

PRE-APPLICATION FORUM

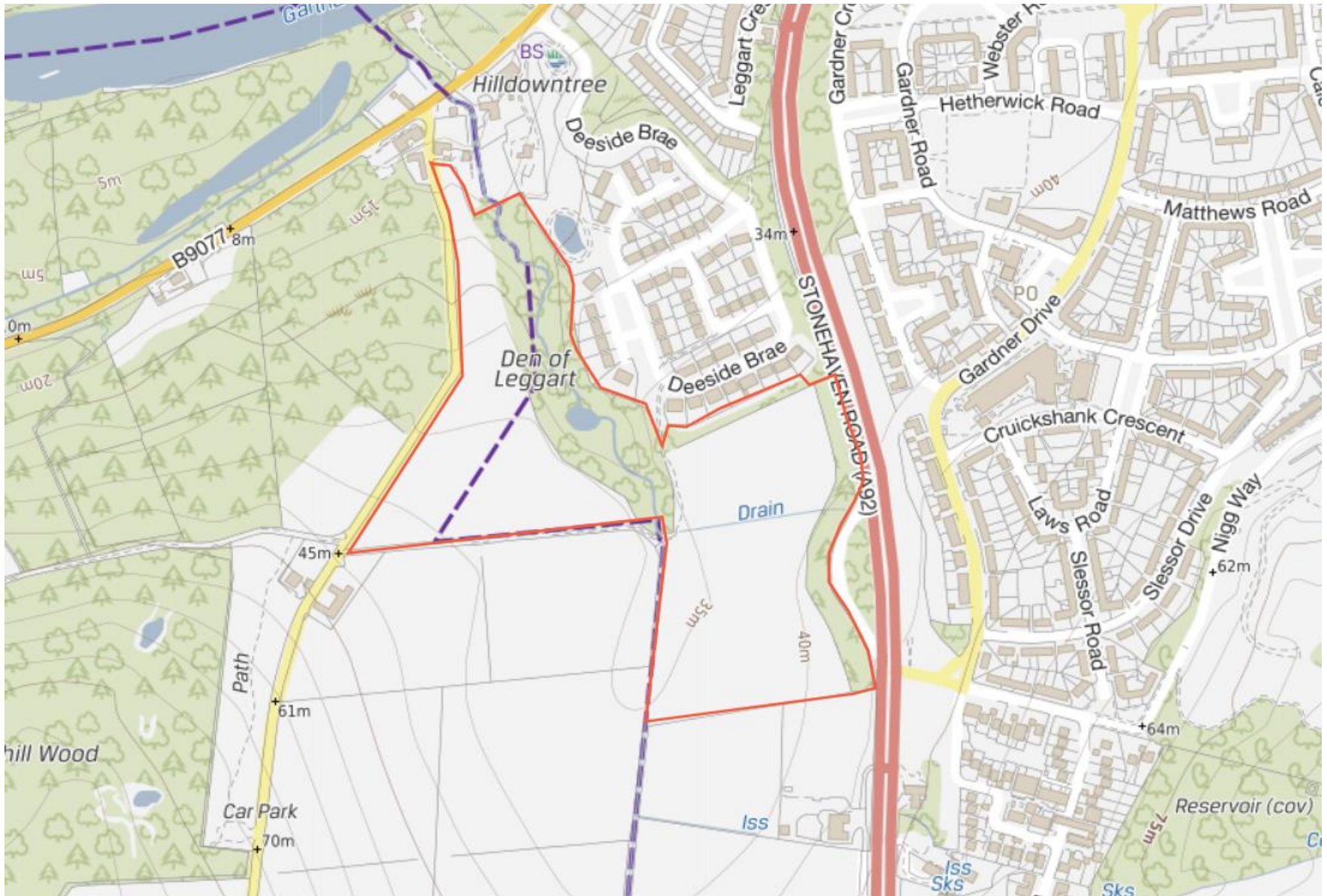
20th August 2020

Major residential development of up to 150 units, with associated landscaping, parking and infrastructure

