



Planning & Deployment Committee

Presbytery Clerk, Rev John Ferguson  
email [JFerguson@churchofscotland.org.uk](mailto:JFerguson@churchofscotland.org.uk)  
direct dial 01224 698119x

Our reference:

Your reference:

11 December 2019

Dear Rebecca,

Draft Loirston Development Framework

The Presbytery and the Kirk Sessions of South St Nicholas Church and Torry St Fittick's Church would very much wish to engage with the Council in future discussions and we note our interest in being part of community development in the area.

We are currently starting a wide-ranging consultation in the area about the future role of the church and how we use our facilities with a view to considering the creation of a new Multi Use Church Centre close to or in the Loirston Area.

We are very optimistic about the future by developing what is the best of the traditional role of the Church within a community and to explore new avenues of community engagement with an inclusive and vibrant approach for the benefit of all.

We look forward to being part of development in the future.

Yours sincerely,

Scott M. Rennie

Rev Scott M. Rennie

Convenor, Planning and Deployment Committee



December 9, 2019

Rebecca Kerr  
Aberdeen City Council  
Sent by e-mail to [rekerr@aberdeencity.gov.uk](mailto:rekerr@aberdeencity.gov.uk)

Dear Rebecca:

Re: Draft Loirston Development Framework

I am writing to you on behalf of Churchill Homes (Loirston) Limited regarding the Council's consultation on the Draft Development Framework in response to the consultation open to 9<sup>th</sup> December 2019. The attached response sets out amendments that our client seeks to be made to the Development Framework. We would be happy to engage with the Council and the other developers on these and any other amendments to the Development Framework prior to this being finalised.

Yours sincerely,



Daniel Harrington  
Head of Planning  
T +44 (0) 1224 586277 M +44 (0) 7557238719 | [daniel.harrington@norr.com](mailto:daniel.harrington@norr.com)

Enc Consultation Response  
Cc Grodon Pirie – Churchill Homes



## Consultation Response

### Loirston Development Framework

IAAB190063

Churchill Homes

December 9, 2019

## 1 Introduction

This report has been prepared on behalf of Churchill Homes (Loirston) Limited, hereafter referred to as Churchill Homes to set out a response to Aberdeen City Council's consultation on the Draft Loirston Development Framework (LDF). The Draft LDF updates the previously adopted LDF.

Churchill Homes controls 26.2ha of the Loirston site (Aberdeen Local Development Plan reference OP59). This represents a significant proportion of the developable area. The extent of land control is shown in Figure 1. Hermiston Securities and Aberdeen City Council own and control the land to the south and east of Redmoor Road. The remaining land is owned by private individuals.

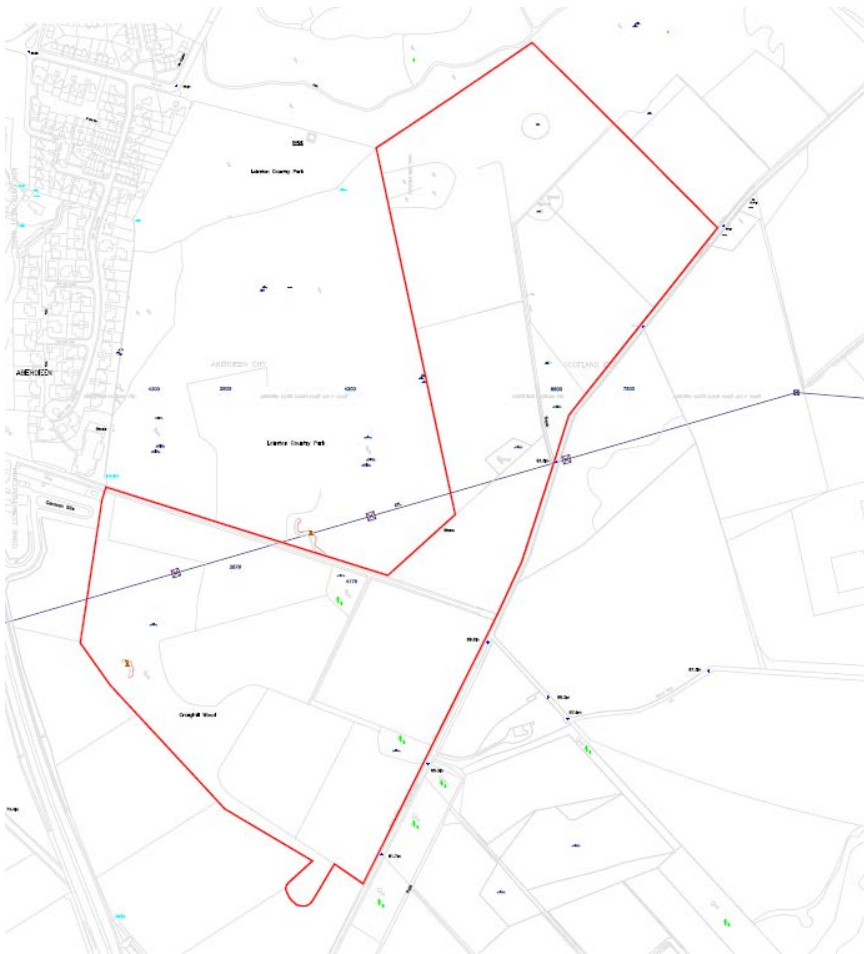


Figure 1: Churchill Homes' Land

Churchill Homes have not been involved in the review of the LDF and had been preparing plans for an application for the land under their control. The plans being developed have been based on the existing LDF. Given the further work completed on this and the Council's decision to review the LDF it is necessary to give consideration to the design development in the revised LDF. There are also other matters relating to some of the changes that affect the delivery of the site as a whole, particularly affecting our client's interests for which we have set out changes requested.

## 2 Proposed Amendments to Draft Development Framework

### 2.1 Revised Block Plan

The original LDF included a primary school within block C2, which is now proposed to be moved to an alternative location. At the same time Churchill Homes have been considering the detailed design response to the LDF to achieve the vision, whilst also ensuring that the authority's technical requirements in relation to parking and waste collection can be provided for, that areas of open space are overlooked and that the properties provide street frontage and that properties can address the any main corners.

In response to the vision the revised plan has been considered in relation to the distinctive characters that are set out in the LDF.

**Tied to the existing landscape** - in the case of the land in Churchill Homes' control this generally relates to the retention of key consumption dykes where possible and the reuse of existing materials in new landscape features. Given the extent of stone dykes in the site these cannot be retained in their entirety and these will require to be rebuilt alongside the new housing. Where possible these are to be retained as a feature, particularly those of curved walls, which will create particular interest. It is proposed to make more use of these features by creating larger spaces surrounding.

**Green spaces** – The proposal retains the same level of green space and seeks to provide for corridors linking alongside areas of open space that are accessible and useable to the residents.

**Green streets** – The streets and green corridors remain an important part of the proposals. The layout retains a permeable structure with connections to the wider framework as set out in the LDF.

**A place with a core density** – The densities set out in the LDF have been followed in this plan generally, but with a phased delivery affordable housing will be provided within the earlier phases leading to a slight adjustment to the density of block C04.

**Distinctive character** - The detailed design of housing and landscape to create a distinctive character will require to follow the principles of the LDF.

An updated schedule for the entire development, to demonstrate how the blocks and housing numbers fit into the overall plan is set out in Section 2.4 of this report.





Figure 2: Revised Block Plan

## 2.2 Road Network

The committee report makes reference to a revised road network and block layouts resulting from the changes. The Access and Junction Strategy contained on page 39 does not match the road pattern on page 76 with the secondary street as shown in Figure 3. Ensuring connectivity within the development and importantly vehicular connections to our client's land is essential for the delivery of the whole allocation. It is requested that the connection along Redmoss Road is retained as shown on Page 39 and other plans are updated to ensure that they reflect this strategy.



