

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>	Land at Loirsbank Road
5.2	Site Address	Site to West of Loirsbank Road Cults Aberdeen
5.3	Postcode	AB15 9NE
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p>Yes / <input checked="" type="checkbox"/> No</p> <p>Details: N/A</p>
5.5	<p>Is the site currently being marketed?</p>	<p>Yes / <input checked="" type="checkbox"/> No</p> <p>Details: The site is owned and would be developed by Forbes Homes Ltd.</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>Please refer to attached OS Map of site</p>
5.7	Please provide the National Grid reference of the site.	NJ 895 027
5.8	What is the current use of the site?	Disused Agricultural Land
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>Yes / <input checked="" type="checkbox"/> No</p> <p>Details: Forbes Homes have completed sucessful 'Deeview' development of 8 properties on land to immediate east.</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	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: The site is owned by developer Forbes Homes Ltd	
6.3	Is the proposed site included in the ALDP2017?	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details: The site was however included in the previous Aberdeen Local Plan 2008 as Opportunity Site OP124 for residential development.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: The Council are aware of this site through Previous discussions with ACC Planning as part of Planning Application Ref: 111566	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Planning Ref : 111566 for erection of 4 detached dwellings (refer to Paper Apart)	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Yes, the site was pursued through 2012 & 2017 LDPs Please see Paper Apart.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> 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.)	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details: N/A	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	✓
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	<input checked="" type="checkbox"/> Yes / No Details: Properties will be sold on the open market	
7.3	Site Area (hectares)	ha	0.428ha
	Housing		
7.4	Approx. no of units.	4-5 Units	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	4-5 detached properties to tie in with the completed Forbes Homes Deeview development to the immediate east	
7.6	Affordable Housing Percentage	% The scale of development is unlikely to attract affordable housing	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes <input checked="" type="checkbox"/> No Details: N/A	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private	
	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:- 4-5 private homes	
7.14	Employment	m <sup>2</sup>	N/A
7.15	Retail	m <sup>2</sup>	N/A
	Retail		
7.16	Approx. floor area	m <sup>2</sup>	N/A

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

<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 / <input checked="" type="checkbox"/> No</p> <p>Details: The proposal will entail a local development which is not of a scale that requires public consultation.</p>
8.2	Will the proposed development be phased?	<p>Yes / <input checked="" type="checkbox"/> No</p> <p>Details:</p> <p>The development is small scale and would not require phasing</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, <input checked="" type="checkbox"/> 0-5, <input type="checkbox"/> 6-10, 10+
8.4	Expected development <b>completion</b>	Year, <input checked="" type="checkbox"/> 0-5, <input type="checkbox"/> 6-10, 10+
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: Forbes Homes own the site and have sufficient capital to deliver a small development of 4-5 homes on site</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>Yes / <input checked="" type="checkbox"/> No</p> <p>Details:</p> <p>The site is free of any constraints to development and could be delivered in early course post adoption of the new Plan</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.aberdeencity.gov.uk">www.aberdeencity.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	
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	✓
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	✓
	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 %)	30%
		No	
9.6	Has a flooding strategy been developed for the site?	<input checked="" type="checkbox"/> Yes / No Details: Please see attached Paper Apart and FRA	
9.7	Have discussions been had with the Council's flooding team?	<input checked="" type="checkbox"/> Yes / No Details: See attached Paper Apart	
9.8	Have discussion been had with Scottish Water?	<input checked="" type="checkbox"/> Yes / No Details: Scottish water were consulted as part of previous application for 4 units on site and had no objections	
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> )?	<input checked="" type="checkbox"/> Yes / No Details: See Paper Apart	
9.10	Is there <b>water</b> capacity for the proposed development?	<input checked="" type="checkbox"/> Yes / No Details: See Paper Apart	

	<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	✓
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	✓
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	✓
		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	✓
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	
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	✓

