

Proposed Aberdeen Local Development Plan 2015 Representation Form

Please use this form to make comments on the Proposed Aberdeen Local Development Plan, ensuring that your comments relate to a specific issue, site or policy in either the Proposed Plan, Proposed Supplementary Guidance, Proposed Action Programme or Strategic Environmental Assessment Environmental Report. Please include the relevant paragraph(s) and use a separate form for each issue you wish to raise.

The consultation period runs between Friday 20th March and Monday 1st June 2015. Please ensure all representations are with us by 5pm on Monday 1st June.

Name	Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> John Findlay
Organisation	Ryden LLP
On behalf of (if relevant)	Mr Russell Balsillie & Family
Address	25 Albyn Place Aberdeen
Postcode	AB10 1YL
Telephone	[REDACTED]
E-mail	[REDACTED]

Please tick if you would like to receive all future correspondence by e-mail

What document are you commenting on?	Proposed Plan	<input checked="" type="checkbox"/>	
	Proposed Supplementary Guidance	<input type="checkbox"/>	
	Proposed Action Programme	<input type="checkbox"/>	
	Strategic Environmental Assessment Environmental Report	<input type="checkbox"/>	
Policy/Site/Issue	Green Belt Policy (NE2) designation should be removed from land at Murtle Den Milltimber and replaced with H1 Residential designation.	Paragraph(s)	Proposals Map

What would you like to say about the issue?

Please refer to attached Paper Apart.

What change would you like to see made?

Please refer to attached Paper Apart.

Please return the completed form by:

- post to the Local Development Plan Team, Aberdeen City Council, Business Hub 4, Ground Floor North, Marischal College, Broad Street, Aberdeen AB10 1AB; or
- email to ldp@aberdeencity.gov.uk

The representation form can be filled in, saved, e-mailed and/or printed. You must “save as” to ensure the completed form is saved with the changes you have made. If you need more space, please fill out another representation form or send a word document attachment via e-mail with your completed representation form. **Please ensure all representations are with us by 5pm on Monday 1st June.**

Thank you. For more information, please visit www.aberdeencity.gov.uk/aldp2016 or to contact the Local Development Plan Team call 01224 523470.

Data Protection Statement

The comments you make on the Proposed Plan will be used to inform the Local Development Plan process and the Examination into the Local Development Plan by the Scottish Ministers' Reporter. You must provide your name and address for your representation to be considered valid, and this information will be made publicly available. Other personal contact details such as telephone and e-mail will not be made public, although we will share these with the Reporter, who may use them to contact you about the comments you have made. For more information about how Aberdeen City Council maintains the security of your information, and your rights to access information we hold about you, please contact Andrew Brownrigg (Local Development Plan Team Leader) on 01224 523317.

PAPER APART

OBJECTION TO PROPOSED ABERDEEN LOCAL DEVELOPMENT PLAN (2015) ON BEHALF OF MR RUSSELL BALSILLIE RELATIVE TO THE GREEN BELT ZONING OF LAND AT MURTLE DEN LYING BETWEEN BIELDSIDE AND MILLTIMBER

Introduction

Mr Balsillie and his family own land at Murtle Den, Milltimber as highlighted on the attached plan. The land stretches from North Deeside Road northwards to the properties of Head of Wood, Lochside Cottage and Mill Dam House. It presently comprises open agricultural land and woodland.

The area is characterised by large detached houses set within generous feus. It is considered that the land has the potential to accommodate that nature of development without detriment to the immediate area or to the wider setting of the city. Accordingly, that should be reflected in the proposed Local Development Plan.

Modification Required

The Green Belt zoning between Bielside and Milltimber should be removed from the Proposals Map. Instead, it should be identified as an existing residential area where Policy H1 applies.

Justification

Scottish Planning Policy (SPP) advises that for most settlements, a Green Belt is not necessary as other Policies can provide an appropriate basis for directing development to the right locations. Where a Green Belt is considered necessary around a city or town its intention is to support the Spatial Strategy by:

- Directing development to the most appropriate locations and supporting regeneration,
- Protecting and enhancing the character, landscape setting and identity of the settlement; and
- Protecting and providing access to open space.

