

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)	Craighill - Loirston
5.2	Site Address	Land at Craighill
5.3	Postcode	
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: Contained within supporting documents Site Location plan Supporting Statement
5.7	Please provide the National Grid reference of the site.	393297801898
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	✓
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: Churchill Homes	
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?	No Details:	
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)	No Details:	
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:	

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?	N/A										
7.3	Site Area (hectares)	1.6										
	Housing											
7.4	Approx. no of units.	30										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	It is intended that the development would provide a range of housing to contribute towards the mix in the wider development.										
7.6	Affordable Housing Percentage	25% or in accordance with Council prevailing Council policy.										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Details: To be confirmed.										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private housing for sale and affordable housing.										
	Employment											
7.9	Business and Office	0m ²										
7.10	General Industrial	0m ²										
7.11	Storage and distribution	0m ²										
7.12	Other Please specify	0m ²										

	Mixed Use (Please provide as much detail as possible on each use class)	
7.13	Housing	
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 Details:</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	The development would in large part be completed within the first 5 years of the plan.
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No Details: Development funding will be provided by Churchill Homes.</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>

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 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	✓ (approximately 1 in 22)
	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 flood maps to determine the risk)	
		Little or No Risk	
		There are very small areas of pluvial flooding identified. It is not apparent on-site why this would be the case, but the development would incorporate SUDS and suitable drainage to ensure that there is not risk to properties.	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	✓
9.6	Has a flooding strategy been developed for the site?	No Details:	

9.7	Have discussions been had with the Council's flooding team?	No Details:
9.8	Have discussion been had with Scottish Water?	Yes Details: There is an understanding of the technical requirements through the development framework. The onsite requirements will be delivered by the developer and off site requirements will be delivered by Scottish Water with possible contributions from Landowners/ developers.
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	As per 9.8.
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-	As per 9.8.

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	✓ See supporting statements for further details.
		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	✓ See supporting statements for further details.
9.16	Land use mix (will the development contribute	No contribution	

	to a balance of land uses, or provide the impetus for attracting new facilities?)	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?	No Details:			
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 Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
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:			
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	✓	✓	✓
		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			✓
		Primary schools			✓
The development is located on the edge of the development framework area for Loirston and access to facilities and public transport will be delivered by association.					

9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	No available connections	
		Limited range of connections	
		Good range of connections	✓ The site has a connection via the Core Path network and existing footpaths.
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?	No Details: Connection will require to be provided.	
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?	Details: Detailed design of the properties will proceed at a later stage in the planning process. An investigation of the most efficient measures to achieve the requirements will be undertaken at the detailed stage.	
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)	<p>Yes</p> <p>Details:</p> <p>This location has excellent access to the countryside, and woodland walks and areas for informal recreation.</p> <p>The calculation within the current policy would suggest that there is a requirement for</p> <p>$2.6 * 30 = 78$ people</p> <p>0.078 (78 as a proportion of 1000) * 2.8ha = 0.2ha.</p> <p>The site area is 1.6ha and there would be an expectation to include increased level of open space. The 1.4 ha remaining provides a density of 21 dwellings per hectare which is in accordance with the densities proposed for the surrounding development framework and allows for increase open space provision.</p>	
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 see supporting statement and site proposals.	

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	<p>Details:</p> <p>A new secondary school will be opening at Loirston for the 2018/19 school year. A primary school adjacent to the secondary school has been agreed as a part of the first in principle approval at Loirston, reference 130892. These facilities will provide close access to education designed to accommodate development in the surrounding area. It is anticipated that the primary school will have been delivered prior to completion of this development. There are interim solutions for providing education capacity including Kirkhill and Charleston primaries, although the site is located within the Abbotswell catchment. There is capacity shown within Kirkhill and Abbotswell at present.</p>

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: Delivery of housing to meet market demands and delivery of affordable housing.

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 Details: Existing Development Framework adopted for the wider Loirston development.

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		
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)		
	Supporting Bid Statement	✓	

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	✓

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.

Please provide details of viability:
The land is in control of Churchill Homes, who also control land within the existing allocation. With connections delivered by initial phases of development there is no concern regarding the viability of this proposal.