9.18	Will the site impact on any water courses?	Yes <input checked="" type="checkbox"/> 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>	Yes <input checked="" type="checkbox"/> No Details: N/A		
9.20	Is the development site within the airport safety exclusion zone?	Yes <input checked="" type="checkbox"/> No Details: N/A		
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes <input checked="" type="checkbox"/> 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		✓
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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: The site is located immediately adjacent to the built up area of Cults, the local road network has capacity to accommodate a development of 4-5 homes		
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes <input checked="" type="checkbox"/> No Details: N/A		
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station
		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
		Community facilities	✓	
		Local shops	✓	
		Sports facilities	✓	
		Public transport networks	✓	
		Primary schools		
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	✓
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	
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	<input checked="" type="checkbox"/> Yes / No Details: High speed broadband connection available adjacent to the site.	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / <input checked="" type="checkbox"/> No Details: N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: See attached Paper Apart.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / <input checked="" type="checkbox"/> No Details: N/A	
	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)	<input checked="" type="checkbox"/> Yes / No Details: Please refer to attached Paper Apart.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	✓
		Negatively impact the Network	
		Please justify your response: Please refer to attached Paper Apart.	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Details: N/A
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>	<input checked="" type="checkbox"/> Yes No Details: Cults primary has a falling school roll capacity. Please refer to attached Paper Apart

<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?	<input checked="" type="checkbox"/> Yes No Details: Please refer to attached Paper Apart

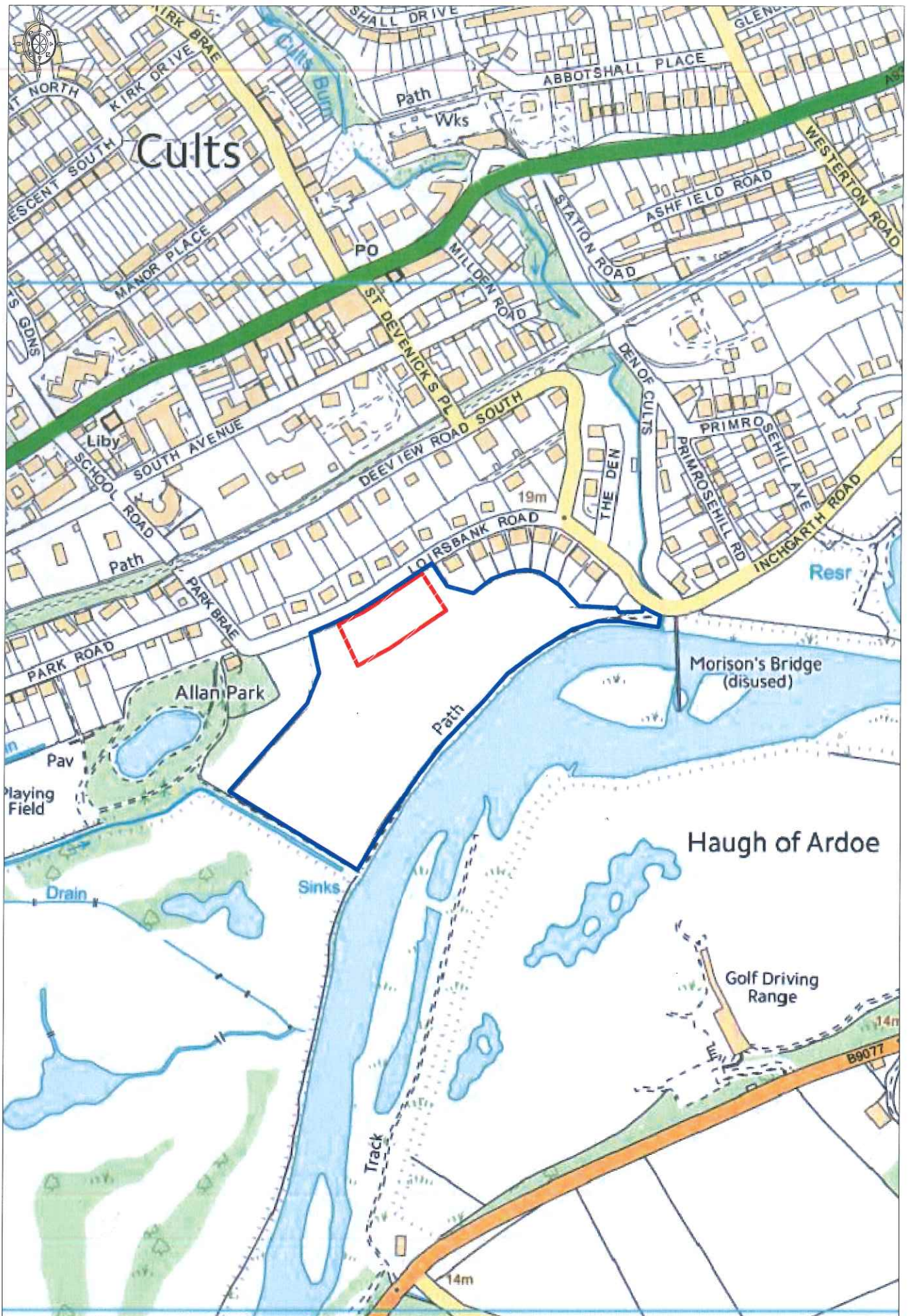
<b>12.</b>	<b>Masterplan Development Framework</b>	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	<input checked="" type="checkbox"/> Yes No Details: Please see attached indicative layout