Where Green Belt is considered necessary its spatial form should be appropriate to the location. It can take the shape of a buffer, corridor, strip or wedge, but should exclude existing settlements and allow scope for development in smaller settlements within the Green Belt. Its boundaries should be based on clearly identifiable visual markers based on landscape features, such as rivers, tree belts, railways or main roads. SPP further highlights that hedges and field enclosures will rarely provide a sufficiently robust boundary.

Whilst a review of the city Green Belt boundaries was undertaken in preparation of the extant Local Development Plan (LDP) in 2012, no further consideration was given to Green Belt boundaries in preparation of the proposed Plan 2016. The most recent Scottish Planning Policy was prepared subsequent to the earlier Green Belt review and takes a more relaxed approach to such designation.

The Green Belt review, in assessing the Deeside corridor within which Murtle Den lies, considered the individual settlements to have a separate identity and sought to maintain effective buffer zones between them to prevent their coalescence. That said, it was considered that the development at Oldfold Farm could be accommodated whilst maintaining the separate identity of Bielside and Milltimber. In reality, the development of Oldfold Farm for 550 houses will result in a physical connection between Bielside and Milltimber. The intervening land mainly comprises the individual feus of large detached residential properties.

Notwithstanding this physical connection, the respective suburbs will remain visually separate as a consequence of the topography and mature woodland lying within the various residential feus. Indeed, the area along North Deeside Road lying between the various suburbs of Pitfodels, Cults, Bielside, Milltimber and Peterculter is characterised by large detached houses set within heavily wooded feus. That character and visual separation would not be lost by the removal of the area from the Green Belt.

Evidence for this can be found immediately to the east of Murtle Den where the properties at Dalmunzie have been excluded from the Green Belt and encompassed within the H1 Policy designation recognising the fact that it is an established residential area. There are precedents and examples of this north and south of the A93 all along the Deeside corridor.

The removal of the Green Belt designation and its identification as an H1 Residential area would create scope for some additional development but, importantly, would not lead to the mass development of the area. This has not happened elsewhere and can be adequately controlled by Policy H1. Any development would require to be in keeping with the character and amenity of the area. It need not result in the visual coalescence of Bielside and Milltimber.

The acceptability of further development in the area between Bielside and Milltimber, excluding the Oldfold Farm development, has already been sanctioned by the Council. The redevelopment of the Waterwheel Inn will result in a relatively high density residential development out of keeping with much of the area and serves to demonstrate that the Green Belt designation serves little or no purpose in the area. That development, as elsewhere in the area, could as easily have been controlled under the H1 Policy designation.

The removal of Murtle Den and the adjoining land from the Green Belt would not adversely affect the setting of the city. Nor will it result in the visual coalescence of the Bielside and Milltimber suburbs. They will both maintain their identity with the focus of development being maintained at Oldfold Farm and scope created only for small scale, low density development between the suburbs. Redrawing the Green Belt boundaries to the north and south of Milltimber and Bielside, with the area between the two removed from the Green Belt, would enable more defensible boundaries to be formed based on strong physical features as advocated by SPP.

The area is also overlain by the Green Space Network designation which seeks to protect, promote and enhance the wildlife, access, recreation, eco system services and landscape value of the Green Space Network. This provides an additional layer of control in the area and is perfectly capable of being maintained notwithstanding the removal of Green Belt and its identification under Policy H1. Examples can be found in similar H1 areas along the Deeside corridor and in other major development sites throughout the city. The Green Space Network designation is perfectly compatible with the H1 designation and would help influence the scale and nature of development in the area.

