

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"/> Roger Laird
Organisation	Archial Norr
On behalf of (if relevant)	Mr S. Barrack
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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	Directions for Growth	Paragraph(s)	Para 2.22 Table 5

What would you like to say about the issue?

Allocation of additional site at Maidencraig, as described in the attached report.

What change would you like to see made?

Allocation of additional land at Maidencraig, as described in the attached report.

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.

Commercial
Public Buildings
Lifestyle
Transport

REPORT



Project Number: IAAB13-0069
Project Title: Land at Maidencraig
Document Title: Response to Proposed Plan
Date / Revision: 1st June 2015

1.0 Introduction

1.1 This representation has been prepared in response to the proposed local development plan, on behalf of Mr S.Barrack. The council's MIR site reference is B0301, and it is known as Maidenraig.

2.0 Description of Proposal



Figure 1 – Aerial Photograph of Site

2.1 The proposed site is located on Skene Road in the Maidenraig area on the west of the city. It is adjoined to the south and west by a group of 7 houses, and the area immediately to the north-east has been allocated for 450 dwellings. The Den of Maidenraig local nature reserve exists to the east of the site.

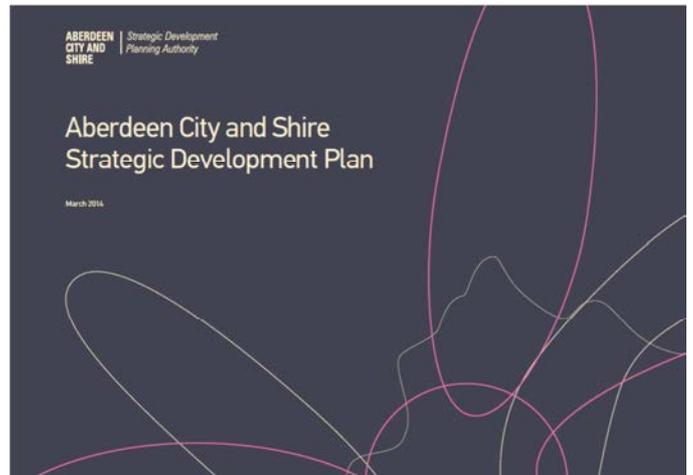
2.2 The site measures 0.7 hectares, and is large enough to comfortably accommodate 15 dwellings, together with the necessary open space. A pedestrian link would be provided to the Den of Maidenraig to the east. A green buffer would be retained along the north-east boundary, which slopes down to the adjoining watercourse. The existing vehicular access on the western boundary would be utilised.

3.0 Justification for the Proposed Development – Brownfield Land

3.1 The council's Schedule 4 assessment of the site recognises its brownfield status, which provides strong support for its allocation. The support for the allocation of brownfield land for development purposes is clearly set out in both national and regional planning policy. Paragraph 40 of SPP states that decisions should be guided by a range of policy principles including:

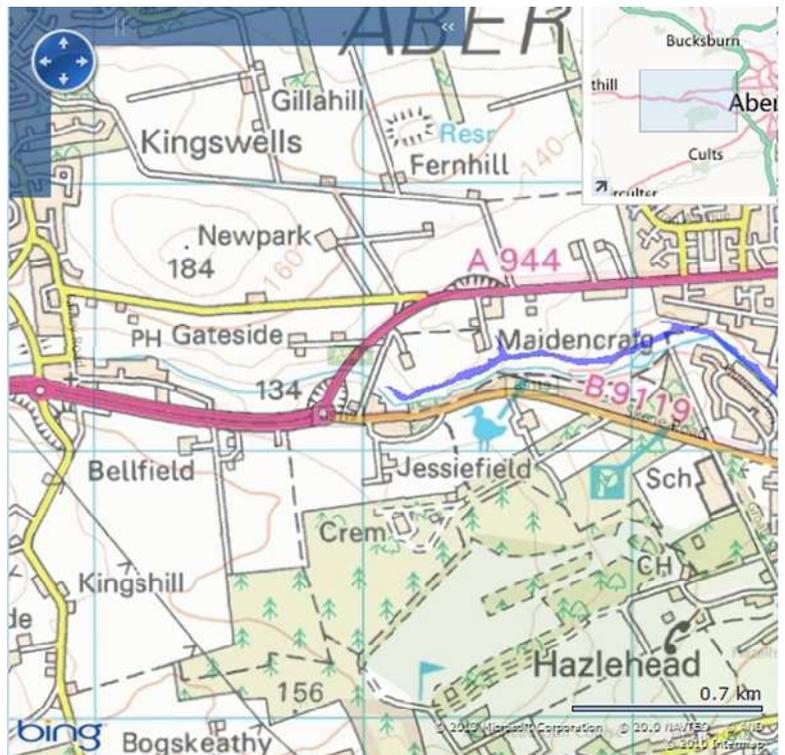
Considering the re-use or re-development of brownfield land before new development takes place on greenfield sites.

3.2 The clear support which is contained in national planning policy is echoed in the statutory strategic development plan for the region. The Aberdeen City and Shire Structure Plan 2014 confirms that brownfield land is the preferred location for development. It stipulates that 7500 units require to be delivered on brownfield sites during the period until 2026. So far the Proposed Plan has identified between 5398 to 7287 units to be developed on brownfield land over this period (para 2.12). This indicates that there could be a potentially large shortfall in the supply of sites on brownfield land, and that every effort should be made to take advantage of opportunities for development of this kind. The land at Maiden Craig falls into this category, and as a result represents a suitable site for allocation in the next version of the Local Development Plan.



