

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>	Binghill Farm
5.2	Site Address	Land at Binghill Farm, Milltimber
5.3	Postcode	AB13 0JL
5.4	Have you any information for the site on the internet? If so please provide the web address:	No
5.5	Is the site currently being marketed?	<p>No</p> <p>Site will be marketed should bid be received positively to enable a developer to be on board by the time the LDP is</p>
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ8580 27
5.8	What is the current use of the site?	Farmland
5.9	Has there been any previous development on the site? If yes please provide details	No

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	
		No legal interest	
6.2	Is the site under option to a developer?	No, see 5.5. above	
6.3	Is the proposed site included in the ALDP2017?	No	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes, B09 33	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No	
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	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>✓</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	✓	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	✓											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	No, see 5.5 above										
7.3	Site Area (hectares)	8.1ha										
	Housing											
7.4	Approx. no of units.	Up to 100										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Mix of house types and tenures, to be confirmed at the time of development and subject to market/housing requirements										
7.6	Affordable Housing Percentage	25% in line with policy										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Not at this time										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mix of tenure to be determined in line with prevailing requirements at the time of development.										
	Employment											
7.9	Business and Office	m ²										
7.10	General Industrial	m ²										
7.11	Storage and distribution	m ²										
7.12	Other Please specify	m ²										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	No of units and type:-										
7.14	Employment	m ²										
7.15	Retail	m ²										
	Retail											
7.16	Approx. floor area	m ²										

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

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No community engagement yet, but anticipated as part of the LDP review process.</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Details of financing to be agreed
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

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from	
		Some shelter from	
		Good shelter from	The site is screened by tree belts and
9.3	Aspect:- (is the site mainly)	North facing	
		East or west	
		South, south west	✓
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx.	
		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 http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA	
		Little or No Risk	
		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	
9.7	Have discussions been had with the Council's flooding team?	No	
9.8	Have discussion been had with Scottish Water?	No	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes ... to be designed to align with Oldfold allocation. Details:	
9.10	Is there water capacity for the proposed development?	Yes Details:	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	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	✓ local listed buildings well screened from any proposed development
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	✓
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	✓ The landscape features of the site include mature tree belts to the west and south and also Murtle Den Woodland to the north. These landscape will be untouched or incorporated into the development.
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	From the south the development will be seen as an extension to the existing settlement of Millitimer rather than a single developed area. Whilst from other directions, the development is well screened and sheltered by tree belts and rising topography.
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new	
		Partially related	
		Well related to existing settlement	The site is well related to the settlement of Millitimer which lies to the south of the site and the east neighbouring site of OP48. .
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting	No contribution	
		Some contribution	

	new facilities?)	Significant contribution	✓
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination	
		Some potential contamination or	
		No contamination or tipping present	✓

9.18	Will the site impact on any water courses?	No			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No			
9.20	Is the development site within the airport safety exclusion zone?	No			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
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			✓
9.23					
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		Between 400-800m	✓		✓
		Within 400m			
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	✓		
		Local shops		✓	
		Sports facilities	✓		
		Public transport networks		✓	
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 https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	✓
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	Currently, there are limited employment services in the vicinity of the site. However,
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes, from adjacent residential areas
		Gas	Yes, from adjacent residential areas
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through design layout and building design incorporating L&ZC technology where appropriate	
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 / No Details: The site provides the required open space in accordance with the Councils' open space strategy.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	The limited woodland on site would be managed to encourage habitat creation and maximize ecological benefit through enhancement of the Green Space Network. The woodland planting should ensure the development has minimal impact upon the existing wildlife habitats and provides a character for development that is appropriate to the context.
		No impact on the Network	

		Negatively impact the Network	
		Please justify your response:	

10.	Education		
10.1	Have discussions been had with the Council's Education Department?	No	
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes / No Details: Milltimber primary school to be operating at 107% and Cults Academy at 96% in 2022. However, a new primary school will be delivered immediately adjacent to this site making it an ideal location for new family homes.	