Supporting Bid Statement

Craighill - Loirston

IAAB180030

Churchill Homes

28 May 2018

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1 INTRODUCTION AND BACKGROUND

This statement has been prepared in support of Churchill Homes interests at Loirston. The site is allocated in the Local Development Plan as OP59. The allocation also includes land owned by Muir Group and Aberdeen City Council. Aberdeen City Council and Muir Group have secured planning permission for 1,067 homes and 8 hectares of employment land, planning reference 130892.

The Local Development Plan restricted development at Loirston to 1,100 homes within the first phase of the Plan up to 2017. With the adoption of the new Local Development Plan in 2017 the remaining land at Loirston has now been released.

Churchill Homes have legal control of 26 hectares within the allocation, land outlined in Blue within Figure 1, and with the allocation confirmed are now preparing an application for planning permission in principle for their interest in the site to enable to delivery of a residential development on this portion of the allocation in accordance with the Development Framework¹.

This submission has been prepared to confirm Churchill Homes' commitment to the delivery of the site at Loirston and to request the inclusion of a 1.6 hectare area of additional land for residential development for the next plan period from 2022.

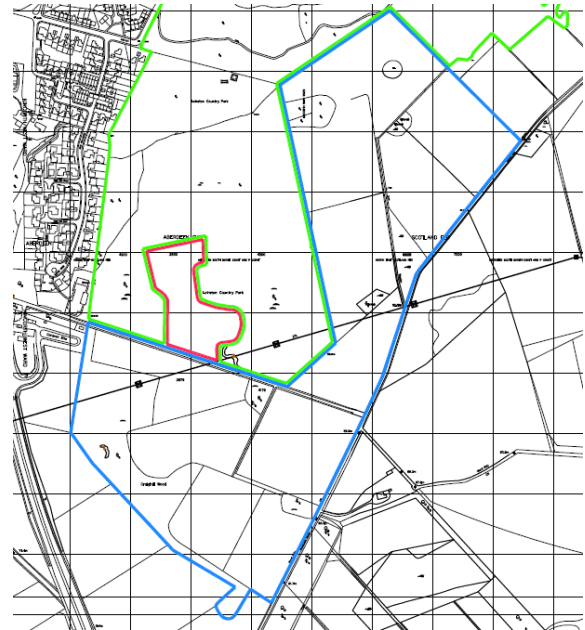


Figure 1: Site location

The additional land is identified in Figure 1 outlined in red, currently identified as Green Belt and Urban Green Space within the Local Development Plan although as described within this submission this land does not contribute towards these objectives and can usefully contribute to the future housing land supply within, and connected with, and area already identified for strategic growth. The green line identifies the extent of the Local Nature Conservation Site.

2 CHURCHILL DELIVERY PROGRAMME

The land at Loirston was split over two phases of the Local Development Plan and the entire site only released for development from 2017. With the full allocation having now been confirmed progress is being made to take forward the planning permission for the land within Churchill's ownership (as identified in Appendix 1) to add to the delivery of housing at Loirston. The draft Housing Land Audit 2018 has identified that development at Loirston is due to commence in 2018, once permission is granted for the whole site delivery of different parcels of land can be brought forward by each developer / landowner to deliver increased housing outputs to meet market demand. Once the roads infrastructure for the development has been established, there will be no constraint to increased housing delivery. This enabling infrastructure will be in place by the adoption of the next Local Development Plan and

¹ Loirston Development Framework November 2012:
https://consultation.aberdeencity.gov.uk/planning/supplementary-guidance2017/supporting_documents/OP59.Loirston.DF.2017.PP.pdf

additional housing (or land remaining undeveloped) at Loirston will continue to contribute towards the effective land supply during the next plan period.

3 PROPOSED ADDITIONAL LAND FOR RESIDENTIAL DEVELOPMENT

This bid has been submitted to request the inclusion of a 1.6 hectare site as an allocation for residential development of approximately 30 homes.

The development is located on an area of improved grassland outwith the Local Nature Conservation Site. The development will connect to the street structure of the wider Loirston development and provide pedestrian access to Kincorth Hill. The development will benefit from views to the City and will create an attractive housing development in keeping with the vision established for the wider Loirston development area. Further details on how this will be achieved is explained in Section 4.

An allocation of this site will add additional housing land supply and flexibility that can be serviced by infrastructure in the delivery of the wider Loirston development.