Page 49 Land Use and Density



Page 39 Access & Connectivity

Figure 3: Road Network Discrepancies

## 2.3 Phasing

The phasing of the development has been updated and it is understood that for Hermiston Securities and Aberdeen City Council this reflects the delivery approach set out in the Matters Specified in Conditions application. However, at 6.1 of the Draft LDF the changes to the phasing go beyond this and have altered the phasing of the land in the control of Churchill Homes and other parties. All of Churchill Homes' land would be phased for development after the completion of all of Aberdeen City Council's land, which was not the intent of the original LDF. The development blocks in Churchill's control have been changed as follows:

- C1 moved from phase 2 to 4
- C2 moved from phase 2 to 3
- C3 moved from phase 2 to 4
- C4 moved from phase 2 to 3
- C7 moved from phase 2 to 3

The LDF seeks to identify a phasing strategy to implement the vision. The multiple developer interest in the site is a benefit in the delivery of the vision. This should be taken advantage of in the LDF phasing to drive competition and delivery rates. There is combined vehicular access infrastructure required to deliver the entire proposal. This is addressed through Planning Permission in Principle reference 130892, which was granted subject to Condition 34 that requires a scheme for road connections to be approved and subsection c) required that no work will be completed beyond the 400th units unless vehicular connection and pedestrian footpath are taken to the relevant legal boundaries of the application site. The plan in Figure

4 identifies the location for the access to be provided and this is shown as being delivered as a part of Phase 1.

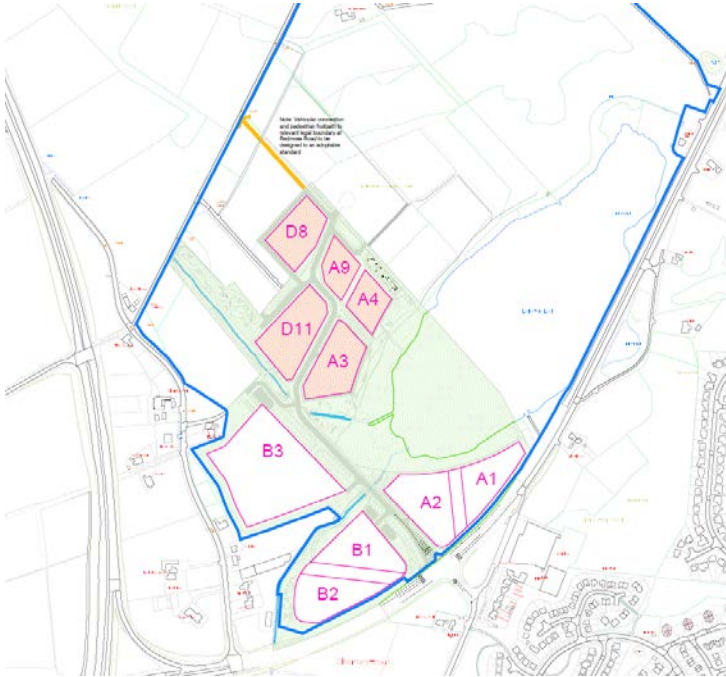


Figure 4: Access Plan Approved as Condition

There is opportunity to consider short-term access from existing road networks to allow for the development to proceed concurrently with linkage provided as an early phase.



Figure 5: Phasing Plan



It is understood that the phasing strategy set out on page 76 is indicative only, but it should be reflective of the land ownership interests and provide equal opportunity for development to be taken forward. Figure 5 below identifies the location for the first phase of Churchill Homes' land close to the existing and new access points. Development would then progress from this point. It would be expected that new access would be taken to the boundary of the site during the completion of Phase 1.

## 2.4 Housing Numbers

The schedule of development blocks has been adjusted in the Draft LDF and it has been understood that the Council have sought to retain the housing numbers at 1,500 as identified within the allocation. It should be highlighted that the Planning Permission in Principle granted allows for the development of 1,067 units on specified blocks and this results in additional units compared to the number of units identified in the original LDF.

The Draft LDF has since sought to rearrange the provision of employment and retail uses within the site as listed below:

- B3 changes from residential with local retail and commercial to high density residential
- E5 changes from residential with other ground floor uses to employment
- A7 changes from higher density residential to employment.

Given planning permission remains for the development the areas approved for residential development may remain as such. Therefore, whilst not explicitly referenced, the Draft LDF as presented sets the context for an increase in units to 1,129 an additional 217 units from the original LDF. A comparison of the housing block numbers is set out in Table 1.

Table 1: Housing Block Comparison					
Development Block	Draft Framework Units	PPiP Units	2017 Framework Blocks	2017 Framework Units	Real Potential
A1	0		A1	0	
A2	0		A2	0	
A3	41	59	A3	38	59
A4	22	31	A4	22	31
A5	33	48	A5	33	48
A6	30	44	A6	32	44
A7	0	32	A7	23	32
A8	19	21	A8	17	21
A9	17	18	A9	17	18
B1	0	0	B1	0	0
B2	0	0	B2	0	0
B3	122	60	B3	50	122
B4	15	16	B4	24	16
B5	8	24	New Block		24
D1	56	64	D1	56	64
D2	40	45	D2	40	45

D3	28	31	D3	28	31
D4	29	33	D4	29	33
D5	25	28	D5	25	28
D6	25	29	D6	25	29
D7	27	30	D7	26	30
D8	29	32	D8	37	32
D9	22	25	D9	14	25
D10	16	18	D10	13	18
D11	40	45	D11	24	45
E1	32	35	E1	83	35
E2	33	37	E2	33	37
E3	42	47	E3	42	47
E4	26	29	E4	26	29
E5	0	36	E5	32	36
E6	24	35	E6	16	35
E7	0	0	E7	0	0
E9	38	44	E8	0	44
F13.1	14	14	F13 (proportion)	17	14
F14.1	22	22	F14 (proportion)	20	22
F15	31	35	F15	31	35
Remov ed			D12	39	
<b>Total</b>	<b>906</b>	<b>1067</b>		<b>912</b>	<b>1129</b>

Our client has no objection to Aberdeen City Council and Muir Group seeking to increase the number of units on their land. This detail comes from the development of detailed design, an understanding of the housing mix, and making the most efficient use of land.

It may be appropriate to acknowledge that the detail on housing numbers is to be flexible as per the allocation in the Local Development Plan. Importantly, our client seeks assurance that this will not be used as a means to restrict the development potential on the other land owners that engaged in the original LDF.

The Planning Permission in Principle has allowed for the development of additional land to the south west of Loirston Academy for the provision of a primary school and residential development. This included an area that was identified in the original LDF for neighbourhood open space.