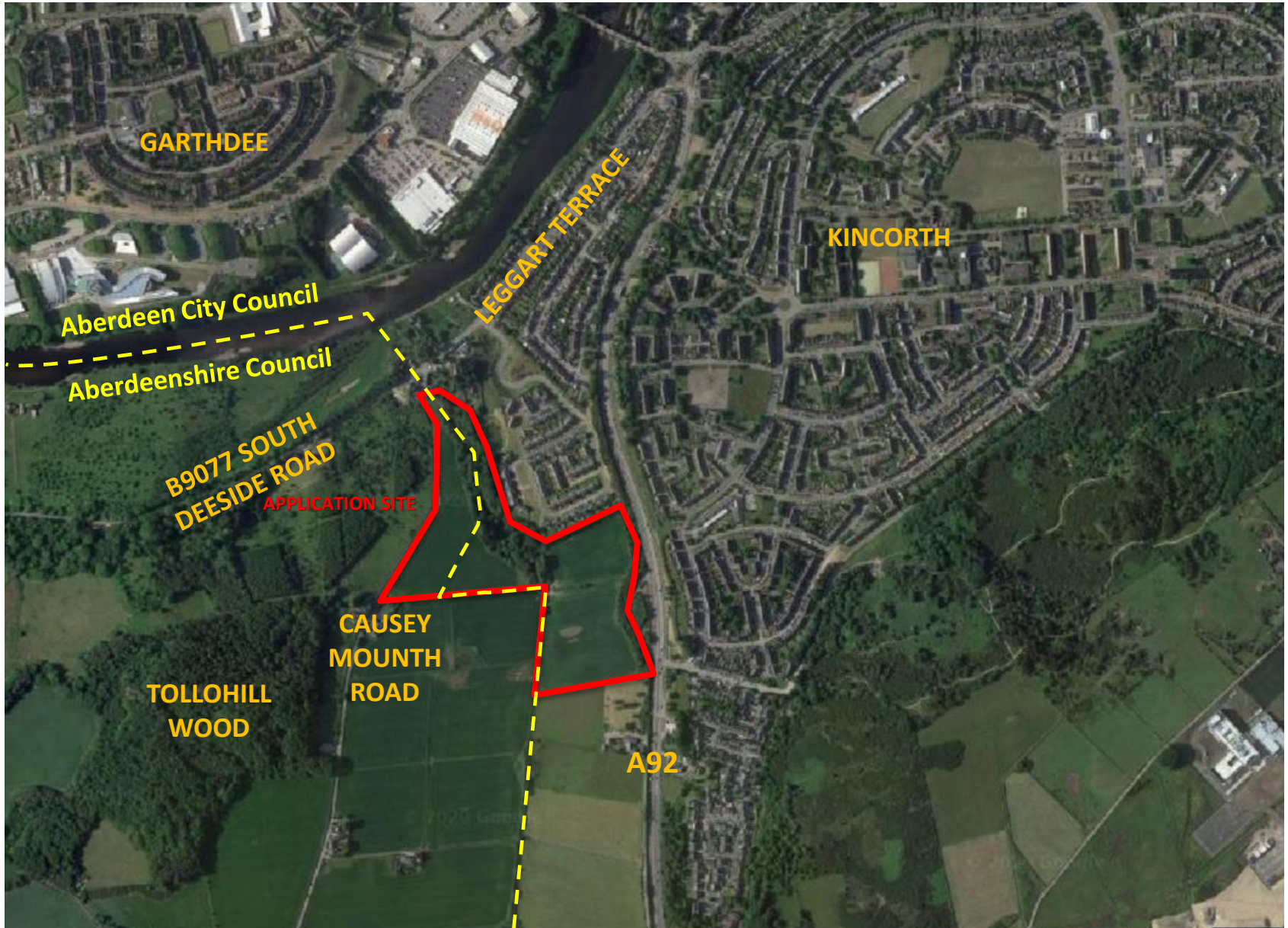
Leggart Brae: Land to South and West of Deeside Brae