4 FIT WITH LOIRSTON DEVELOPMENT FRAMEWORK

The Local Development Plan references a Development Framework prepared for OP59 Loirston. The purpose of this Development Framework is to provide Supplementary Guidance describing a Framework for a future application for Planning Permission in Principle. It describes a residential-led mixed-use development of up to 1500 residential units, supporting retail, service and community uses and employment land. It has been prepared following consultation with the community and other key stakeholders including Aberdeen City Council.

The proposed additional land was not included within the Loirston Allocation and it did not form part of a previous bid for allocation in the Local Development Plan. No specific consideration to this site was made within the Development Framework, but given the proximity and the similarities in location this is a site that will be designed to conform to the wider objectives of the Development Framework.

Landscape and visual

There are two high points around Kincorth Hill to the north east of the proposed site of approx. 99/100m located within the Local Nature Conservation Site. The northern part of the OP59 allocation is on the land sloping from these points and the Loirston allocation site as a whole is largely located within the 85-90m contour, with some smaller sections on higher ground. The areas on higher ground have been typically identified as low density, as identified on page 53 of the Development Framework.

The principle landscape features that are noted as shaping the design response for the OP59 site have been identified in the Development Framework report within Section 5.2 Development Structure and the features identified are:

- Loirston Loch
- Existing watercourses
- Miscellaneous Landscape features (woodland, shrub etc.)
- Drystone dykes

The Development Framework identifies that there are important views to retain, much of which relates to views to Loirston Loch. There are views to the city and north west from areas closer to Kincorth Hill and the design has provided for views within the development to the city. There are also views south east to

Cove and the sea. The Framework avoids the highest points within Kincorth Hill and whilst there will be views of the development the approach within the adopted Framework does not detract from the landscape setting of the city and helps to create a legible, coherent settlement that is rooted in its place.

Flooding and Drainage

The site is not identified as being at risk of flooding. Surface water drainage will be dealt with on-site or in designed to combine with the wider drainage strategy and will ensure that there is no increase in run off and that water receives the adequate levels of treatment.

Access and Accessibility

Access is available to the site currently via a farm track between the Stonehaven Road and Redmoss Road. This road is also identified as a Core Path. Access in the area will be completely redeveloped with the wider proposals at Loirston. Churchill Homes have control of the surrounding land and there will be no difficulty in providing access. The Development Framework currently shows access along part of this road to serve development blocks C1 and C2 and the extent of the improved road would simply be continued to provide access to an additional development block.

The main points of access to the wider development are to be taken from Wellington Road and will serve as the primary route through the development. This has been designed for the new community and this additional site can be easily accommodated within this design.

Pylons

There are High Voltage overhead lines that pass through the Loirston allocation. There requires to be a minimum clearance from the cables for safety, and a minimum distance must be protected between the cables and any new development for safety reasons. This has been designed into the Development Framework with areas of local and neighborhood open space within this corridor. The overhead line would not pose any difficulty for the delivery of this additional land.

Density

The density of the development blocks on the higher ground has been identified as between 25 and 37 dwellings per hectare. The proposal for this site of 30 homes fits within this identified range with the inclusion of open space incorporated within the development.

5 ASSESSMENT OF EFFECTS OF PROPOSAL

Loss of Green Belt

The site is located within the Green Belt within the Local Development Plan. However, in undertaking a review of the Local Development Plan this designation also requires to be reviewed in light of a need for any new greenfield allocations for development. With the exception of urban areas and existing development allocations all land within the city boundary is designated as Green Belt.

Scottish Planning Policy identifies that the purpose of a Green Belt is to direct development to the most appropriate locations, protect and enhance the character, landscape setting and identity of the settlement; and protect and provide access to open space.

Scottish Planning Policy identifies that the Purpose of the Green Belt is to support the spatial strategy by:

1. directing development to the most appropriate locations and supporting regeneration;
2. protecting and enhancing the character, landscape setting and identity of the settlement; and
3. protecting and providing access to open space.

1. Directing Development to the most appropriate locations

The strategy for growth identified in the National Planning Framework for Scotland and the Strategic Development Plan identify that much of new housing growth in the region will be in strategic growth areas. The growth areas include the Aberdeen City local authority boundary, where this site is located. The Strategic Development Plan Main Issues Report identifies that *"There has been widespread support for this strategy over almost 10 years, with few suggestions for another approach. Indeed, the motivation behind the shift to public transport is now even stronger, based on air quality, climate change and the Aberdeen City Centre Masterplan. This shows the need to significantly reduce the number of cars coming into the city centre, while increasing the number of pedestrians and the range of uses within the area."* There is no change proposed by the Main Issues Report to the broad structure of the spatial strategy and there is confidence that Aberdeen City will remain a focus for future growth and consequently a need for new residential allocations.