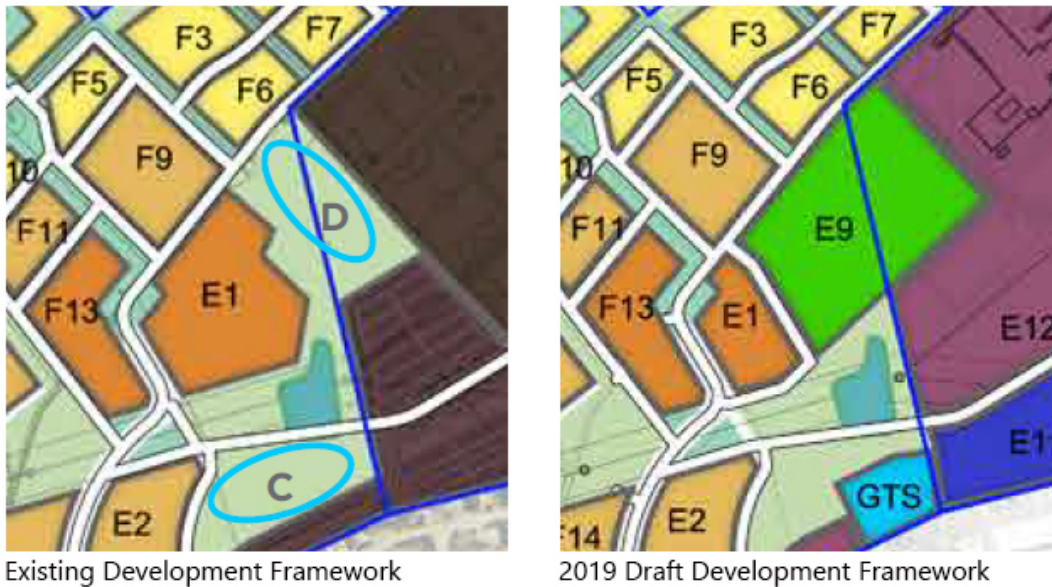


Figure 6: Comparison of Approved and Draft LDF

The school was removed from development block C2. In response to this there has been an inadequate replacement of housing units on block C2. Development Block E1 in the original LDF was noted as 1.66ha and this has been replaced with E1 and E9 covering an area of 3.25ha. A primary school is noted in Supplementary Guidance on Developer Obligations as occupying an area of approximately 1.2ha. The residual land for residential development in accordance with the original LDF would equate to only 0.46ha. Conversely the removal of the school from block C2 has resulted in an increase of 16 units. At a low density this additional land should equate to 36 units. A revised schedule to match our client's block plan has been attached including for an increase in housing units to reflect the additional land for removing the school.

There have also been some minor changes to the unit numbers in the blocks within our clients land and these are requested to be amended in line with the original LDF. Based on the original

- 20 units swapped from E9 into the additional land at C2 where the primary school was previously located.
- Single figure units have been removed from blocks C1, C3, F2, F8 totalling 7 units, which should be retained.

A revised schedule has been prepared to set out what the revised housing numbers for the blocks associated with the changes to the block plan.

Housing Schedule				
Development Block	Block Area	Land Use	Proposed Residential Density	Units
A1	0.59	Employment		0
A2	0.69	Employment		0
A3	0.69	Residential only	Higher	41
A4	0.37	Residential only	Higher	22
A5	0.56	Residential only	Higher	33
A6	0.52	Residential only	Higher	30
A7	0.59	Employment		0
A8	0.4	Residential only	High	19
A9	0.34	Residential only	High	17
B1	0.82	Retail		0
B2	0.88	Retail		0
B3	2.49	Residential only	High	122
B4	0.78	Residential with local retail and commercial	Special	15
B5	0.21	Residential only	Medium	8
C5	0.64	Residential only	Low	19
C6	0.97	Residential only	Low	28
C8	0.3	Residential only	Low	8
C9	0.76	Residential only	Low	22
D1	1.45	Residential only	Medium	56
D2	1.03	Residential only	Medium	40
D3	0.57	Residential with other uses	High	28
D4	0.75	Residential only	Medium	29
D5	0.51	Residential only	High	25
D6	0.65	Residential only	Medium	25
D7	0.68	Residential only	Medium	27
D8	0.59	Residential only	High	29
D9	0.56	Residential only	Medium	22
D10	0.33	Residential only	High	16
D11	0.83	Residential only	High	40
E1	0.64	Residential only	High	32
E2	0.85	Residential only	Medium	33
E3	1.07	Residential only	Medium	42
E4	0.66	Residential only	Medium	26
E5	0.81	Employment		0
E6	0.41	Residential only	Higher	24
E7	8.01	Community		0
E8	2.62	community		0
E9	1.83	Primary school with residential	Special	15
E10	6.11	Secondary School		0
E11	1.82	Employment		0
E12	1.32	Community		0



F3	0.6	Residential only	Low	18
F4	0.3	Residential only	Low	9
F6	0.46	Residential only	Low	13
F7	0.36	Residential only	Low	10
F13	0.29	Residential only	high	17
F14.1	0.5	Residential only	Medium	20
F15	0.8	Residential only	Medium	31
CH01	1.3	Residential only	Low	21
CH02	0.57	Residential only	Low	19
CH03	0.74	Residential only	Low	26
CH04	0.7	Residential only	Medium	28
CH05	0.4	Residential only	Low	9
CH06	1	Residential only	Low	27
CH07	0.63	Residential only	Medium	19
CH08	0.8	Residential only	Medium	18
CH09	1.63	Residential only	Low	41
CH10	2.02	Residential only	Medium	60
CH11	0.6	Residential only	Low	18
CH12	0.7	Residential only	Low	22
CH13	0.9	Residential only	Low	22
CH14	0.6	Residential only	Low	16
CH15	0.7	Residential only	Low	20
CH16	0.4	Residential only	Low	12
CH17	0.2	Residential only	Medium	8
CH18	0.9	Residential only	Medium	35
CH19	0.4	Residential only	Low	12
CH20	0.6	Residential only	Medium	22
CH21	0.6	Residential only	High	34
<b>Total</b>	<b>73.54</b>			<b>1500</b>

### 3 Summary

The opportunity to review the revised LDF and feed into the document prior to its agreement is welcomed by our Client Churchill Homes. It is necessary to keep Frameworks and Masterplans under review to ensure their deliverability. Detailed plans are being progressed to take forward development of the land under the control of Churchill Homes and the timing of this review provides a good opportunity to update Aberdeen City Council with the detailed plans. It is inevitable, as demonstrated in the detailed design development of the neighbouring land, that the broad development blocks require some adjustment to suit. The key principles for the vision of the LDF provide a context in which these can take place.

In direct response to the Draft LDF we would request that the following changes are made. Our client would be happy to engage with the Council on these amendments further.

1. Block plan for Churchill Homes' land amended as shown in Figure 1.
2. Ensure consistency of road network and retain main street structure for accessibility for all land owners.
3. Revise the phasing plans to separate Churchill Homes' phasing from other developers to plan for concurrent development and effective delivery of the allocation.
4. Adjust the housing numbers as set out in the Housing Schedule in this report to reflect the relocation of the primary school from Block C2 for E9.



HISTORIC  
ENVIRONMENT  
SCOTLAND

ÀRAINNEACHD  
EACHDRAIDHEIL  
ALBA

**By email to: [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)**

Ms Rebecca Kerr  
Masterplanning, Design & Conservation  
Aberdeen City Council (LDP)  
Marischal College  
Ground Floor North  
Board Street  
Aberdeen  
AB10 1AB

Longmore House  
Salisbury Place  
Edinburgh  
EH9 1SH

[andrew.stevenson2@hes.scot](mailto:andrew.stevenson2@hes.scot)

T: 0131 668 8960

Our ref:  
Our case ID: 300020229

09 December 2019

Dear Ms Kerr

### [Aberdeen City Council – Loirston Draft Development Framework](#)

Thank you for your consultation which we received on 12 September 2018 about the above development framework. We have reviewed the details in terms of our historic environment interests. This covers world heritage sites, scheduled monuments and their settings, category A-listed buildings and their settings, inventory gardens and designed landscapes, inventory battlefields and historic marine protected areas (HMPAs).

Your council's archaeological and cultural heritage advisors will also be able to offer advice on the draft development framework. This may include heritage assets not covered by our interests, such as unscheduled archaeology, and category B- and C-listed buildings.

In terms of our remit as referred to above we note that there are no such designations within the boundary of the development framework. We can therefore confirm that we have no comments to offer on this occasion.

Should you wish to discuss this response the officer managing this case is Andrew Stevenson and they can be contacted by phone on 0131 668 8960 or by email on [andrew.stevenson2@hes.scot](mailto:andrew.stevenson2@hes.scot).