Proposal of Application Notice ref 200638/PAN

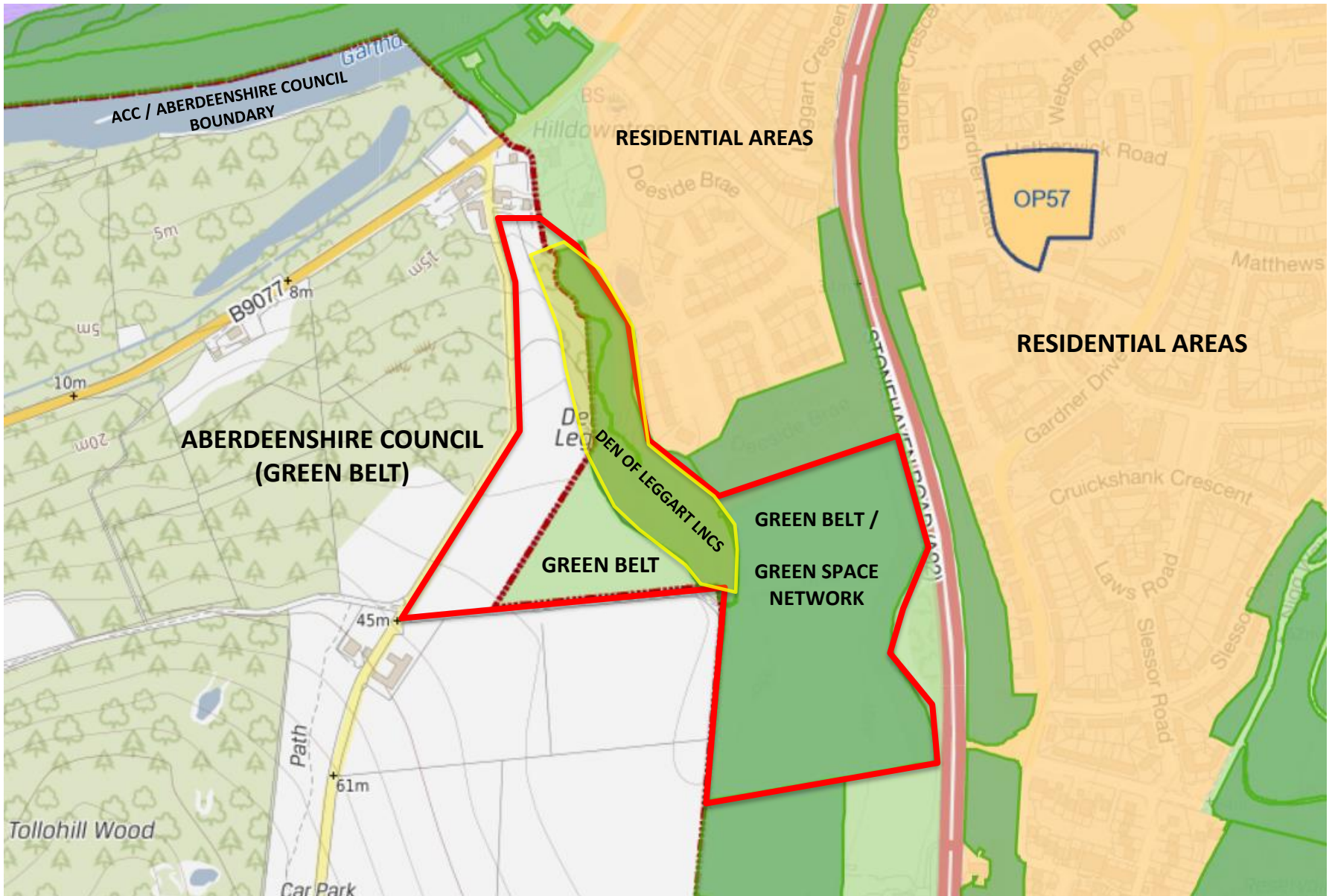
LOCATION PLAN



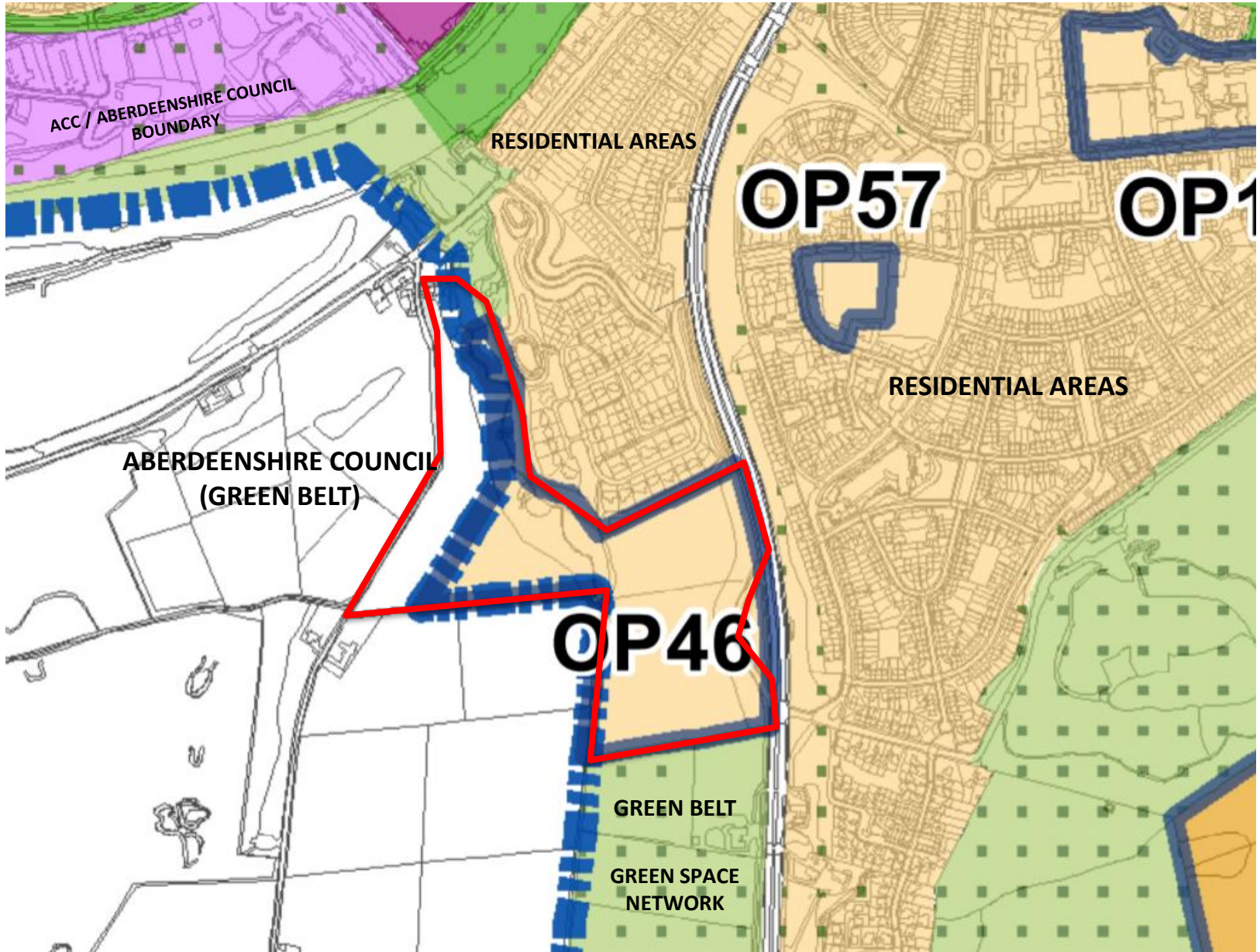
AERIAL PHOTO



ADOPTED ALDP ZONING



PROPOSED ALDP ZONING



ABERDEEN LOCAL DEVELOPMENT PLAN

Zoning

- Site lies within the Green Belt, covered by ALDP Policy NE2 (Green Belt);
- Straddles the ACC & Aberdeenshire Council administrative boundary;
- Parts of the site also zoned as Green Space Network (Policy NE1) and the Den of Leggart is a designated LNCS;
- Policy NE2 states: *'No development will be permitted in the Green Belt for purposes other than those essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration; or landscape renewal'*
- Redevelopment of the site for residential use represents a significant Departure from the Adopted ALDP.

PROPOSED ALDP

Zoning

- The part of the site within the ACC boundary has been allocated as an opportunity site (OP46) for a residential development of 150 homes;
- The development of the site for residential use is therefore in principle in accordance with the Proposed ALDP;
- Proposed ALDP would be a material consideration in the determination of any planning application but prior to adoption, is not considered to be of sufficient weight to allow the proposal to be supported in principle, significantly contrary to the adopted ALDP at this point in time.

PROCEDURAL MATTERS

- The site lies partly within the Aberdeen City Council boundary and partly within Aberdeenshire Council's boundary;