<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		✓
13.2	Flood Risk Assessment	✓	
13.3	Drainage Impact Assessment	✓	
13.4	Habitat/Biodiversity Assessment		✓

13.5	Landscape Assessment		✓
13.6	Transport Assessment	✓	
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		✓

<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.	✓
		Please provide details of viability:  Please refer to attached Paper Apart.	

OS MAP - LAND TO THE SOUTH OF LOIRSBANK ROAD  
SCALE 1:5000 AT A4 SIZE



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**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW  
PRE-MAIN ISSUES REPORT 2018: DEVELOPMENT BID**

**PAPER APART: SITE AT LOIRSBANK ROAD, CULTS**

**Introduction**

This development bid is submitted on behalf of Forbes Homes Ltd for their land interests at Loirsbank Road, which lies to south of the popular suburb of Cults. The site which extends to 0.428 ha is disused agricultural land, lying between the recently completed and occupied Forbes Homes 'Deeview' development of 8 detached dwellinghouses to the east and recreational ground at Allan Park located to the immediate west. To the north the site is bound by Loirsbank Road, with established detached residential properties fronting from the opposite side of the road. The south is afforded a stunning outlook towards the River Dee valley and rolling Aberdeenshire countryside beyond.

Access to the site would be taken directly off Loirsbank Road, offering direct frontage as per the established development pattern in the immediate surrounding area.

**Site Plan**

Please refer to the attached OS Site Map. Figure 1 below illustrates an aerial view of the site within the context of the surrounding residential environment at Loirsbank Road. Forbes Homes recently completed development at 'Deeview' to the east can be clearly identified.



*Figure 1 – Aerial view of site  
(Not to Scale)*

**Q6. Legal and Planning History**

The site and adjoining land to the east was previously allocated as Opportunity Site 'OP124' through the 2008 Aberdeen Local Plan, Green Spaces – New Places for residential development and it was acquired by our client Forbes Homes Ltd on that basis. The allocation was subsequently carried forward into the Main Issues Report for the 2012 Local development Plan. Unfortunately however, the allocation was removed at the behest of Members at that time.

Planning Permission Ref: P101384 was granted for the erection of 8 houses on the eastern portion of the site forming a street frontage onto Loirsbank Road. Permission has been implemented and the 8 houses are now constructed and all occupied.

On examination into the 2012 LDP and in recognition of the approval of the planning consent of 8 units, the Reporter concluded that housing on that site would be seen as a minor addition to the established built up area, would not affect the setting of the City and would not have implications for coalescence. He also noted that the development of houses at Loirsbank road had blurred the previously clear distinction between residential development and countryside and had the effect of moving the boundary of the residential area to the south of the houses rather than the road. Accordingly, an allocation was made to reflect the approved consent for 8 units. The land to the west was however excluded due as it was deemed that potential flood risk had not be adequately addressed at that time.

The current bid site, was also pursued through the 2017 LDP process as site ref number B0916 for a development of 4-5 detached homes. ACC considered it undesirable for development sue to proximity to the River Dee SAC and perceived flooding/drainage issues.

### **Q7. Proposal**

The site is identified for a residential development and has the capacity to deliver around 4-5 detached family homes as well as appropriate access, landscaping and open space. The actual mix will be determined by market conditions at the time, however Loirsbank Road is typified by relatively large, detached homes set within ample plots. Cognisance of this would be taken into account when considering and preparing layouts and densities as any future planning application. Affordable Housing will be provided in line with developer obligations requirements at the time of development. No affordable housing partner, or details of tenure have been identified at this stage and this would be clarified as the process progresses.

