



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



Residential development (133 units) with associated landscaping and parking and supporting ancillary infrastructure

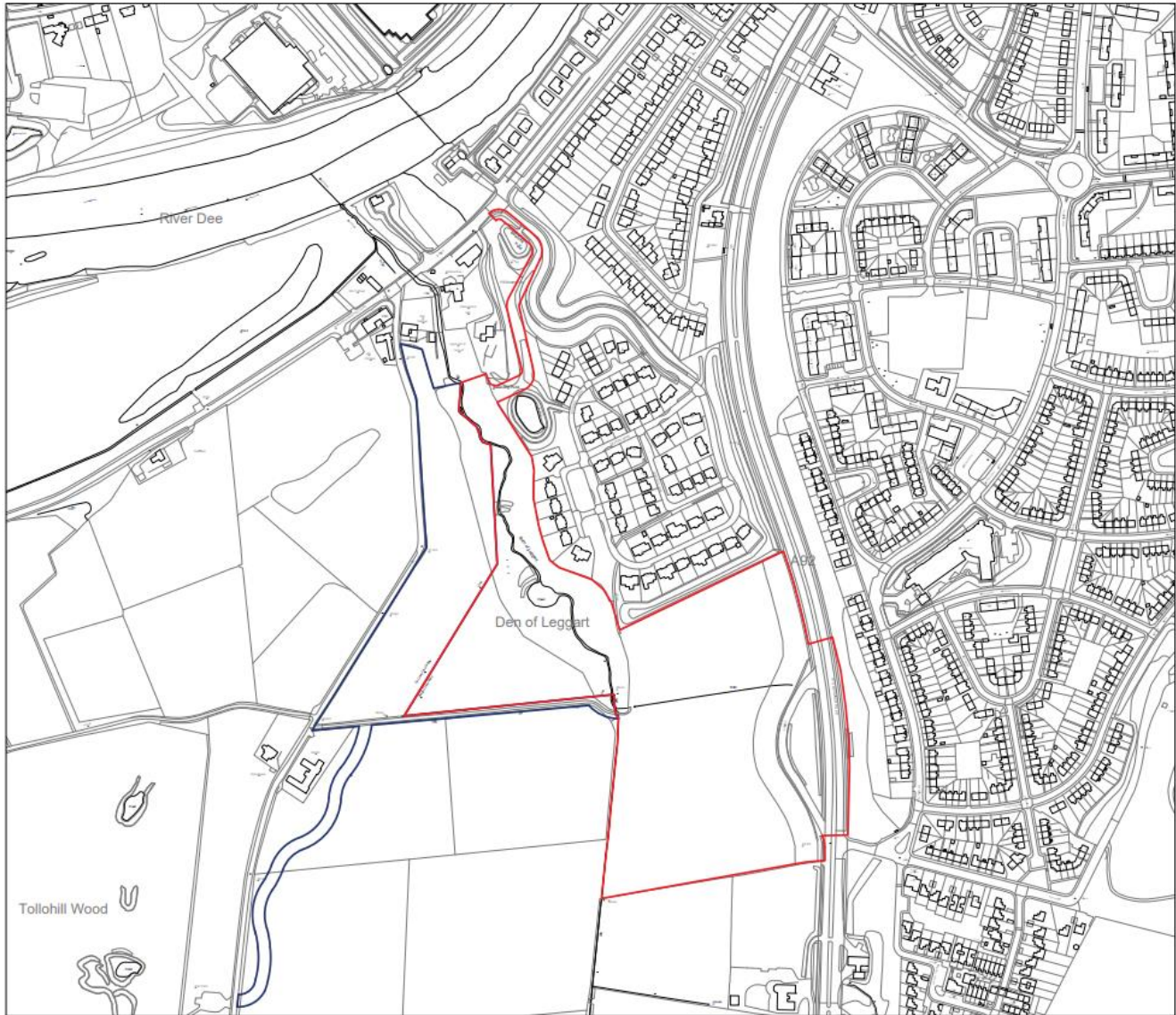
Land to the South and South-West of Deeside Brae (Leggart Brae)

Detailed Planning Permission
201558/DPP

Location – Wider Context



Location Plan



Existing Site Context



Site Photos



FIG 1 View of site from the exiting entrance.