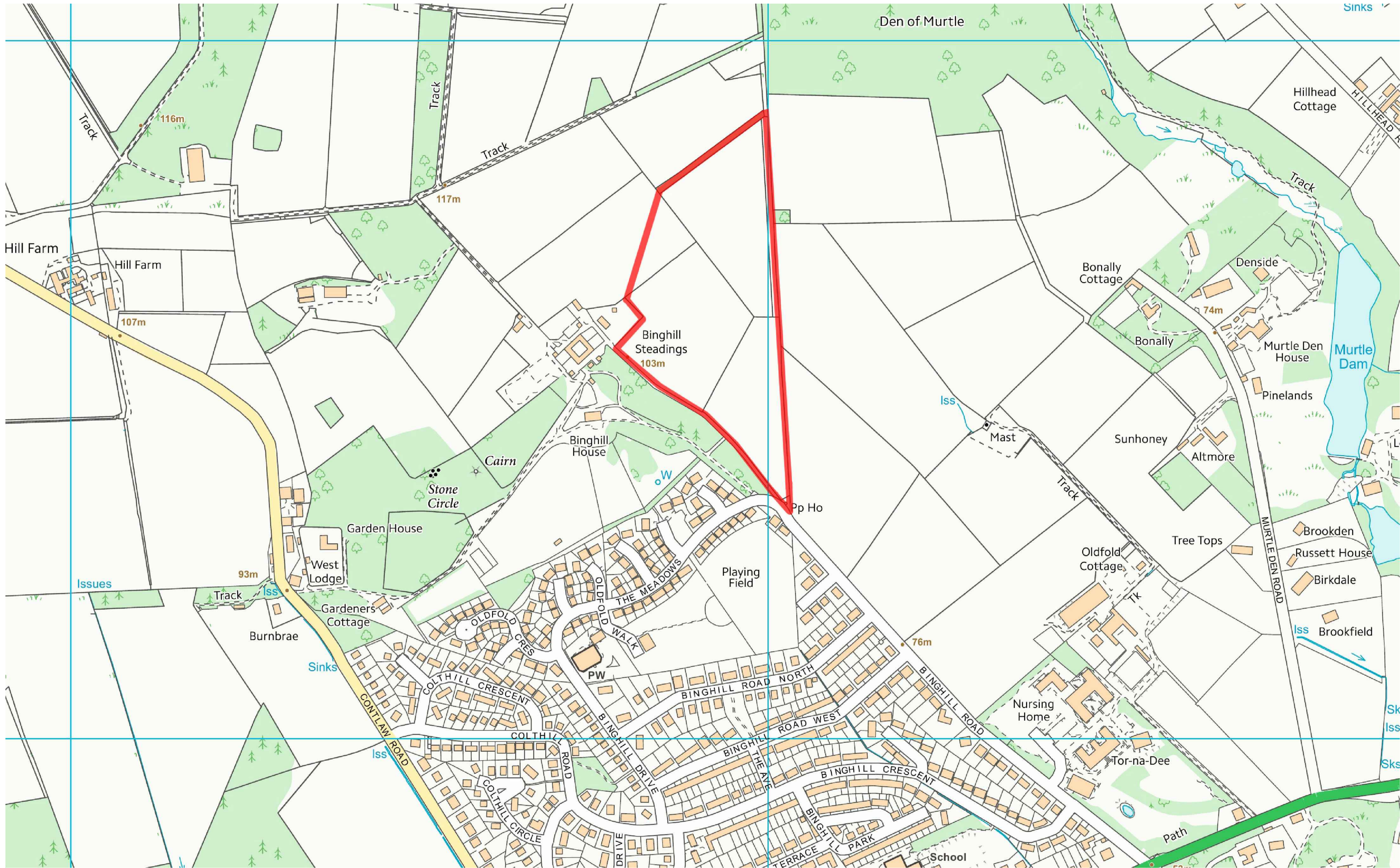
11.	Community benefits		
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)		
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes Details: Additional much needed homes	

12.	Masterplan Development Framework		
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes, see attached Details:	

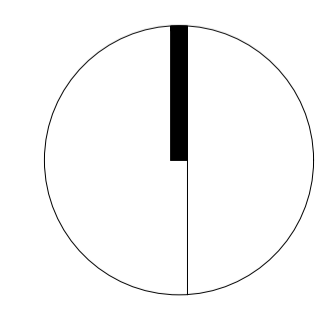
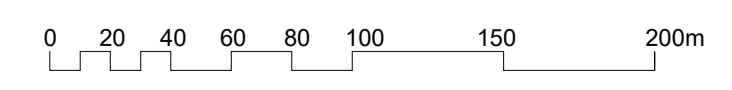
13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are		

	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.	Yes
		Please provide details of viability: The viability of this is demonstrated by the development of the neighbouring Oldfold site. There are no major differentiating constraints.	