Flooding

3.3 The Schedule 4 assessment expresses some concerns over the potential impact of increased flooding as a result of the development. In response to this point we can confirm that the site lies outwith the area identified as being susceptible to flooding on the SEPA flood map. The relevant extract is



included above.

- 3.4 The site lies at a much higher level than the adjoining Den of Maidencraig, and there is no prospect of the watercourse spilling over onto the area of the proposed development. It is currently surfaced in hardcore, which means that it is well drained, and any subsequent scheme would include a SUDS layout, to ensure that no additional run-off was generated.

Local Nature Reserve

- 3.5 The Schedule 4 assessment also notes the presence of the Den of Maidencraig Local Nature Reserve to the east of the site, which includes grassland, wetland and ancient woodland habitats. Pipistrelle bats have also been recorded in the area. The council have expressed the view that the development could cause concerns in relation to the habitat contained in the LNR. We can confirm that the LNR would be untouched by the development. If any bats do exist in the buildings on site, then appropriate measures would require to be taken to ensure their protection. The approval of the Maidencraig masterplan on the land to the north shows the acceptability of development of this type in this proximity to the LNR.
- 3.6 The presence of the local nature reserve next to the site offers an attractive amenity resource, with the site being linked to the reserve by Core Path 91 and Core Path 27 being nearby.

Relationship to the Existing Settlement

- 3.7 At present the site sits within a group of housing to the south and west. However current allocations which are included in the proposed plan show that in time it will be located in a built up area of the city. The aerial photograph extract below shows the presence of the OP43 land release site to the north-east. This is identified for 450 homes, with a masterplan having been approved, several permissions granted and the development commenced. Examination of the detailed planning application which has been submitted for this development (ref – 130491) indicates that housing is proposed approaching the north-east boundary of the site in question, with a green buffer being provided next to the adjoining watercourse. This pattern of development would be replicated on the proposed site, with the boundary of the watercourse being protected. This approach would ensure that the current layout proposals would complement the plans which have been prepared as part of OP43.
- 3.8 Moreover pedestrian linkages would be formed along the route to the west of the site, and also via the footpath links through the Den of Maidencraig reserve. This will provide access to the local retail services and employment opportunities which will be provided as part of OP43.
- 3.9 The site is bounded to the south by the allocation OP68, which is identified as a phased cemetery development, as shown in Figure 2 overleaf. The presence of these allocations on the land to the north

and south will ensure that the proposal is well related to the built up area of the city, ultimately being contained within the urban boundary.



Figure 2 – Development Site within Context of Adjoining Allocations

- 3.10 The adjoining greenfield site at Maidenraig will contain a range of ancillary retail, employment opportunities and public open space. The proposed site would be able to take advantage of these facilities.
- 3.11 In terms of accessibility to local schools, Hazlehead Academy lies within 870 metres, with Fernielea Primary being 2.2 km away. The site lies within the catchment zone for each of these schools, both of which contain sufficient capacity to accommodate the children from the development.
- 3.12 A broad range of employment opportunities are provided within 1.5 kilometres, in the 50 ha OP40 allocation at Wester Hatton and Homefarm, Kingswells. This site will provide extensive employment opportunities, which residents from the development will be able to take advantage of.

Accessibility

- 3.13 The site lies immediately adjacent to the eastbound and westbound bus stops on the Skene Road. These are served by the X17 route which passes the site every 10 minutes a peak times, linking it to the city centre to the east and Westhill to the west. The number 11 route also serves these stops, at a 20 minute regularity during peak times. The number 11 route connects the city centre with Kingswells. In addition a third route can be found 250 metres to the north of the site on the A944. The 40 service connects the Kingwells Park and Ride with Aberdeen Royal Infirmary, the city centre and the exhibition centre, and runs every hour.
- 3.14 In addition to bus services, the site is also very well served by the core path network, which is illustrated in Figure 3 below.



Figure 3 – Core Paths Adjoining the Site

- 3.15 The site lies adjacent to routes 91, 29 and is within close proximity to the 27 route which forms part of the Den of Maiden Craig Local Nature Reserve. Route 91 comprises a cycle path with runs down Skene Road, linking with Queens Road and the city centre, thereby providing a sustainable transport connection. The is therefore very well connected with a range of bus routes, and foot and cycle path connections.

Exposure

- 3.16 The site sits at a lower level than the B9119, and is well screened by tree planting along the southern boundary. The development of the housing on the Maidencraig site to the north will significantly alter the character of the area, and will provide comprehensive screening from that direction. The site is therefore not considered to be exposed.

Contamination

- 3.17 The site is surfaced in hardcore, which was deposited at the time that the residential development at Woodend Hospital took place. Also the site is currently used for the storage of steam engines. Whilst this history and current use is likely to require some investigation, significant levels of contamination are not predicted to be present.

4.0 Conclusion

- 4.1 The council's assessment of the site recognises the benefits which it offers in relation to the development of brownfield land, and the contribution which this can make to the land supply of the city. There are no flooding or nature conservation reasons which would prevent its development, and it would be well related to the range of new facilities which will be provided as part of the Maidencraig development in the future. It enjoys convenient access to foot and cycle paths, and to the improved public transport provision which will be provided to cater for the growing employment land at Kingswells. For the foregoing reasons, the site represents an ideal opportunity for inclusion in the next version of the local development plan.