Yours faithfully

**Historic Environment Scotland**



**Scottish & Southern**  
Electricity Networks

Rebecca Kerr  
Aberdeen City Council  
Masterplanning, Design & Conservation  
Development Management  
Strategic Place Planning  
Marischal College  
Ground Floor North  
Broad Street  
Aberdeen  
Aberdeen City  
AB10 1AB

Tommy Hart  
Scottish Hydro Electric Transmission Plc  
200 Ashgrove Road West  
Aberdeen  
AB16 5NY  
07778 375400  
Tommy.Hart@SSE.com

09 December 2019

Dear Rebecca,

### **Draft Loirston Development Framework Consultation**

I refer to your consultation on the Draft Loirston Development Framework and I am pleased to have the opportunity to make representations on this matter on behalf of Scottish Hydro Electric Transmission plc (SHE Transmission).

SHE Transmission is the owner of the electricity transmission network across the north of Scotland and holds a licence under the Electricity Act 1989 to develop and maintain an efficient, co-ordinated, and economical system of electricity transmission.

As you will be aware, the Loirston site is oversailed at the north west corner by a 132kV overhead electricity transmission line which links electricity transmission substations at Craigiebuckler and Redmoss, all of which are critical to ensuring security of electrical supply to Aberdeen City and the surrounds.

We note that there has been no change in relation to the proposed uses under and adjacent to the overhead line from the previous Loirston Development Framework and Masterplan. We note from the figure on page 47 and the description of uses on page 48, that the developer has promoted the land beneath the overhead line for open space, for Green Networks and Sustainable Urban Drainage purposes. On the basis of the information supplied, SHE Transmission has no reason to believe that the adoption of the proposed development framework would interfere with SHE Transmission's interests.

200 Ashgrove Road West, Aberdeen, AB16 5NY

 [ssen.co.uk](http://ssen.co.uk)

Scottish and Southern Electricity Networks is a trading name of: Scottish and Southern Energy Power Distribution Limited Registered in Scotland No. SC213459; Scottish Hydro Electric Transmission plc Registered in Scotland No. SC213461; Scottish Hydro Electric Power Distribution plc Registered in Scotland No. SC213460; (all having their Registered Offices at Inveralmond House 200 Dunkeld Road Perth PH1 3AQ); and Southern Electric Power Distribution plc Registered in England & Wales No. 04094290 having their Registered Office at No. 1 Forbury Place 43 Forbury Road Reading RG1 3JH which are members of the SSE Group [www.ssen.co.uk](http://www.ssen.co.uk)





**Scottish & Southern**  
Electricity Networks

Should there be any material change to the draft proposals, or should there be more detailed plans for the SUDS, landscaping and other potential development which sit underneath/ immediately adjacent to the overhead line, we would request early consultation.

Yours sincerely

Tommy Hart  
**Town Planner**

## Rebecca Kerr

---

**From:** Alistair Watson [REDACTED]  
**Sent:** 08 December 2019 12:19  
**To:** Rebecca Kerr  
**Cc:** PI  
**Subject:** Draft Loirston Development Framework (2019)

Dear Rebecca,

### **Draft Loirston Development Framework (2019)**

I would like to provide some further information to support further assessment, mitigation and enhancements relating to this Development Framework. I am confident that it is within the capability of the developer to modify designs going forward if required to address these concerns.

#### **Otter**

*I have provided a separate submission regarding otter use of the Loch of Loirston because Aberdeen City Council should consider some of those additional details as an exception from duty to make environmental information available under Regulation 10(5)(g) of The Environmental Information (Scotland) Regulations 2004 for a species listed by Scottish Natural Heritage as a 'sensitive' species for records at less than 1km<sup>2</sup> resolution. The further information should be used to inform the Developer and Aberdeen City Council officers.*

The suitability of the Loch for otter breeding should be protected through careful design to protect otter habitat features and connectivity structurally and from disturbance (also taking into account potential increases in recreational activity). Any further Habitats Regulations Appraisal of the development will have to consider the potential for likely significant effects on otter as a qualifying species of the River Dee Special Area of Conservation. In particular wide buffer areas around the Loch, particularly at the southern end should continue to be protected from future development and opportunities for habitat enhancements pursued.

Although otters can become tolerant to human activity, I am concerned about the narrow width of buffer strips in the Burnside area along the watercourses. These should be free from artificial lighting and other disturbances to otters, however I note details in the approved 151073 and the pending 191469/MSC (for plot B3) so I appreciate that there may not be not be potential to seek amendments to designs in that area unless the developments are delayed and require further applications.

#### **Nathusius' pipistrelle (bat)**

Nathusius' pipistrelle has been rarely recorded in the United Kingdom. Monitoring in recent years has found that the Loch of Loirston is used by this species. This species was not detected during the surveys reported in the Environmental Statement. Therefore, the Loch may be of higher value for bats than originally assessed. It is my belief that records will now be held by the North East Scotland Biological Records Centre; however, the developer may consider contacting the University of Aberdeen's School of Biological Sciences for details of student projects which monitored bats on the Loch, or contacting the North East Scotland Bat Group.

Retaining shrub and tree cover around the Loch, and in corridors moving away from the Loch, is desirable in terms of maintaining insect productivity, to vary wind speed across the Loch for bat foraging and to provide dark commuting routes away from the Loch. The small woodland belts to the north west and south west of the Loch are likely to be used as commuting routes by the bats but I am not aware of recent monitoring to demonstrate this. Although a matter for more detailed design a commitment could be made to ensuring that the lighting of development minimises light spill towards the water, retained woodlands and skywards. Further considerations may be appropriate at more detailed stages of design with reference to the Institution of Lighting Professionals Guidance Note 08/18 'Bats and artificial lighting in the UK'.

**From:** David Carmichael <[David.Carmichael@SCOTTISHWATER.CO.UK](mailto:David.Carmichael@SCOTTISHWATER.CO.UK)>

**Sent:** 02 December 2019 15:22

**To:** PI <[PI@aberdeencity.gov.uk](mailto:PI@aberdeencity.gov.uk)>

**Subject:** Consultation on proposed Local Planning Policy and Technical Advice Notes

Dear Sirs,

I refer to your email dated 08 November 2019 regarding the consultations for the Technical Advice Note, Development along the Lanes and the Loirston Development Framework 2019 Masterplan.

Scottish Water would like to thank you for the opportunity to comment the documents.

1. For the Technical Advice Note, Scottish Water does not have any specific comments to make on the proposed materials.
2. For the Development along the Lanes and Loirston Development Framework 2019 Masterplan the following comments refers:

I have attached Scottish Water's surface water policy; this provides clear guidance for all developers and planning authorities regarding surface water design and management.

Developers would be advised to submit Pre-Development Enquiries at their earliest convenience to Scottish Water to permit an accurate assessment of our current ability to service proposed sites. Pre and post development flows and other factors (such as the use of pumping stations) will determine existing capacity within both the immediate water and wastewater networks in particular. Water and Drainage Impact Assessments may be needed for some or all of the sites above. Where network mitigation is identified following these assessments, upgrade works must be funded and carried out by developers. Scottish Water can contribute to upgrade works via Reasonable Cost Contributions. However, it should be noted that in some cases where significant upgrades are identified, all costs may not be fully recoverable.

I have included a link below to the Scottish Water website for additional guidance and contacts:

<https://www.scottishwater.co.uk/you-and-your-home/connecting-your-property/planning-your-development>

Work carried out by the developer should conform to the standards as indicated in the Scottish Water publications, 'Water for Scotland and 'Sewers for Scotland' which are currently on their 4<sup>th</sup> edition.

The document for Loirston refers to the 2<sup>nd</sup> Edition which is acceptable for sites that are underway. However, all new sites should be designed to comply with the most up to date iteration of Sewers for Scotland and Water for Scotland which can be found on the Scottish Water website:

<https://www.scottishwater.co.uk/Help-and-Resources/Document-Hub/Business-and-Developers/Connecting-to-Our-Network>

In addition to the above and for the Development along the Lanes document, it should be noted that Scottish Water may need access to service the sewerage system draining the proposed

developments. It is likely that the sewer for older properties will be combined (foul/surface water) and that the portion of surface water should be removed from the sewerage system as part of the development process.