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Binghill Farm
 Aberdeen Local Development Plan Bid
Location Plan
 Scale: 1:2500 @A1
 Date: May 2018
 Dwg No: 10818 - SK001
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BINGHILL FARM

LOCAL DEVELOPMENT PLAN BID / MAY 2018

PREPARED ON BEHALF OF DONALD FARMS LIMITED

BY HALLIDAY FRASER MUNRO



1. INTRODUCTION AND VISION

This site sits immediately adjacent to the OP48 Oldfold housing allocation in Milltimber. Oldfold is a 48.9Ha site that includes 550 new homes and 5 hectares of employment land. A Development Framework and Masterplan have been approved on that site and development has started.

This bid aims to provide a small extension to an existing allocation that embraces the quality design ethos promoted by the Council and the Framework and Masterplan for Oldfold. This site will help supplement the housing land supply.

The vision is therefore in line with that of Oldfold, to ...
“... create an attractive and well integrated expansion to the existing settlement of Milltimber.”

2. THE SITE

The site is located to the north east of the existing settlement at Milltimber. It is situated just to the north of the OP48 housing land allocation at Oldfold Farm. It extends to approximately 8.1 hectares. The site falls in a gentle gradient from north-east to south-west, rising more steeply to the north of the site, where there is a clear ridgeline. This forms a distinct landscape feature as a backdrop to the proposed allocation.

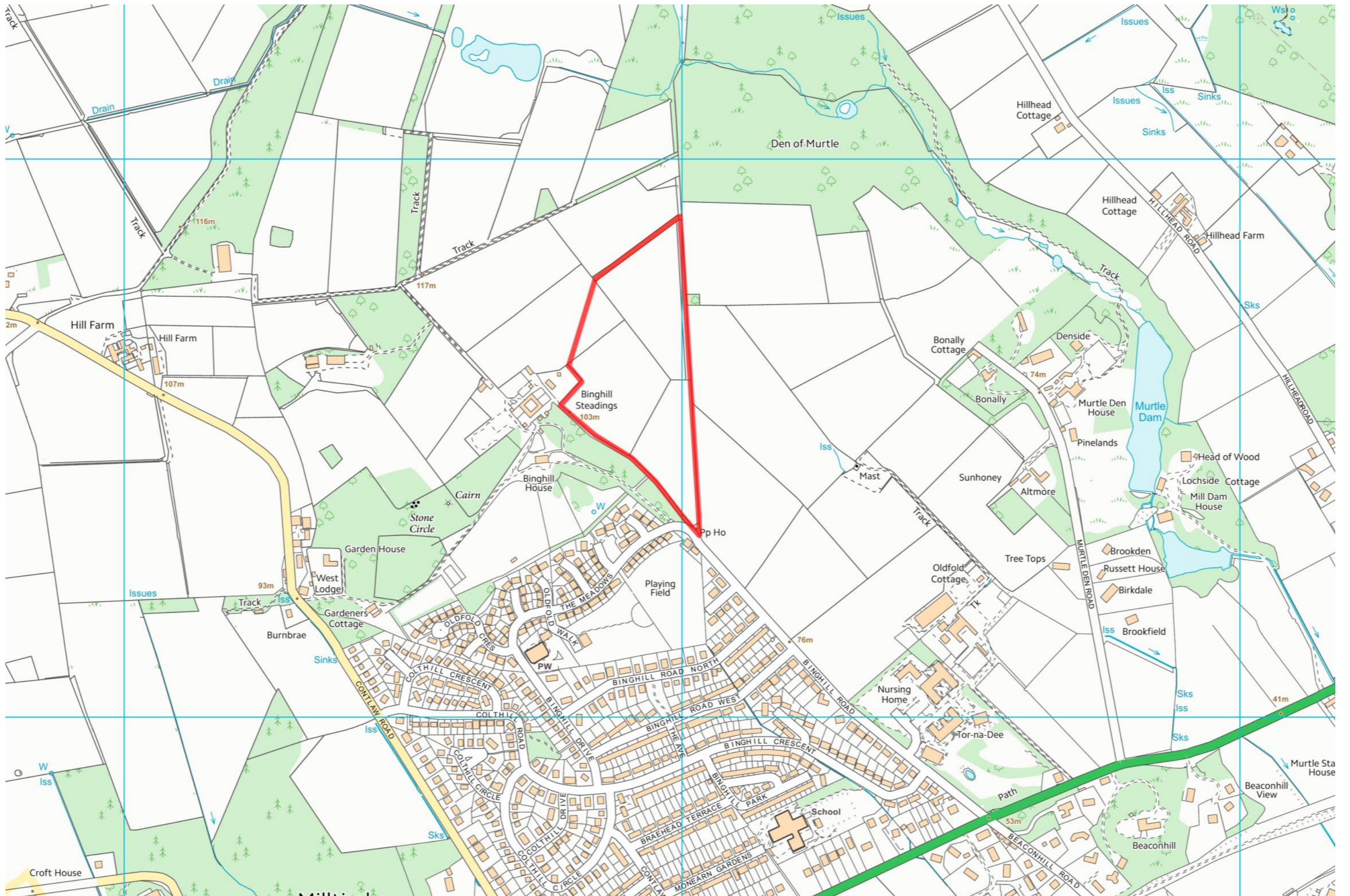
The site fits well within the landscape and with the development site to the south at Oldfold. The OP48 development boundaries were simply defined by ownership and the path connection to the Den of Murtle, rather than a natural boundary. The addition of this development option at Binghill would allow a more natural boundary to be formed and provide the opportunity for future residents to take advantage of the excellent links to the countryside and to the Den of Murtle. This pathway link would be retained as part of any proposal.