### **Q8. Engagement and Delivery**

No public consultation has taken place in respect of this specific bid, nor there a statutory requirement to undertake this for a small scale local development of 4-5 homes. However, my client would be prepared to engage with the local Community Council to discuss the proposal should the site be allocated within the next LDP.

Given the small scale nature of the site, it is anticipated that it would be developed in one phase.

Forbes Homes Ltd is committed to submitting a planning application as soon as practicable after the site is allocated in the Local Development Plan and development would commence as soon as planning and necessary technical consents are issued and this is expected in year 0-5 post adoption of the plan. The expected completion of development of the site would also be in the 0-5 year plan period, subject to achieving necessary planning and building warrant consents.

### **Q9. Sustainable Development and Design**

**Exposure** The site offers good shelter from northerly winds being protected by existing trees and housing to the north.

**Slope** - The site is relatively flat, with a small incline toward the road to the north. Beyond the southern boundary, the land slopes down towards the River Dee.

**Flooding** - SEPA's Flood Risk maps show that there is medium to high risk of flooding from the River Dee SAC. A Flood Risk assessment has been prepared for the site and is attached as an appendix to this bid. It demonstrates that whilst there may be some loss of flood plain storage associated with the proposal, compensatory storage on a level-for-level basis has been allowed for in the proposal in

accordance with Scottish Planning Policy (SPP). Due to the proposed replacement of lost flood plain storage with compensatory, there would be no risk of flooding posed elsewhere as a result of this development. It is also worth noting that the proposed finished floor levels would actually be higher than those within the granted development to the east, which is now built and fully occupied and has no associated flood risk. This would result in the garden ground and finished floor levels remaining clear of the 1 in 200 year flood risk event plus approximately 20%. Flood risk should not therefore be highlighted as an impediment to the allocation of this site.

**Waste Water and Water** - In terms of waste water and water, due to the proximity of surrounding housing, connections would be available in the vicinity of the site. An extension to these would be required and new foul and surface water sewers will be provided to service the development. It is unknown at this stage if there is capacity in the waste water and water network, however, Scottish Water would be obligated to ensure appropriate capacity is provided should the site be identified for development. This would be investigated and agreed at the appropriate time and is not considered to be an impediment to development.

**Natural Conservation** – The site is currently designated as Greenbelt and Greenspace Network. A small element of which would require to be removed by the incorporation of this site into the surrounding residential designation of Cults. The Green Space Network is designated to protect the most important wildlife sites in the City. However given the relatively built up nature of Loirsbank road, with housing immediately surrounding the site, as well as the open nature of the site, lack of trees or any real landscape features, it is highly unlikely there would be any significant disruption to any wildlife habitats or species.

**Landscape features** - There are no landscape features contained within the site. Existing trees adjacent the site boundary to the west would be retained.

**Landscape fit** – As with any new Greenfield development there will be slight intrusion into the surrounding landscape, given that the site is currently undeveloped. Landscape was however addressed by the Reporter at examination into the previous 2012 LDP, who concluded that the site would be seen as a minor addition to the built up area and would not affect the setting of the City. There would be no justification in landscape terms for not allocating this site.

**Relationship to Existing Settlements** - The site forms a natural expansion of built up suburb of Cults, located immediately adjacent to established residential properties, as well as Forbes Homes recently completed neighbouring 'Deeview' development to the east.

**Land Use Mix** – The site will provide a small development of 4-5 new properties, with appropriate landscaping and open space. The exact layout and mix would be subject to a future planning application, however an indicative layout has been submitted in support of the bid.

**Heating/Low Carbon** - Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation in line with building standards regulations.

**Open Space** - The site will provide the required level of open space as per the current LDP allowing for appropriate private amenity space and landscaping within the plots, following a similar pattern to the completed plots to the east. Given the small scale nature of the site, significant areas of open space are not proposed, however future occupants would have access to open space and footpath networks to larger greenspace networks to the south towards the Dee as well as Allan Park to the west.

**Impact on Green Space Network** – Development of the site would lead to a loss of a small portion of the City's designated Greenspace Network. The Green Space Network is designated to protect the most important wildlife sites in the City. As highlighted above, the built up nature of Loirsbank road, open nature of the site and lack of trees or any real landscape features, makes it highly unlikely that there would be any resultant disruption to any wildlife habitats or species. Furthermore, my client proposes to enhance the area of land to the south, to allow potential future expansion of the Deeside Golf Course, thereby safeguarding this area of Greenspace network and Greenbelt land in perpetuity.