I trust that the above information is acceptable in line with your consultation. Should you require further clarification, please do not hesitate to contact me.

Yours Faithfully

David Carmichael

Development Planner  
**(Working Mon – Wed)**

Development Engagement Team

Scottish Water

Kingshill House, Arnhall Business Park, Westhill, Aberdeen, AB32 6UF

Mobile: 07785469988



Privileged/Confidential information may be contained in this Email and any files transmitted with it. If you are not the intended recipient you should not retain, copy or use this Email for any purpose or disclose all or part of its contents to any person. If you have received this Email in error please notify the sender immediately and delete this Email from your system.

Opinions, conclusions and other information in this message that do not relate to the official business of Scottish Water ("SW"), Scottish Water Horizons Ltd ("SWH"), Scottish Water International Ltd ("SWI") or Scottish Water Solutions 2 Ltd ("SWS2") shall be understood as neither given nor endorsed by them. The contents of Emails sent and received by SW, SWH, SWI and SWS2 are monitored.

**WARNING:** Although SW, SWH, SWI and SWS2 have taken reasonable precautions to ensure no viruses or other malicious software are present, SW, SWH, SWI and SWS2 cannot accept responsibility for any loss or damage arising from the use of this Email or attachments however caused. The recipient should therefore check this Email and any attachments for the presence of viruses or other malicious software.

Scottish Water

[www.scottishwater.co.uk](http://www.scottishwater.co.uk)



Our ref: PCS/168632  
Your ref:

If telephoning ask for:  
Clare Pritchett

9 December 2019

Rebecca Kerr  
Aberdeen City Council  
Planning and Sustainable Development  
Business Hub 4, Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

By email only to: [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)

Dear Ms Kerr

**Town and Country Planning (Scotland) Acts**  
**Planning application:**  
**Consultation on proposed Local Planning Policy and Technical Advice Notes:**  
**Aberdeen Local Development Plan 2017**  
**Draft Loirston Development Framework**

Thank you for your consultation email which SEPA received on 8 November 2019. SEPA welcomes the opportunity to comment on the Draft Loirston Development Framework June 2019 and would be happy to engage further, in meeting or writing, on any revisions to the document.

**Advice for the planning authority**

We have reviewed the Draft Loirston Development Framework June 2019 by open optimised environments.

We suggest that the table in 6.2 Delivery is updated and revised to make it clearer for all parties what the requirements are and how and when the requirements will be delivered. Examples of revisions are given below:

- 'when to be delivered' should be linked to specific planning applications/phases – rather than 'in parallel with associated development';
- 'ACC to advise' should be completed by ACC;
- Site wide infrastructure requirements and a timetable for their implementation should be clearly identified as part of the masterplan;
- The 'Drainage Impact Assessment' should be completed and the results incorporated in the table;

- The mitigation requirements from the EIA should be identified & incorporated into the table including the specific opportunities to protect and improve the water environment and measures to mitigate the impact on existing water features;
- Further details on the proposals to enhance/re-naturalize the Leggart burn and the burn which feeds in the loch, including re-meandering should be provided.
- An accurate plan of all water features and buffer strips with dimensions should be provided.
- Lochside
  - any specific proposals for the loch should be detailed (the habitat around the loch could be improved by planting reeds around the loch (dark green area in picture in page 72).
  - details of environmental improvements to loch setting should be clearly identified;
  - details of enhancement of sensitive wetland areas should be provided;
  - details of boardwalk/decking/jettys should be provided;
- Burnside - details of improvements to watercourse corridor;
- Charleston - details of improvements to existing watercourse;

We would welcome the idea of increasing the number of wild flowers that attract pollinators not only in the green corridors but also on road verges for example. The seeds for these flowers should be from local provenance. This approach will require to create 'poorer' soils in nutrients and won't need the addition of top soil. This will help wild flowers to grow as well as reduce the amount of nutrients getting to the loch and, therefore, reducing the likelihood of blue-green algae blooms. The following guidance has more information on this. <https://www.plantlife.org.uk/uk/our-work/publications/road-verge-management-guide> The advice provided in this document is not only applicable to road verges but also to any other type of green space.

If you have any queries relating to this letter, please contact me by telephone on 01224 266609 or e-mail at [planningaberdeen@sepa.org.uk](mailto:planningaberdeen@sepa.org.uk).

Yours sincerely

Clare Pritchett  
Senior Planning Officer  
Planning Service

*Disclaimer*

*This advice is given without prejudice to any decision made on elements of the proposal regulated by us, as such a decision may take into account factors not considered at this time. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning or similar application. However, we consider it to be at the applicant's commercial risk if any significant changes required during the regulatory stage necessitate a further planning application or similar application and/or neighbour notification or advertising. We have relied on the accuracy and completeness of the information supplied to us in providing the above advice and can take no responsibility for incorrect data or interpretation, or omissions, in such information. If we have not referred to a particular issue in our response, it should not be assumed that there is no impact associated with that issue. For planning applications, if you did not specifically request advice on flood risk, then advice will not have been provided on this issue. Further information on our consultation arrangements generally can be found on our [website planning pages](#).*

**FROM : Arnold Strachan (Owner of OP60)**

The Bothy,  
Mains of Charleston,  
Nigg,  
Aberdeen AB123LP.

Tel. [REDACTED]  
[REDACTED]

**TO : Rebecca Kerr,**  
Aberdeen City Council,  
Strategic Place Planning,  
Business Hub 4,  
Marischal College.

Dear Ms Kerr

**Subject :Draft Loirston Development Framework**

**Comments and Views 05/12/2019**

Firstly, as a **member of the community** as well as a **stakeholder** and therefor directly affected by the Framework/Plan referred to, I find it astonishing and very disappointing that there has been no engagement whatsoever re.the proposed draft plans for OP60.

**Item 2.2 Ownership (P14)** : "Hermiston and ACC, have worked together to involve other key stakeholders in the overall process" ----- could there be some explanation why I have not been approached/contacted?

I note that :

**a) Item 5.3 Access and Connectivity (p39)** flags up the “view” that a minor street would ‘share’ our farm/home entrance. Would my understanding of this be correct?? and if so what measures would be used to mitigate our current good interface with the environment? Also, drainage would be a concern given that ‘artificial surfaces’ coupled with slope could create problems.

**6.1 Phasing & Delivery (p76)**.....understood

**6.2 Delivery (p79)** –I note that parties involved identify landowners in the table column 6

..... could you please intimate when approximately I would be expected to be approached/contacted and by what means of communication.

c) I understand that buildings up to four storeys are planned for OP60 west of our property. I would expect mitigating measures to be adopted to protect neighbours amenity and privacy that we currently enjoy.

I look forward to an acknowledgement that this letter has been received.

Yours sincerely,  
Arnold Strachan.



05/12/2014



## HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

10202/001/SL

09 12 2019

MASTERPLANNING, DESIGN & CONSERVATION  
STRATEGIC PLACE PLANNING  
ABERDEEN CITY COUNCIL  
BUSINESS HUB 4  
MARISCHAL COLLEGE  
BROAD STREET  
ABERDEEN  
AB10 1AB

**For the Attention of Ms Rebecca Kerr – Planner**

By email to [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)

Dear Rebecca,

**Consultation on Loirston Development Framework 2019**

**Representation on behalf of A Monro & Co**

We refer to the above public consultation in respect of the Loirston Development Framework 2019.

We write on behalf of our client, A Monro & Co, who own a substantial amount of land within the Loirston Development Framework area. This area has previously been promoted for development by Churchill Homes (Aberdeen) Ltd.

Our client welcomes the opportunity to comment on the draft updated Development Framework however, would have appreciated more direct involvement in the process. In the Report to the Planning & Development Management Committee on 19<sup>th</sup> September 2019, it is stated at para 4.2 that the Draft Framework has been produced by OPEN on behalf of the landowners. This is not the case, as our client was not party to this and has not been involved in any consultation exercise or the drafting of the Development Framework.