This proposal would be closely linked to the new facilities to be provided at Oldfold and is well connected to the surrounding transport network and public transport service to the city centre.



It fits well in landscape terms and is proposed that development is restricted to the lower parts of the wider site in the ownership of the bidder (as shown in the indicative layout plan) respecting the ridgeline that falls north-east across the site to the Den of Murtle.

This would provide a key physical boundary between the settlement and the greenbelt, linking appropriately with the development at Oldfold. Landscaping could be used at that location to strengthen the northern boundary.



Bid site Location Plan

3. PLANNING CONTEXT

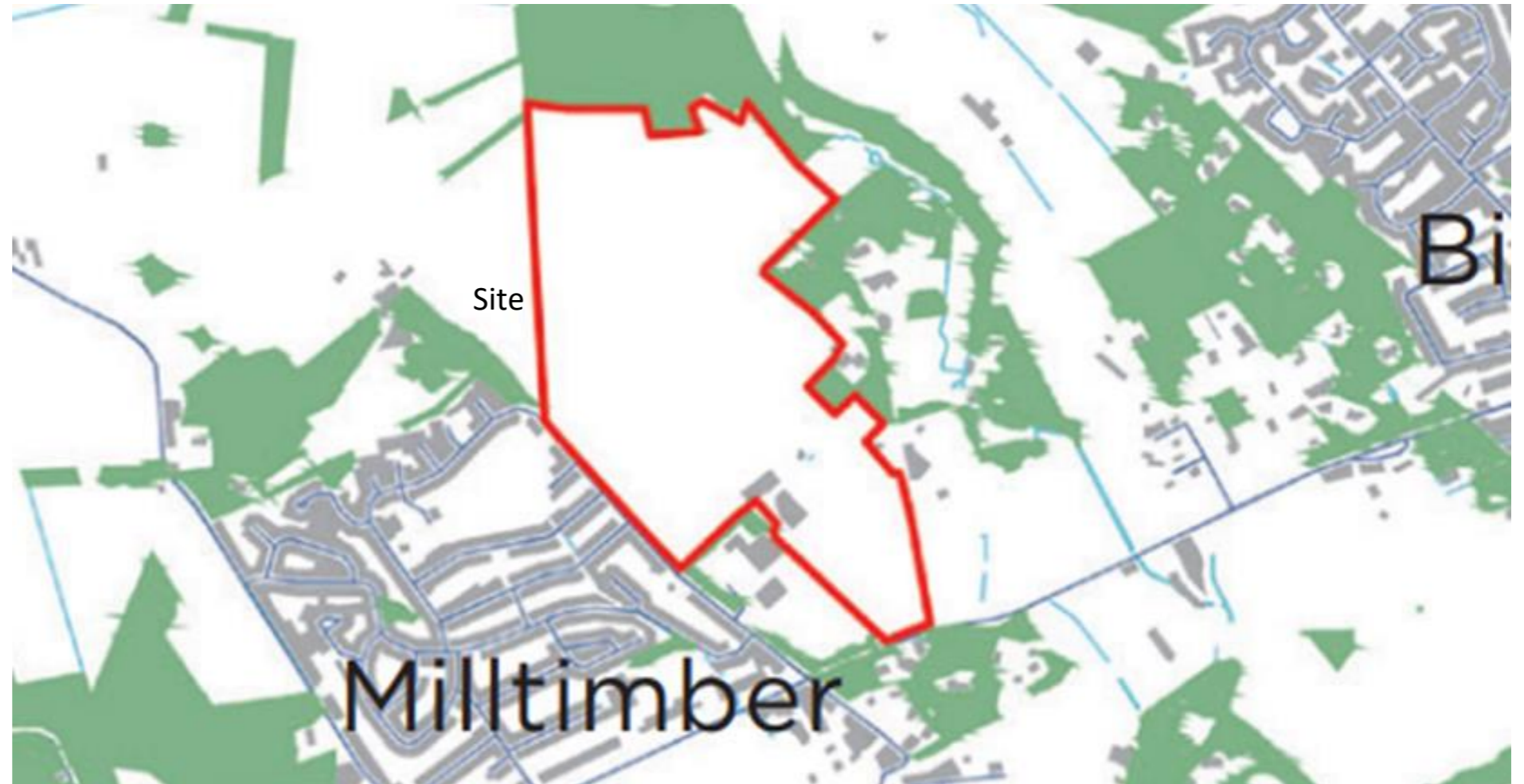
Neighbouring Development

The Oldfold Masterplan document sets out a development framework and design guidance for the OP48 allocation. It aims to:

“... create an attractive and well integrated expansion to the existing settlement of Milltimber.”

And describes how the development of that site could *“... respect the sensitive landscape setting of the Deeside Corridor and provide an attractive expansion to the existing settlement, creating a place that is in keeping with the distinct character along North Deeside Road. The site offers the potential to both create a highly desirable place to live ... and ensure that the social and environmental benefits of such an option are released.”*

Milltimber is located between the A93 to the south, Contlaw Road to the west and Binghill Road to the east. The village has grown northwards over the years from the A93 but retains its distinct character as an individual settlement along the Deeside Corridor. The Oldfold development has altered that character but was considered by the Planning Authority as an



Extract – Oldfold Framework & Masterplan Summary (context)