The site also a direct linkage from the existing footpath network through to recreational ground at Alan Park to the west.

#### **Q10. Education**

The 2015 School Roll Forecasts indicates that Cults Academy has a rising school roll which is forecast to be operating at 103% capacity by 2023.

Cults Primary is currently operating over capacity but is forecast to fall to 97% by 2023. There may well be some capacity for primary school pupils generated by this small scale development.

Developer contributions may therefore be required, to deal with Secondary education, however, this is not an impediment to development.

#### **Q11. Community Benefits**

The proposals provide benefits to the local community in the form of new housing which may attract further facilities and services to the area.

#### **Q14. Development Viability**

Cults is an affluent and popular location for housing within the city and Lorisbank Road is a very desirable location to live, offering attractive, peaceful surroundings, a short distance from the city's employment areas, all of which are easily accessible by bicycle and public transport links. There remains a strong interest in the area from the development industry, as can be seen from the demand for our client's 'Deeview' site next door which is completed and fully occupied. Forbes Homes is a local housebuilder, offering a bespoke product, finished to an extremely high standard.

Our client is confident that there is residual value following development of the site and the provision of necessary access, drainage and landscaping. There are no significant infrastructure constraints impeding this development from being delivered.

## **Flood Risk Statement**

This Flood Risk Statement has been prepared by Fairhurst on the instruction of Forbes Homes. It has been prepared in support of the proposed development of 4 units of housing at Loirsbank Road, Cults.

This statement will firstly describe the proposals and relevant local and national planning policies. It will then describe possible sources of flood risk and justify the basis for the view that the site is not at risk of flooding.

### **Development proposals**

A residential development comprising 4 detached dwellings is proposed by Forbes Homes at Loirsbank Road, Cults. The development will front onto Loirsbank Road. The site is located in predominantly open ground to the south of Loirsbank Road in the vicinity of its junction with Deevie Road South. It is bounded to the south-east by open ground falling towards the banks of the River Dee. The site location is shown on Fairhurst drawing no. 91116/0001B.

The development comprises four medium to large detached houses. The plots have been numbered for reference Plots 1 to 4 running from east to west. The site layout is shown on Mackie Ramsay Taylor (MRT) drawing no. 1839/L(00)01 Rev E and 1839/L(00)05 Rev C.

The site of the proposed development lies to the west of an adjacent Forbes Homes development comprising 8 detached dwellings fronting onto Loirsbank Road. Planning consent was granted for the adjacent development in 2010.

The site of the proposed development is the subject of a separate planning consent for formation of an agricultural access, including field gates. The two proposals are mutually exclusive.

### **Existing site topography**

Loirsbank Road falls gently to the east and west from a high point at a level of about 18.1m at its junction with Deevie Road South. A low point to the east of Plot 1 lies at around 15m and the road then rises again, reaching a level of approximately 16m at the location of the westernmost house, Plot 4 falling to about 15m at Plot 1. The existing ground within Plots 1 to 4 is set lower than adjacent road level, falling steeply away from the road to the south-east to a level of about 10m, and then falling more gently towards the banks of the River Dee.

The southern boundary of the site is set approximately 25m from the rear of the new houses and varies in level from about 7.2m to 9.7m. The lowest part of the site is at the south-eastern boundary of the site at the boundary between Plots 2 and 3, which is at approximately the 7.2m contour. The River Dee floodplain to the south-east is at a typical level of about 7m.

### **Proposed development levels**

MRT drawings 1839/L(00)06 and 1839/L(00)07 also presents sections through the site at the location of each proposed house. The houses on Plots 1 to 4 are on infill in order to provide access at first floor level from Loirsbank Road. The designs involve a lower floor at the rear of the house. The lowest proposed house floor level is at Plot 1, where the proposed finished floor level of the lower floor is 12.30m. This compares to the finished floor level of 12.2m at Plot 8 in the recently completed houses to the east.



## Planning policy

**Local Planning Policy:** At the time of submission of the planning application for the current proposals, the proposed development site was identified for housing in the extant 2008 Aberdeen Local Plan. The Main Issues Report for the subsequent Local Development Plan carried forward the site for development. However, it was excluded from the Local Development Plan when adopted in February 2012.