We also note that fresh public consultation has not been undertaken in respect of the Draft Framework, and public comments dating back to 2012 have been used as the basis for the document update. We would suggest it would have been constructive and beneficial to undertake public consultation in 2019, the results of which could be fed into the updated Framework.

ABERDEEN | BELFAST | DUNDEE | EDINBURGH | GLASGOW | LEEDS | LONDON

REGISTERED OFFICE 8 VICTORIA STREET, ABERDEEN AB10 1XB T 01224 388 700 E [info@hfm.co.uk](mailto:info@hfm.co.uk) W [hfm.co.uk](http://hfm.co.uk)

Registered in Scotland, Registration Number: SC312492

A Monro & Co own a substantial area of land at the north west part of the allocated OP59 site. This includes development blocks C1 – C9 and F1 – F2, F5, F8 – 13. This amounts to circa 500 houses of a 1,500 house allocation. Page 14 of the draft updated Development Framework illustrates our client's land as being owned by Churchill Homes (Aberdeen) Ltd. This is not the case.

The update to the Development Framework to reflect recent developments and planning permissions, including the Calder Park Football Stadium, City South Academy, and the cessation of Aberdeen Football Club pursuing land at Loirston Loch for a new stadium is welcomed.

We note that the proposed primary school has been relocated from development block C2 (within our client's ownership) to block E9. We agree this is a sensible amendment in terms of grouping together educational facilities, and welcome the residential development proposed in its place.

The updated Framework also seeks to amend the development phasing to change the majority of proposals on our client's land to Phase 4, the penultimate development phase, construction on which may be many years away. This is set out on page 78 of the agreed 2012 Development Framework and page 76 of the Draft Framework. This change clearly moves the majority of our client's land into Phase 4 and Phase 3 from what was previously spread over Phases 2, 3 and 4. We are not aware of any overriding justifications or reasons for this. We would suggest that including the 'C' development blocks as Phase 2 would be the most effective and sensible option, following on from the pending MSC application 191469/MS for 92 houses on development block B3. This would allow development to naturally progress in a south-east to north-west arrangement, alongside the recent developments to the north and south of the allocated land at Loirston.

Para 4.2 of the September Committee report states that the 'Framework has been developed 'ownership blind' with regard to density, land use and character.' We are concerned that this is not the case when considering the development phasing indicated on our client's land.

In summary, we would suggest that further consultation is required on the proposals to allow our clients the opportunity to properly and effectively input into the Development Framework. If not, please regard this letter as an objection to the amendments proposed to the development block phasing on our client's land as described above, set out within the updated Loirston Development Framework 2019.

I would be grateful if you would confirm receipt of this letter. Please don't hesitate to get in touch should you wish to discuss any aspect further or require additional information.

Yours sincerely,



**SCOTT LEITCH**  
**ASSOCIATE PLANNING CONSULTANT**  
**FOR AND ON BEHALF OF HALLIDAY FRASER MUNRO**

cc. A Monro & Co.





# LOIRSTON DEVELOPMENT FRAMEWORK CONSULTATION RESPONSE

ON BEHALF OF A MONRO & CO

HALLIDAY FRASER MUNRO

OCTOBER 2020

## 1. Introduction

- 1.1. This response has been prepared by Halliday Fraser Munro, Chartered Architects and Planning Consultants on behalf of A Monro & Co who own a substantial amount of land within the Loirston Development Framework area. This representation is in response to the Loirston Development Framework 2019, July 2020 Rev C.
- 1.2. We previously made representation in respect of the Loirston Development Framework 2019 consultation held between November and December 2019. Our representation at that time made comment on three aspects of the draft 2019 Framework in relation to ownership, phasing and the location of the primary school. Our client welcomes the opportunity to make further comment on the amendments made following the 2019 consultation.
- 1.3. This response will address each of these themes in turn.

## 2. Ownership

- 2.1. A Monro & Co own a substantial area of land to the north west of the allocated OP59 site. Included in this are development blocks C1-C4, C7, F1 and F2, F5, F8-F12, part of F13 and part of F14. This amounts to circa 500 houses of the 1,500 house allocation. The 2019 draft updated Development Framework illustrated this land as being owned by Churchill Homes (Aberdeen) Ltd, however this was not the case and we requested the Framework be amended to reflect A Moro & Co's land ownership status.
- 2.2. We welcome the update made to the *Key Ownerships* map on page 14 which now correctly identifies the land owned by A Monro & Co.

## 3. Phasing

- 3.1. The 2019 updated draft Framework sought to amend the development phasing. The proposed change would have resulted in the majority of our client's land not coming forward for development until Phase 4, the penultimate development phase, which would be many years away. In the previously agreed 2012 Development Framework development of the A Monro & Co land was spread throughout phases 2, 3 and 4. We were unaware of any justification for this change to the phasing and were concerned about the impact on interests in our clients land and made representation to that effect in December 2019. Indeed, the inclusion of land in multiple ownerships within the various phases could help



bring development forward in parallel and quicker than the proposed Framework would otherwise support.

- 3.2. We note that in the July 2020 Rev C of the Framework the phasing strategy has reverted to that in the earlier 2012 and 2017 versions of the Framework. We welcome this and consider it a more appropriate strategy allowing development to progress in a logical manner following on from the pending MSC application 191469/MS for 92 houses on block B3.
- 3.3. The phasing plan at 6.1.2 on page 77 sets out that development at Phase 1 is focussed around the new southern road access off Wellington Road and will deliver a portion of A, B and D development blocks. At 6.1.3 details for Phase 2 are given with one of the key aspects of Phase 2 listed as the second junction to the north of Wellington Road. Some further detail on the road network these new accesses connect to would be welcomed to provide clarity as to when development blocks C will be reached.
- 3.4. Whilst we recognise that the primary means of accessing the site are via the two new junctions on Wellington Road with detail given regarding their delivery in the framework, we consider more detail regarding the existing access in the south of the site which links Wellington Road to Redmoss Road should be given.
- 3.5. Condition 34 of APP/130892 requires a road network connection between OP59 and the southern section of Redmoss Road to ensure that development of the wider Loirston Development Framework area is not compromised, and the allocation may be delivered in full. We agree that securing the road connection in this location is crucial and we consider further clarity on the delivery of this is required rather than relying on statements such as that at 5.17 which refers to "...potential links between Redmoss Road and the Burnside area". One way to achieve this is to remove "potential" from 5.17.
- 3.6. The framework sets out that the working assumption for access to the site is that there will be a maximum of two access points onto Wellington Road and that, "*Additional opportunities exist from Redmoss Road, but this is being explored as a possible bus only link perhaps able to be shared with pedestrians and cyclists*" (p.42). This suggests that there will be no vehicular access from Redmoss Road apart from buses. We consider it would be essential for the framework to be updated to include the requirement for a road connection from Old Stonehaven Road/Redmoss Road to facilitate phased development of our client's land should the wider linkages not be delivered as anticipated. Once the development is completed and all access roads available to all parts of the site then the potential for a bus only link in this location may be appropriate.

#### 4. School

- 4.1. We welcome that the proposed location of the primary school remains in development block E9 and in its previous location, block C2, residential development is now proposed.



## **5. Conclusion**

- 5.1.** In summary, we welcome the updates made to Rev C of the Loirston Development Framework with regards to phasing and ownership.
- 5.2.** We request that the framework be updated to include detail of the vehicular connection to Redmoss Road/Old Stonehaven Road and it be made clear that this access is not restricted to bus use and pedestrians and cyclists only until all other proposed accesses are in place and operational.
- 5.3.** We trust that our comments and requests will be taken into consideration as the final version of the Framework is produced.