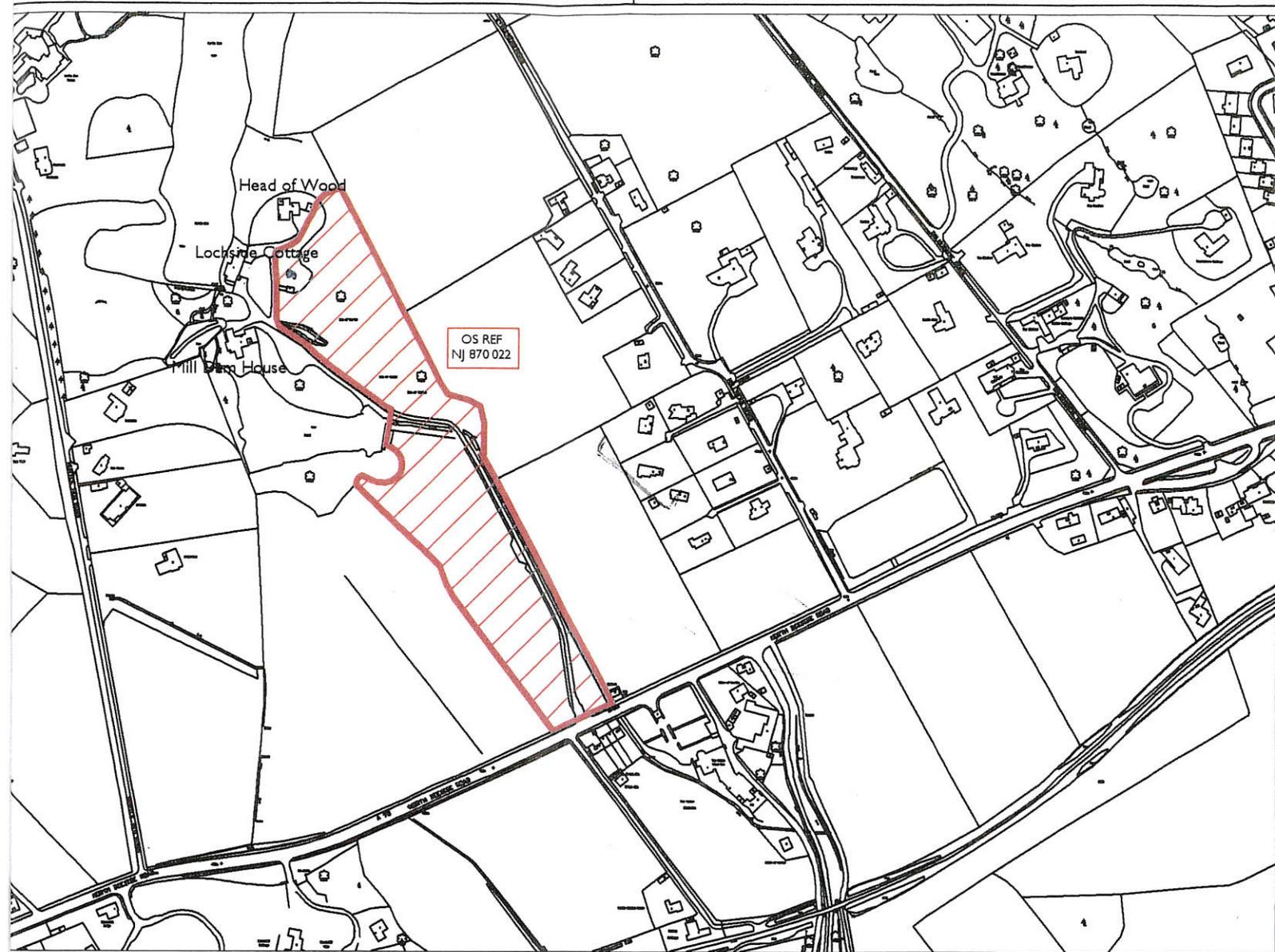
Conclusions

The land at Murtle Den and the intervening area between Oldfold Farm and Bielside is characterised by large detached residential properties set within generous feus. The development of Oldfold Farm would result in a physical connection between Bielside and Milltimber, but the respective suburbs will remain visually separate. That visual separation can be maintained under the H1 and Green Space Network designations. It is not necessary for the land to be designated as Green Belt to protect the setting of the city nor to direct development to specific areas.

The removal of the land from the Green Belt and its designation as an existing residential area under Policy H1 would allow scope for some limited low density development sympathetic to the character of the area and ensuring it did not lead to the visual coalescence of the respective suburbs. This would help satisfy a clear demand for such development and remove pressure from other sensitive Green Belt locations.

Reccomendation

On the basis of all of the above, it is respectfully requested that the land at Murtle Den be removed from the Green Belt and replaced with the H1 Policy designation.



Scale 1:5000

Based upon the Ordnance Survey mapping with the Permission of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorized reproduction Infringes Crown copyright and may lead to prosecution or civil proceedings. License Number LA 09022L

Property

Land at Murtle
Den

Owner/Tenant

Mr R Balsillie
Aberdeen Office Supplies
266 to 274 George Street
Aberdeen
AB25 1HN