Flooding is considered within Section 3 of the current LDP. This explains that development will be assessed in accordance with the Scottish Planning Policy Risk Framework. To ensure that proper precautions are taken against the risk of flooding, Policy NE6 – Flooding and Drainage lists 4 criteria which if met would suggest that development should not be permitted. These can be summarised as:

1. it would increase the risk of flooding:
  - a) By reducing the ability of the functional flood plain to store and convey water;
  - b) Through the discharge of additional surface water; or
  - c) By harming flood defences.
2. it would be at risk itself from flooding;
3. adequate provision is not made for access to watercourses for maintenance; or
4. it would result in the construction of new or strengthened flood defences that would have a significantly damaging effect on the natural heritage interests within or adjacent to a watercourse.

Policy NE6 states that applicants will be required to provide an assessment of flood risk where a development is likely to result in a material increase in the number of buildings at risk of flooding or where it has been identified in the opportunity sites schedule that one will be prepared. Appendix 2 of the LDP indicates factors relevant to the opportunity sites. It is noted that planning permission has been granted for 8 houses within the adjoining OP136. No requirement for a flood risk assessment is noted.

**Scottish Planning Policy:** Scottish Planning Policy (SPP) is a statement of Scottish Government Policy on land use planning. Published on 4 February 2010, the SPP consolidates the existing SPP and NPPG series of guidance.

The topic of flooding and drainage is discussed in paragraphs 196 – 211. It is explained that flooding is a natural process which although can not be prevented, can be managed. Paragraph 197 states that '*development which would have a significant probability of being affected by flooding or would increase the probability of flooding else where should not be permitted*'. It is therefore the responsibility of the planning authority to have regard to the risk of flooding when preparing development plans and determining planning applications.

Paragraph 204 describes the basis for planning decisions made in relation to flood risk. A risk framework is provided which divides flood risk into three categories and outlines an appropriate response to each. It goes on to list a number of criteria which should be considered when applying the framework. They are stated as:

- the characteristics of the site;
- the use and design of the proposed development;
- the size of the area likely to flood;
- depth of water, likely flow rate and path, rate of rise and duration;
- existing flood prevention measures – extent, standard and maintenance regime;
- allowance for freeboard;
- cumulative effects of development, especially the loss of flood storage capacity;

- cross boundary effects and the need for consultation with adjacent authorities;
- effects of flood on access including by emergency services;
- effects of a flood on proposed open spaces including gardens; and
- the extent to which the development its materials and construction are designed to be water resistant.

**PAN 69 Planning and Building Standards Advice on Flooding (August 2004):** PAN 69 provides background information on best practice to prevent development which would have a significantly high probability of being affected by flooding or would increase the probability of flooding elsewhere.

### **Sources of flood risk**

The following potential sources of flood risk have been considered:

*Fluvial flooding:* The site is set on rising ground adjacent to the River Dee. Where sites are located in the vicinity of a watercourse it is necessary to consider fluvial flood risk. Accordingly, information has been obtained from a previous study. It has been concluded that the site is located outwith the functional floodplain of the River Dee and is protected against flooding to the standards required by national and local planning policy. This is set out in more detail below.

*Overland flow:* Flood risk arising from overland flow from extreme pluvial events that exceed the capacity of surface water sewers has been considered. A small area to the north and north-west of Loirsbank Road falls towards the site. However, any overland flow reaching Loirsbank Road is likely to flow down Loirsbank Road, towards the low point east of Plot 1. Water may pond to a shallow depth before spilling south towards the River Dee. The design of the entrance to each plot will ensure that surface water is directed away from the houses.

*Sewer flooding:* Flood risk from sewers has been considered. The proposed houses are set below the level of the adjacent road. The design of the entrance to each plot will ensure that any sewer flooding occurring outside the plot is directed away from the houses. The design of foul drainage and sanitary fittings within each plot will ensure that backflow of sewage cannot occur.

*Groundwater flooding:* The site is not considered vulnerable to groundwater flooding because of its sloping topography and location.

*Infrastructure failure:* No potential source of flooding from infrastructure failure has been identified.

*Coastal flooding:* The site is not subject to coastal flood risk as it is set above possible sea levels.