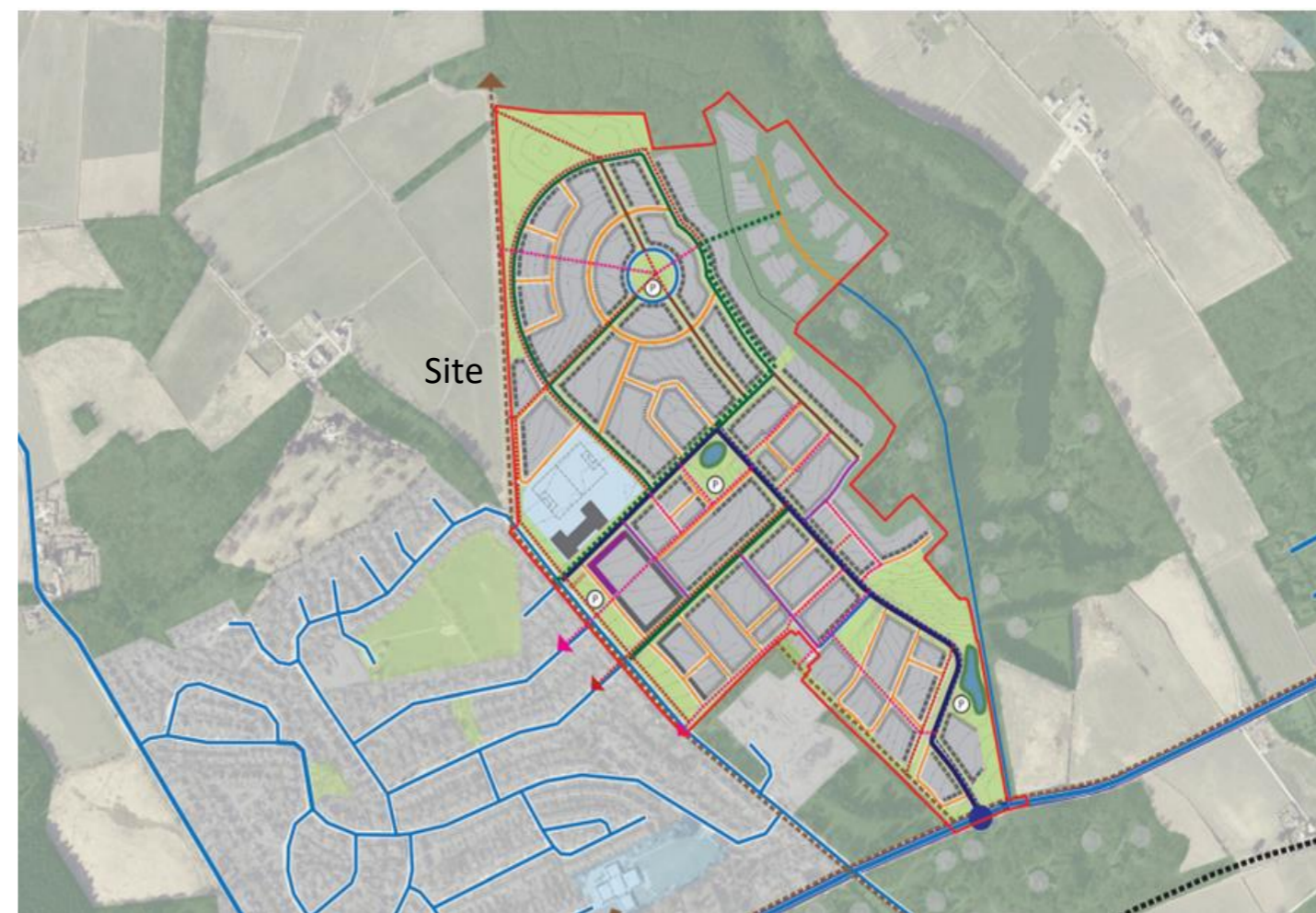
appropriate extension to Milltimber. The scale and location have been accepted it is now an active development site. Oldfold also includes 5Ha of business use and a new primary school site. The latter is located immediately adjacent to the proposed bid site at Binghill Farm.

Housing Land Deficit

Current housing land allocations haven't been delivering at the scale originally anticipated. This has created housing a delivery backlog and new housing allocations are required to deliver the City's housing requirements. The joint Strategic Development Plan



Extract – Oldfold Framework & Masterplan Summary (location)



Extract – Oldfold Framework & Masterplan

Main Issues Report, currently out for consultation, states that the 2,769 fewer houses overall and 3,000 fewer affordable houses were delivered in the 5 years to 2016 than required by the SDP and the HNDA. The existing allocations are therefore under delivering at a rate of 600 houses every year. Slow housing delivery is especially the case for larger sites with analysis

suggesting that only 10% of the housing originally proposed on the City's largest housing allocations.