- Any works within the Aberdeenshire Council boundary will require a separate planning application to Aberdeenshire Council – initial plans suggest that the main roads access(es) are likely to be taken from the Causey Mounth in Aberdeenshire to the west;
- A planning application to each authority is therefore anticipated.

TECHNICAL CONSIDERATIONS

Transport & Accessibility

Policies T2 and T3 are relevant in respect of Transport and Accessibility, as well as the associated SG. A Transport Assessment is required.

The main means of providing access to the site are not known at this stage. Access from the A92 to the East presents road safety issues, whilst proposals to provide access from the Causey Mounth to the West would be determined by Aberdeenshire Council.

Design, Scale, Layout & Landscape

The site lies in is in a relatively prominent location from certain viewpoints and is adjacent to the A92, a key arterial route into the City. Careful consideration will need to be given to the visual impact on the landscape. The proposals will be assessed against the following Policies in this regard:

- Policy D1 (Quality Placemaking by Design)
- Policy D2 (Landscape)

TECHNICAL MATTERS

- Developer Obligations requirements apply (Policy I1);
- At least 25% affordable housing would be required (Policy H5);
- Natural heritage (protected species) to be protected and impacts minimised (Policy NE8), including minimising impact on Den of Leggart LNCS and on the River Dee SAC;
- Trees to be protected and retained where possible (Policy NE5);
- Policies T4 & T5 require Air Quality and Noise Assessments to ensure no significant impact on air quality and satisfactory amenity;
- Policy H3 requires developments to achieve min. density of 30 dwellings/hectare. Policy H4 requires an appropriate mix of units;
- Drainage proposals required, per Policy NE6, as well as a flood risk assessment;
- Measures to reduce carbon emissions and incorporate water saving technologies required (Policy R7).

PRE-APPLICATION CONSULTATION

- Online interactive Q&A event took place on the applicant's dedicated website (www.leggartbrae.com) on Thursday 6 August 2020 between 4pm and 8pm;
- The applicant's representatives were available to discuss and respond to queries regarding the proposals;
- Three indicative options are on display to the public on the website, including different numbers of units and different proposals for providing access;
- The event was advertised more than 7 days in advance;
- Copies of the Notice were issued to relevant parties and addresses in the local area;
- Pre-Application Consultation (PAC) Report to accompany application – detailing extent of public consultation, feedback received, and any resulting changes made to the proposal.

NEXT STEPS

- Ongoing pre-application discussions;
- 31 August 2020 - Earliest date a planning application could be submitted (12 weeks after the PoAN);
- Expected that the list of supporting documents referenced at the end of the report would accompany any forthcoming application.