## Rebecca Kerr

---

**From:** Rebecca Kerr  
**Sent:** 17 November 2020 17:11  
**To:** Rebecca Kerr  
**Subject:** FW: Loirston: Consultation on Development Framework

---

**From:** A Strachan  
**Date:** Saturday, 7 November 2020 at 22:57  
**To:** Christopher Gray  
**Subject:** Re: Loirston: Consultation on Development Framework

Hello Christopher

Many thanks for all your help and understanding in updating and also my better understanding of the process.

Best Regards,

On Tue, Oct 27, 2020 at 5:11 PM Christopher Gray wrote:

Hello

It was good to speak to you yesterday and get your final feedback on the revised drawings that I provided last week. To quickly summarise so that I can report back to Rebecca at ACC:

- You are happy with the updated Landownership plan which now reflects your land holdings within the Opportunity Site area;
- You had a final comment on the extent of development block 78E and asked that we match the southern boundary with the line of the existing dyke which runs between Old Stonehaven Road and the A92. The attached pdf shows that amendment and also shows the infill of a landscape buffer along the full extent of this boundary (there had been previously been a drawing error which left a block of 'white' land in this area).

I hope this now addresses all your concerns, but please do get in contact if there is anything else.

Kind regards

Chris

Christopher Gray

Associate Director

open

optimised environments ltd

---

**From:** Christopher Gray  
**Date:** Friday, 23 October 2020 at 15:54  
**To:** A Strachan  
**Subject:** Re: Loirston: Consultation on Development Framework

Hello

I hope you are well?

Have you had a chance to consider my email below from September? We are wrapping up the consultation process on the Loirston Development Framework and I have attached extracts from the current document which shows amendments to address your concerns:

1. Landownership. Page 14 now shows an additional area of land shaded as per our previous email exchange and annotated as "A. Strachan".
2. Access and Connectivity: Page 39 show the updated street network which shows the omission of any street network within Block 78E (ie. land under your control). Should you wish to pursue development in this area then proposals for access arrangements in this area would be progressed through a subsequent planning application(s).

I hope this now resolves any outstanding concerns you had over the material in the document. Please would you be able to confirm that you have received this email and (I hope) that you are happy with the proposed amendments so that I can report back to ACC?

Please don't hesitate to contact me if there is anything further

Kind regards

Chris

Christopher Gray

Associate Director

open

**optimised environments ltd**

---

**From:** Christopher Gray

**Date:** Wednesday, 23 September 2020 at 11:47

**To:** A Strachan

**Subject:** Re: Loirston: Consultation on Development Framework

Hi

Thanks for getting back to me. If I understand correctly, we should be showing you as the landowner for the full extent of land hatched in blue on the attached screenshot. If you are happy this is correct we will update the landownership plan in the document accordingly.

With the regards the road which is shown looping around your property (the yellow road within the block identified as 78E on the other attached screenshot), I am happy to omit that road entirely from the development framework document. Hopefully this satisfies your concerns that it would exit very close to your doorstep.

Just to confirm, these are high-level proposals only and it would be entirely up to you if you wished to develop your land – there is no requirement by having this land identified in the document. Any planning for development in the surrounding areas in land outwith your control would also have to involve consultation with yourself so this by no means a final point for input.

I hope that reassures you. If you are able to respond to the above two points that would be great so I can let Aberdeen City Council know how things have progressed.

Kind regards

Chris

Christopher Gray

Associate Director

open

optimised environments ltd

---

**From:** A Strachan

**Date:** Monday, 21 September 2020 at 23:02

**To:** Christopher Gray

**Subject:** Re: Loirston: Consultation on Development Framework

Hello Christopher

Yes , the area you describe as non grey tone with a "central" location as per screenshot above is bordered by the A92 to the west ,the farm buildings "Mains of Charleston " in the S.E. corner and small triangular section of land projecting into the SUDS ponds (CPO'd ) .This narrow buffer piece of land was my concern when I examined the original proposed /draft Loirston Dev. Plan 2014 where I witnessed a minor road occupying this land and exiting literally ' on our doorstep'

I am still looking for copies of the section of the Loirston Dev Plan as applied to me so that I can confirm their existence for your perusal. I discovered the whole thing by sheer chance when I was researching something else!!

I thought I should get this off to you asap.I will find what I am looking for even though I don't have a PA!!

Best Regards,

On Wed, Sep 16, 2020 at 11:06 AM Christopher Gray

Hello

I've not been into my office recently to check if you had posted the material we discussed, but I thought there might be a shortcut to getting your title information by looking at the Registers of Scotland website: (<https://scotlis.ros.gov.uk/map-search>) to check your property boundary. I've attached screenshot from the website with the area of land I think we are discussing centred. Are you able to confirm that you are the landowner for those areas which do not have a grey tone over them around the Mains of Charleston area?

Kind regards

Chris

Christopher Gray

Associate Director

open

optimised environments ltd



---

**From:** A Strachan  
**Date:** Friday, 4 September 2020 at 09:11  
**To:** Christopher Gray  
**Subject:** Re: Loirston: Consultation on Development Framework

OK, I will do that asap.

Best Regards,

On Fri, 4 Sep 2020 08:43 Christopher Gray wrote:

Hello

Thanks for getting back to me, I'm glad you received the correspondence.

I look forward to receiving your material which we will review and include in the document as necessary. If you are able to drop me a line once you have popped it in the post that would be very helpful – we are currently "Working from Home" and so I will need to go into the office to pick it up once it has been delivered.

Kind regards

Chris

Christopher Gray

Associate Director

open

---

**From:** A Strachan  
**Date:** Thursday, 3 September 2020 at 21:02  
**To:** Christopher Gray  
**Subject:** Re: Loirston: Consultation on Development Framework

Hello Christopher

Thank you for getting back to me for the second time! To be honest I have been hunting high and low for the evidence that I gleaned from the 2012/2013 Loirston Development plan which quite clearly suggested that a minor road was proposed for the narrow corridor of land just to the south of our house at Mains of Charleston. I will try before the weekend to locate this document along with an outline of land owned by myself (referred to under sub title Landownership in your correspondence dated 13/08/2020).

I was surprised but at the same time disappointed to find out that Knight Frank had sent out letters to individual landowners within the ACC Opportunity Site boundaries advising of the public exhibition etc. .... to be honest I never received anything at all as described and, only found out about the Loirston Dev Plan when I was researching some information related to the AWPR..... by this time I was playing catchup but at the same time alarmed by what appeared to have been planned for our "front door" as it were. I was glad by the same token to pick up that I could/would have an opportunity to be directly engaged with OP60 going forward. (That assumes that I will be alerted in advance in order to make a contribution)

Your ref "I'm not quite sure which minor street ..... " under subtitle Access and connectivity is the specific description in 2012/2013 Loirston Plan

Anyway as I said I will send you by mail the outline of my land/property and photo copy of the Loirston Plan page referring to this 'minor street'.

Many thanks again for getting back to me.

Best Regards, Arnold

**ACHIEV  
AWARI**

---

## Rebecca Kerr

---

**From:** Rebecca Kerr  
**Sent:** 17 November 2020 16:59  
**To:** Rebecca Kerr  
**Subject:** FW: Response on Consultation on Loirston: Development Framework July 2020 Rev C

**Importance:** High

---

**From:** Elaine Farquharson-Black (Brodies Solicitors)  
**Sent:** 16 November 2020 21:14  
**Subject:** Response on Consultation on Loirston: Development Framework July 2020 Rev C  
**Importance:** High

I refer to your email below which summarises the key issues/changes which have been made to the Draft Development Framework in response to representations which were submitted by Halliday Fraser Munro on behalf of the landowners of part of the site (A Monro and Company) and by NORR on behalf of Churchill Homes (Loirston) Ltd. Churchill has an option over the Monro land.

Since submission of the representations in December 2019, Churchill has entered into an arrangement with Robertson Homes for the development of the Monro land and I am jointly instructed by them to provide further comments on the revised Framework. These comments should be read in conjunction with the further comments submitted by HFM on behalf of their clients and with which my clients agree.

