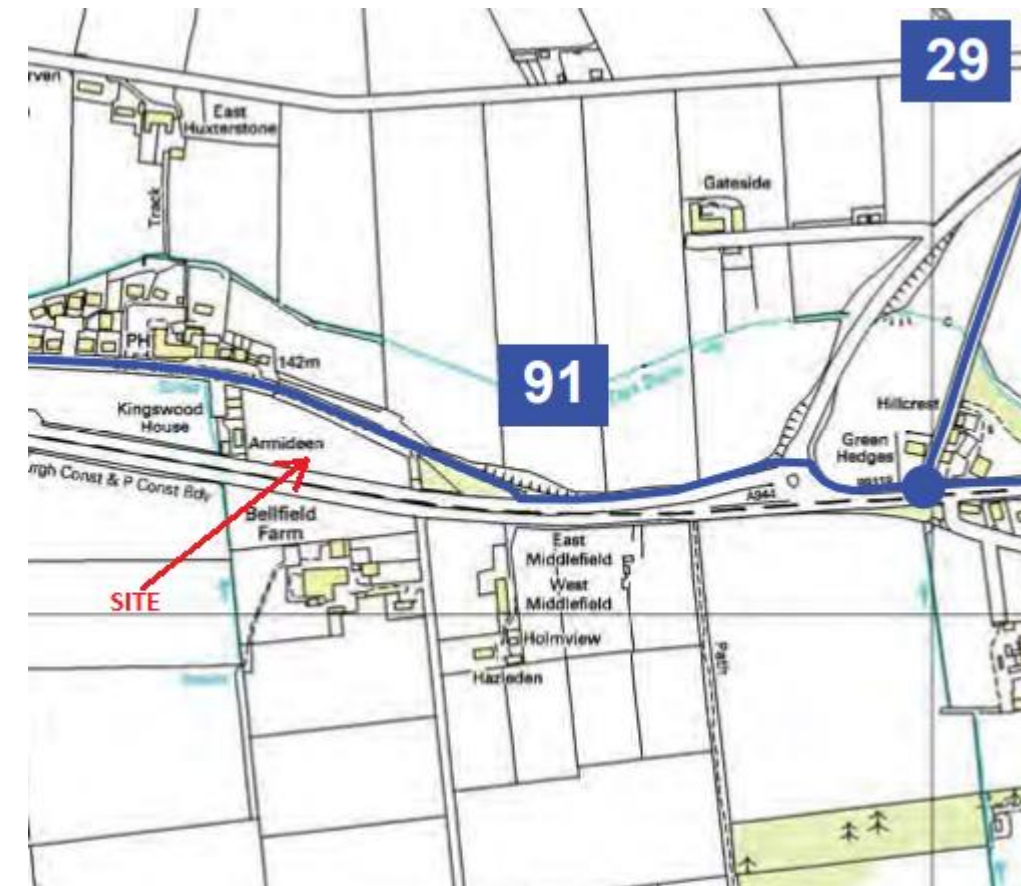


Figure 4 – Core Path Network (extract)

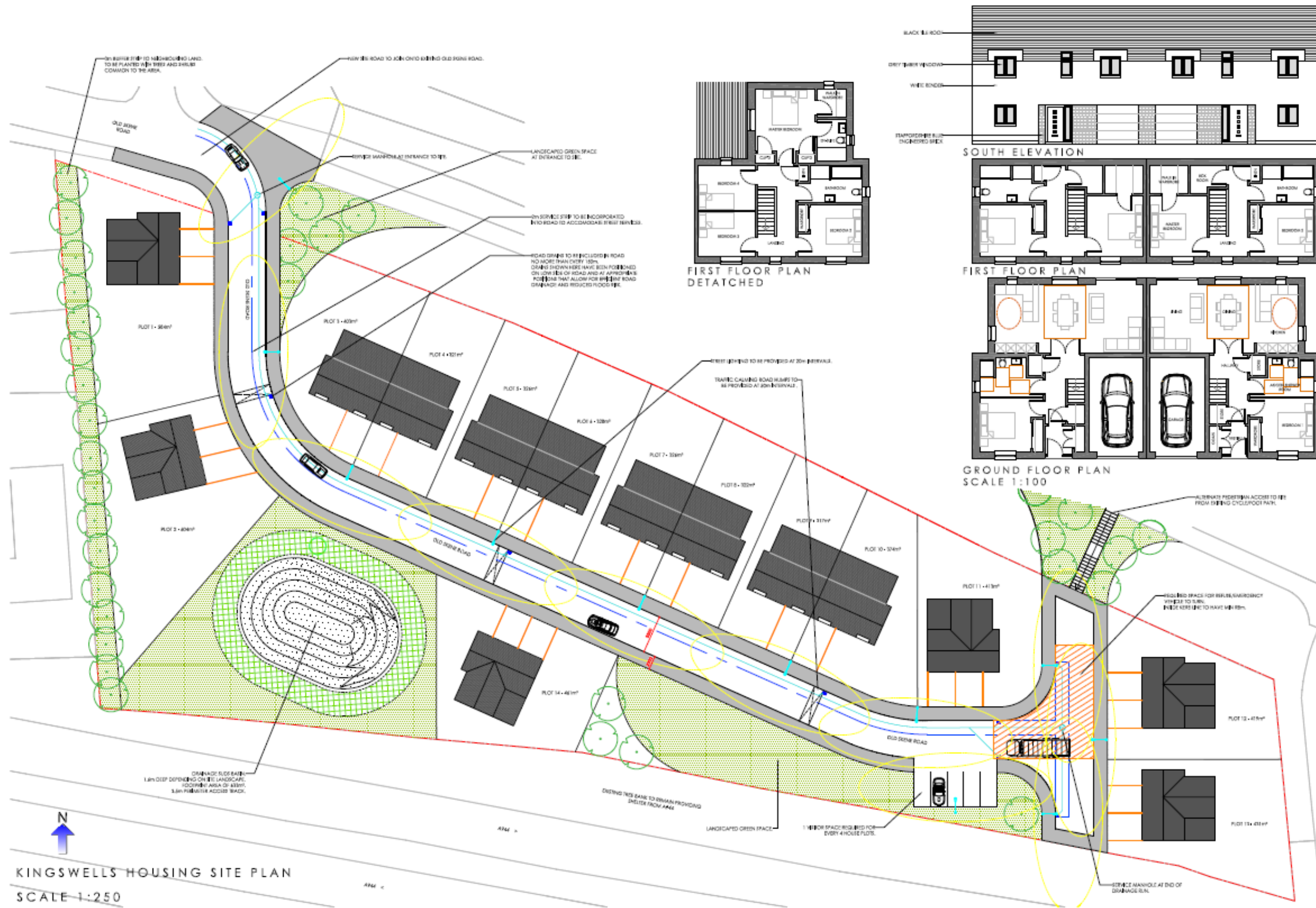


Figure 5 – Indicative Site Layout Plan