### Previous studies on fluvial flood risk

A study on flood risk from the River Dee was carried out by consultants on behalf of Aberdeen City Council and Aberdeenshire Council. The study report, entitled River Dee Flood Study Final Report was issued in December 2004. This study extended from Aberdeen Harbour upstream to Park flow gauging station and covered the reach of the river adjacent to the Loirsbank Road site. The study included hydrological assessment of the River Dee and its various tributaries between Park and the sea, based on the Flood Estimation Handbook methodology, and construction of a numerical hydraulic model to allow prediction of water levels in flood events. The numerical model was based on extensive cross-section surveys of the river.

As part of the study, water levels were predicted for events up to 1 in 200 year return period. In addition, model runs were carried out for a 20% increase in flow rates to take account of the possible future effects of climate change.

Model output for the Loirsbank Road site for the 1 in 200 year event has been obtained from the study report Appendix D.1. Model output for the 1 in 200 year event plus climate change allowance has been obtained from the Councils' consultants.

Location	Water level (m AOD)	
	200 year	200 year + 20%
Left bank floodplain adjacent to Loirsbank Road	10.95	11.57

The recommended methods of flow prediction in the Flood Estimation Handbook have been revised since the Council study was carried out in 2004. In addition, further years of record are available at local gauging stations on the River Dee. A re-assessment has been carried out of the flow predictions at Park gauging station, which were used as input to the numerical model. Predicted flows using current methodology and data are significantly lower than those used in the 2004 study. It has been concluded that the 2004 study predictions are conservative and their use provides an additional factor of safety. Water level predictions used in this assessment originate from the 2004 study.

### Fluvial flood risk to site

The extent of the 1 in 200 year event plus 20% increase in flows to allow for climate change is shown on Fairhurst drawing no. 91116/2600. The majority of the area of the plots is below the 1 in 200 year plus climate change event level, but the access to Loirsbank Road at the front of the plots is well above the predicted flood level.

### Flood protection proposals

The proposed infill within the house plots will bring ground levels in front of and around the houses above predicted flood levels. The proposed minimum house floor level of 12.30m at Plot 1 provides a freeboard of 730mm above predicted flood level of 11.57m in the 1 in 200 year event plus 20% increase in flows to allow for climate change.

Parts of the rear gardens of all four plots will remain within the functional floodplain of the River Dee based on the 2004 Aberdeen City/Aberdeenshire study and may be subject to periodic inundation.

### **Access and egress during emergencies**

A safe egress route to higher ground and access for emergency services during flood events on the River Dee is available. The route is from Loirsbank Road via Deevie Road South and St. Devenick's Place to the A93 North Deeside Road.

### **Floodplain storage**

Infilling is referred to within SPP as landraising, which involves permanently elevating a site above the functional flood plain. Landraising within the functional floodplain of the River Dee will result in a loss of floodplain storage volume. The loss of storage volume is very small relative to the natural storage within the River Dee system and is unlikely to result in any detectable alteration in flood levels. However, SPP requires that proposals for landraising should:

- be linked to the provision and maintenance of compensatory flood water storage to replace the lost capacity of the functional flood plain,
- have a neutral or better effect on the probability of flooding elsewhere, including existing properties,
- not create a need for flood prevention measures elsewhere,
- not create islands of development but should adjoin developed areas outwith the functional flood plain, and
- be set back from the bank of the watercourse.

In order to comply with SPP requirements on landraising, compensatory storage proposals have been prepared. The proposals are shown on Fairhurst drawing no. 91116/2601 Rev J. The compensatory storage has been designed to provide at least level-for-level compensation in accordance with SEPA guidance. The storage volumes lost and provided are detailed on the table on drawing no. 91116/2601 Rev J. The volumes of compensatory storage provided exceed the volume lost at each increment of level.

### **Conclusion**

The proposed development site is protected against flood risk from fluvial flooding from the River Dee to an acceptable standard. A freeboard has been provided above the 1 in 200 year flood level including allowance for climate change. The standard of protection is in accordance with local and national planning policy. Potential flood risk from other sources has been addressed in the design of the plots.

Part of the site lies within the functional floodplain of the River Dee. There is a loss of floodplain storage associated with the proposal. Compensatory storage on a level-for level basis is required and has been allowed for in the proposal in accordance with Scottish Planning Policy.

No effects on flood risk elsewhere are anticipated due to the replacement of lost floodplain storage with compensatory storage at the appropriate level.

It is concluded that the site can be developed in accordance with national and local policy regarding flood risk.

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