2. Landscape Character

The area to the south of the additional land has already been identified as a location for greenfield development with an allocation for a mixed-use residential development, identified as OP59. This proposal extends to an area covering approximately 1.6 hectare of improved grassland classified in accordance with the Integrated Habitat System. The land is secondary (3.2 grade) agricultural land, but with wider development no longer suitable for this use. Aberdeen City is identified as part of the spatial strategy and new allocations will require to be identified to meet future housing need and demand. The development proposals for Loirston avoid the highest points within Kincorth Hill, but ensure that the development is designed to take advantage of the views available from the site to the city and to Cove and the sea. This site is located at the same level as the surrounding development and will not have a detrimental effect on the landscape setting of the surrounding area. From Aberdeen the views available to the south and Kincorth are mixed with views to the residential areas and the hills and this development will not alter this general character.

The Landscape Character Assessment of Aberdeen (1996) identifies that the city landmarks can be roughly categorised as topographical, archaeological or historical, and prominent modern buildings or structures. Of the topographical features, the hills which most commonly occur in views from within the

city are Brimmond Hill, Tyrebagger Hill, and Elrick Hill to the west; and Tullos and Kincorth hills to the south.

Tullos and Kincorth hills have a less distinctive outline, but their high ridge forms a skyline feature on the southern edge to the city. The barrier the hills present when travelling from the south or west means a heightened "sense of arrival" on seeing the city suddenly opened to view from a relatively high viewpoint.

In allocating the development at Loirston the Council identified the site for development acknowledging that the scenic quality of the area is compromised by intrusive buildings, pylons and overhead cables, and radio masts. It was the Council's submission that the development of a stadium (now approved elsewhere) and landscaping of the land to either side of the A956 could create a gateway feature for Aberdeen. The Reporter in conclusion of the examination in 2011 agreed and stated *"the Loirston area identified as opportunity site OP77 offers the potential to limit the impact on the landscape setting of the city as a whole, while still safeguarding the key features of the loch and Kincorth Hill, together with habitats and species of particular natural heritage interest. Its proximity to the existing residential and industrial areas and its accessibility to both Wellington Road and the A90 trunk road at the Charleston junction are significant advantages, particularly once the Aberdeen Western Peripheral Route is implemented."*

The landscape conservation objectives of this area within the Landscape Character Assessment were to:

- Retain the undeveloped character as a contrasting backdrop to the city and
- Keep skyline free from development.

The proposed site is located toward the south west of Kincorth Hill and is screened from views by gorse and trees as seen in Figure 2. The site is located further to the east from the main ridge line and the highest points at Kincorth Hill. There is also existing housing visible along Leggart Terrace and to the South west of Kincorth. A low density development incorporating landscaping will not alter the character of this area in any significant way.



Figure 2: View from north looking towards Kincorth Hill

The proposed site is contained within the same levels of the rest of the OP59 allocation. The site does slope east to west and as with other parts of the wider development there will be some views out towards the city as can be seen from the north west corner of the site, Figure 3. A low density response to design and design can maximises this outlook will create an attractive development and a good addition to the emerging proposals at Loirston.



Figure 3: View from north west of site

The landscape conservation objectives of this area can be maintained through development of this site as the higher ground within the Kincorth Hill area is retained free from development maintaining a natural skyline when viewed from the city.

3. Access to Open Space

There is a vast area of open space at Kincorth Hill, which is publicly accessible. The proposed development does not result in the loss of this space or any of the local open space proposed as a part of the Loirston Development Framework. This proposal will in itself make provision for open space and improved access from the Loirston development to Kincorth Hill will be provided.

Green Belt Conclusion

In reviewing the site location against the Green Belt objectives is considered that the site would provide a suitable release of greenfield land for the following reasons:

- The development would add additional land to a strategic allocation working with the current spatial strategy.
- The site has minimal landscape impact and a design in accordance with the Development Framework can mitigate this impact.
- The development would not result in the loss of public open space.

Kincorth Hill Local Nature Conservation Site (LNCS)

From 1st Edition Mapping (1842-1882) Kincorth Hill was an area of woodland (Stoneyhill Wood). Within the woodland there was extensive quarrying within the area. Stoneyhill Quarries. Within later editions the quarries are named as Kincorth Quarries and Kincorth Hill.