My clients' comments on the Rev C Framework are as follows:-

- It is understood that the intention is to adopt the revised Development Framework as Supplementary Guidance pursuant to the emerging Local Development Plan which recently went through its public consultation period. We currently await clarification of the Council's position on any objections which were submitted to the draft Plan during that period. Since the revised Framework will not be able to be adopted pursuant to the new LDP Plan until the Plan itself has been adopted, can you confirm that all references to the 2017 LDP, particularly at page 6 of the Framework, will be amended to reference the new Plan? To this end we attach a copy of representations which were submitted jointly on behalf of the landowners and Churchill/Robertson to the draft Plan.
- Linked to the allocation of the site in the LDP, it would be useful if the Framework made it clear that the 1500 homes allocated to the site in the LDP is an indicative capacity and not an upper limit.
- In a similar vein, also on page 6, it is noted that the Framework still refers to the 2014 Strategic Development Plan which has of course now been superseded. Again, it is assumed that the Framework will be updated to make reference to the new Strategic Development Plan.
- In Section 1.1.5 on page 7, it is noted that the Masterplan seeks to respond to 4 key issues for the City Council. These are stated to be context; identity; connection; and communication and engagement. We would have

expected delivery of the development to be a key issue for the Council given the size of the allocation and as such we would suggest that paragraph 1.1.5 is amended to make reference to delivery as a key issue.

- On page 11 under Transportation Infrastructure, there is reference to a Transport Assessment currently being prepared by the Developer's Transport Consultants to support a future application for Planning Permission in Principle. That application has been approved and indeed Matters Specified by Condition consents issued thereafter. This section requires to be updated to reflect the current position. It is also noted that this section still refers to contributions towards the Strategic Transport Fund, which Fund was found to be unlawful. Reference to STF in the Framework should be removed.
- Still on page 11, the text on Cove Rangers Football Club and Aberdeen Football Club requires updating since matters have moved on since this part of the Framework was drafted. Related references on page 15 will also require updating.
- On page 14 at paragraph 2.2, it is confirmed that the Framework has been developed "*landownership blind*" and it goes on to advise that where delivery of key infrastructure is critical, ownership has been considered to ensure that proposals are pragmatic and realistic. Given the number of different owners and developers involved in the overall Loirston Development, it is submitted that the Framework needs to make it clear that all parties will require to work together to deliver the necessary infrastructure and no one party can ransom or delay another because of their failure or refusal to participate in the delivery of infrastructure. In this regard Aberdeen City Council must act not just as landowners who have an interest in developing parts of the Framework Area, but also as Planning and Roads Authority.
- On page 34 at paragraph 5.1, my clients welcome the confirmation that the Framework establishes a flexible structure, but again this requires to be amended to make it clear that it reflects the timing and allocations set out within the emerging LDP. This section goes on to advise that the Framework sets out a clear infrastructure delivery strategy illustrating what, how, when and with the involvement of which parties, elements such as streets, paths, schools and open space will be delivered. With respect it is submitted that the Framework as currently drafted does not provide a clear infrastructure delivery strategy. Reference should be made to the comment in respect of page 14 above and in respect Section 6 below.
- Section 5.3 and other related sections deal with the proposed access to the various development blocks within the Framework Area. The representation submitted by Churchill in December 2019 highlighted concerns with the vehicular connections to the Monro/Churchill land. Your response indicates that this was a drawing error and that page 39 "Access and connectivity" is correct and that the revised Development Framework updates the drawings to be consistent. With respect that does not appear to be the case. My clients' particular concerns relate to the break in the secondary street *ex adverso* blocks C8 and D6. On page 39 this is shown as a minor street. On page 35 it appears to be shown as a Core Path and on page 38 it is shown as a pedestrian/cycle route only and not part of the general street network. Paragraph 5.4.11 of the Framework indicates that minor streets give access to limited areas of development whereas secondary streets give access to development blocks. It is submitted that the street between block C8 and block D6 should be a secondary street as it is a continuation of the secondary street running from C9/D9 to C7/D4 and as such provides access to development blocks. There is no reason why there would a break in the secondary street network at this point.

- On page 42 at paragraph 5.4.5, the Framework advises that the vehicular access points are still to be fully confirmed. It is understood that the access points have now been confirmed through the AMSCs and it is submitted that this part of the Framework requires to be updated to reflect those accesses so that all parties know what is being delivered and where. When delivery occurs is dealt with below.
- On pages 49 and 50 the overall site has been divided into proposed residential densities. It is noted that the Framework acknowledges that the suggested densities should not be applied homogeneously within a development block, but rather there should be a mix of higher and lower densities. However, it goes on to advise that the sum of the densities should provide the desired number of units set out in section 5.6.3. It is submitted that sections 5.6 and 5.6.3 require amendments to confirm that the numbers in the table are indicative and the actual number of units for each block will be determined as part of the planning application process for the relevant part of the site, having regard to the housing market and demand at the time of application. The table should not be seen as setting an upper limit on the number of units in any block.
- On page 76, section 6.1.1 confirms that the Phasing Strategy is indicative only and aims to illustrate a preferred growth strategy for Loirston which balances development with the provision of key elements of infrastructure, public realm and landscape improvements. This flexibility is welcomed, however, we would highlight the comments made above whereby no landowner/developer should be able to ransom/delay another landowner/developer in the delivery of development on their land. It is critical that all parties work together for an appropriate phased delivery of infrastructure to serve the entire Framework area. Given the breakdown of densities and urban design within the site, it will be important to ensure that a number of different areas are opened up for development at the same time to provide an appropriate range and choice for prospective purchasers. This will improve the marketability/deliverability of the entire development.
- On pages 77 and 78 there is high level reference to the key aspects of each Phase. We would wish the following additions to be made to the text:-
  - **6.1.2 Phase 1** – The southern access from Wellington Road requires to be taken up to the boundary of blocks C7/D4 as early as possible and no later than prior to occupation of the 100<sup>th</sup> unit within Phase 1. This is to ensure that the Monro/Churchill land is appropriately served at the earliest opportunity, particularly if there is a cost sharing infrastructure agreement between the parties as recommended below.
  - The second junction to the north of Wellington Road should be provided prior to occupation of the 300<sup>th</sup> unit within Phase 1 to correspond with the requirements of the Planning Permission in Principle. As such provision of this junction requires to move out of Phase 2 and into Phase 1.
  - **6.1.3 Phase 2** – As noted above, the second junction to the north of Wellington Road should now be provided by the end of Phase 1.
  - In a similar vein the completion of the southern side of the south end of Redmoss Road requires to be provided by the completion of Phase 2 rather than it being provided at the end of Phase 3.
- On pages 79, 80 and 81 under paragraph 6.2, there is a table referencing delivery. Simply stating that landowners/developers and Aberdeen City Council are involved in the delivery of infrastructure is not sufficient. Reference is also made in the table to the obligations set out in the Legal Agreement. However, this Agreement relates only to the land controlled by Hermiston. As outlined above, it is critical to the delivery of the

development that no landowners/developer can ransom or delay another from the delivery of development on their land. We would respectfully suggest that this section needs to make that clear and to make it clear that the Council in their capacity as Planning Authority and Roads Authority will work to ensure that all of the development blocks are suitably serviced at the earliest opportunity. It is recommended that the parties enter into an infrastructure delivery arrangement at the earliest opportunity and this should be referenced in the Framework.

I look forward to receiving your response on these comments. I have copied the comments to Rebecca Kerr at the Council for her information as I know that Rebecca is looking to take the revised Framework to Committee in December. It would be helpful to have confirmation that the changes which my clients and the landowners have referenced will be made before the Framework is presented to Councillors for approval.

Regards

*Elaine*

Elaine Farquharson-Black | Partner | Brodies LLP Solicitors | [brodies.com](http://brodies.com)

**BRODIES<sup>LLP</sup>**

**ACHIEV  
AWARI**  

---