The Planning Authority therefore needs to allocate additional housing land to help supplement that lack of delivery and catch up with demand. These sites should be in a range of locations and at a range of

scales to encourage a greater range of developers and offer choice to those looking to buy a new home. The City Council has suggested that sites up to 100 housing units are appropriate. This site meets that specified requirement.

3. PLANNING CONTEXT

Housing Strategy and Allocations

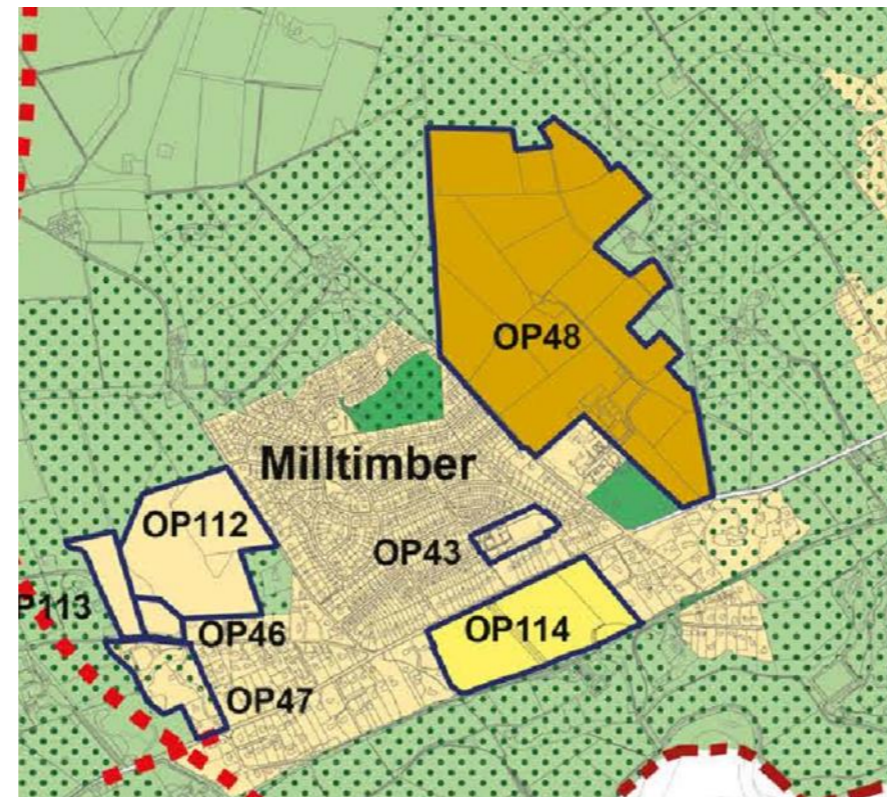
The SDP MIR identifies future housing need and a requirement for additional release of housing land across the City and Shire and the vision remains to create an attractive, resilient, prosperous and sustainable European City Region and an excellent place to live.

To do that the SDP Main Issues Report has set a target of 2,100 new homes every year between 2021 and 2025 and 2,200 new homes annually between 2026 and 2030. Beyond 2030 a further growth scenario is anticipated.

In terms of housing land, therefore, this bid is in line with the suggested site size and location from both the Strategic Development Plan MIR and the City Council's Call for Sites.

Current Local Development Plan

The site is presently zoned as Green Belt and Green Space Network. The adjacent Oldfold zoning was also Green Belt before it was zoned for housing suggesting that the current zoning need not be an issue when considering this bid. The constraints map