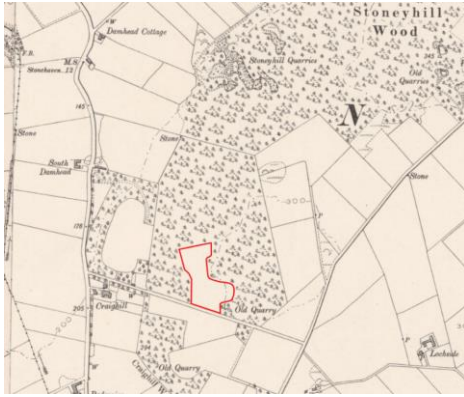


Figure 4: OS Map 1890

The area of additional land proposed has not formed part of the woodland at any point, the site location is marked on the 1890 OS maps in Figure 4 and the field boundaries have not changed since. There is a smaller quarry identified to the south east of the site and there is quarrying in the surrounding area. However, the historical use of the proposed site would most likely have been for agriculture.

The area around Kincorth Hill is surrounded by housing on three sides and moorland, agricultural land, housing and woodland on the remaining boundary. The hill is covered by an extensive network of paths of varying condition and has a small informal parking area. The site is well used by school groups

and local people for walking, jogging and wildlife observation. The site adjoins back gardens of the neighbouring houses and is readily accessible from a number of points from the adjacent housing estate.

The key environmental assets of the site include heathland (both wet and dry), extensive gorse scrub, grassland, small coniferous plantations, small broadleaved plantations and a small artificial pond. Habitat improvement has focused on preserving the heathland as it is of greatest environmental significance at a national level. Heathland is becoming increasingly rare nationally and both the heath and grassland are threatened by scrub encroachment and invasion by non-native conifer species. There is potential to enhance the nature conservation value of the reserve through habitat management. There is also potential to increase the educational use of the reserve particularly by local schools.

Kincorth Hill is identified as a LNCS and Aberdeen City Council Local Conservation Sites Booklet describes Kincorth Hill as *"part of 'the Gramps' and is one of the largest remaining areas of semi-natural vegetation in the Aberdeen City region. It is dominated by gorse/broom and willow scrub with dry heathland on the higher ground. Scattered trees, neutral grassland and small patches of wet heathland are also present. The proximity of the site to residential areas of the City makes it an important recreational and educational resource. The majority of Kincorth Hill is classified as a Local Nature Reserve"*

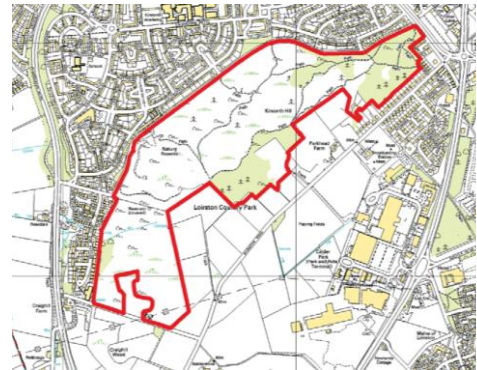


Figure 5: LNCS Kincorth Hill

The proposed site is outwith the designated LNCS as demonstrated in Figure 5. The site is improved grassland and represents none of the characteristics identified of the LNCS. The LNCS is largely surrounded by development and the proximity is not considered to have any influence on the features of this area. The development will improve informal access and to this part of the LNCS from the new development areas at Loirston.

6 CONCLUSIONS

This submission has been prepared in support of the existing proposals at Loirston and a proposal for an addition to the allocation at Loirston providing approximately 30 dwellings to contribute towards the next plan period.

Churchill Homes are committed to the delivery of the land already allocated, within their ownership, at Loirston. Following the full release of the entire site at Loirston with the adoption of the 2017 Local Development Plan Churchill Homes are preparing an application to allow for the delivery of development within this plan period.

The additional land extends to 1.6 hectares and can contribute an additional 30 dwellings to the future land supply for the next Local Development Plan Period from 2021 onwards. The site will benefit from the infrastructure provided through the development at Loirston and build on the planned community that will be delivered in this location.

The site proposed is out with the LNCS designation and the development of the site, designed in accordance with the Development Framework for Loirston can ensure that there is no impact on the landscape setting of the city and that the development enhances access to the surrounding open space.