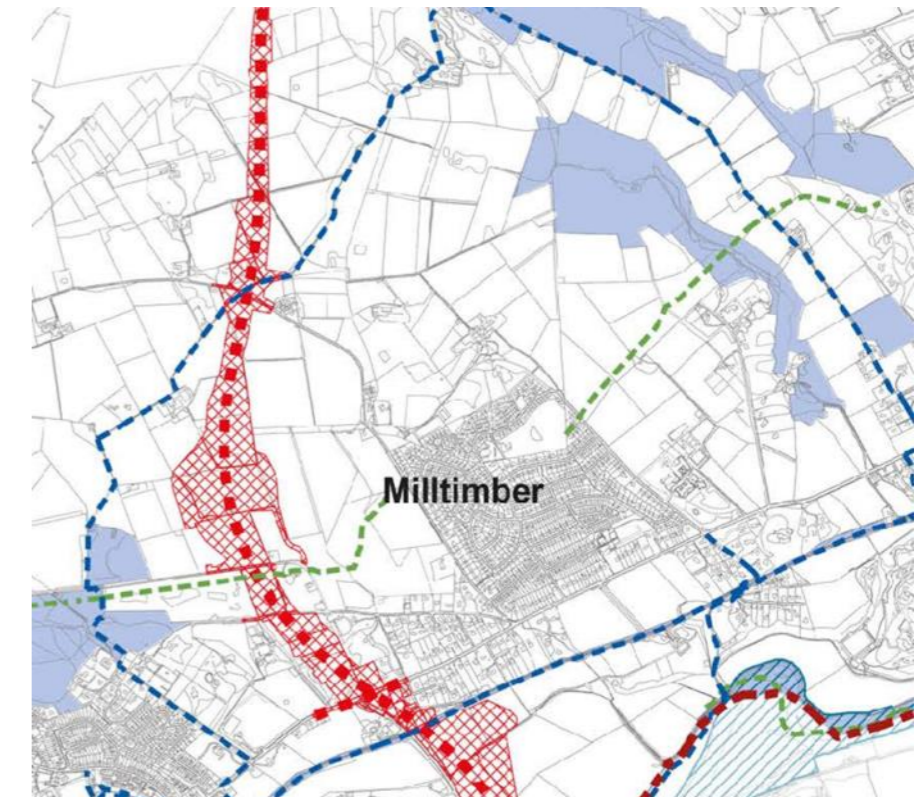


Extract – 2017 Aberdeen Local Development Plan

does not identify any significant development constraints to development.

Green Belt release is necessary on order to meet the Council's stated request for new greenfield sites of 100 houses or less. The Local Plan Review process is the mechanism where such releases can be considered. Green Belt policy protects land for 4 main reasons.

These are:



Extract – Oldfold Framework & Masterplan Summary (context)

- to maintain the distinct identity of Aberdeen and the communities within and around the City;
- to safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
- to maintain Aberdeen's landscape setting and
- to provide access to open space.

Identity - this area of Milltimber has changed considerably and will continue to become more

urbanised as a result of the 550 new houses, school, and employment uses immediately to the south of this site. Development of this site is therefore a sensible extension of an existing settlement. It would not detract from the distinct identity of Aberdeen.

Coalescence and Sprawling Development - The site does not create coalescence or sprawling development for the same reasons as set out above. Milltimber's character will be changed by the development of Oldfold and this is simply a small extension to that large scale expansion.

Landscape Setting - The landscape setting of Aberdeen is not undermined by this proposal. The site is the lower sections of fields immediately adjacent to a large allocated development site. It will be hidden by that development to the south and with careful design and layout can help secure the City's landscape setting in this location.

Access to Open Space - The proposals will improve access to the existing open space, with direct access to existing local paths for its residents. It will have no negative impacts on access.

This review has not identified any concerns in relation to the function of the Green Belt for this bid site. The rezoning of this specific bid site from the Green Belt would not undermine its overall purpose.

Planning and Design

At a national level the Scottish Government are pursuing both a housing delivery and design quality agenda. They are promoting 6 essential qualities of place:

- Distinctiveness
- Welcoming
- Safe a pleasant
- Easy to move around
- Adaptable
- Resource efficient

These will be adopted in the development of this bid. An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site, with its proximity to a new school and allocated employment land as well as existing local facilities and public transport routes will deliver on all of these.

4. INDICATIVE LAYOUT

The proposal is to allocate the land to the north of Oldfold OP48 for a new residential zoning for up to 100 homes.

Access will be taken from the south via an improved junction (note that the land to the west required for this is also in the ownership of the bidder) and will tie in with existing local path networks, including the aspirational Core Path to the south.

Pedestrian and cycle connections south to the A93 and Deeside Line will enhance accessibility and provide a choice of transport modes to and from the development.

The evidence in this bid suggests that this site should therefore be allocated for residential uses in the 2021 Local Development Plan.



Concept Drawing (NOT TO SCALE)