FIG 2 Den of Leggart on the middle ground.



FIG 3 Existing woodland and hedging along A92 Road.



Site Photos

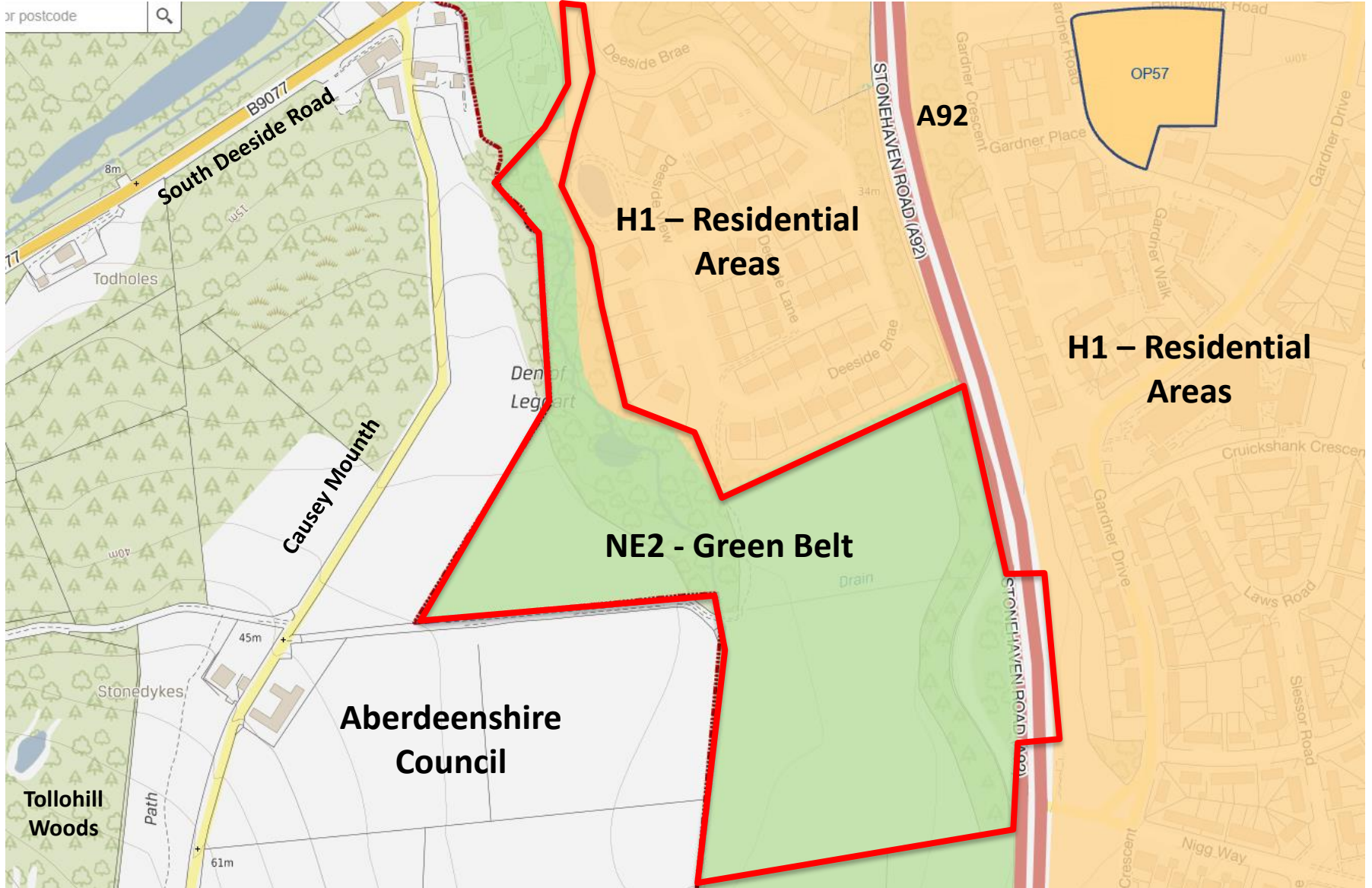


The Bridge of Dee carries the A92 across the river in to Aberdeen. The Den of Leggart forms the backdrop in this view.

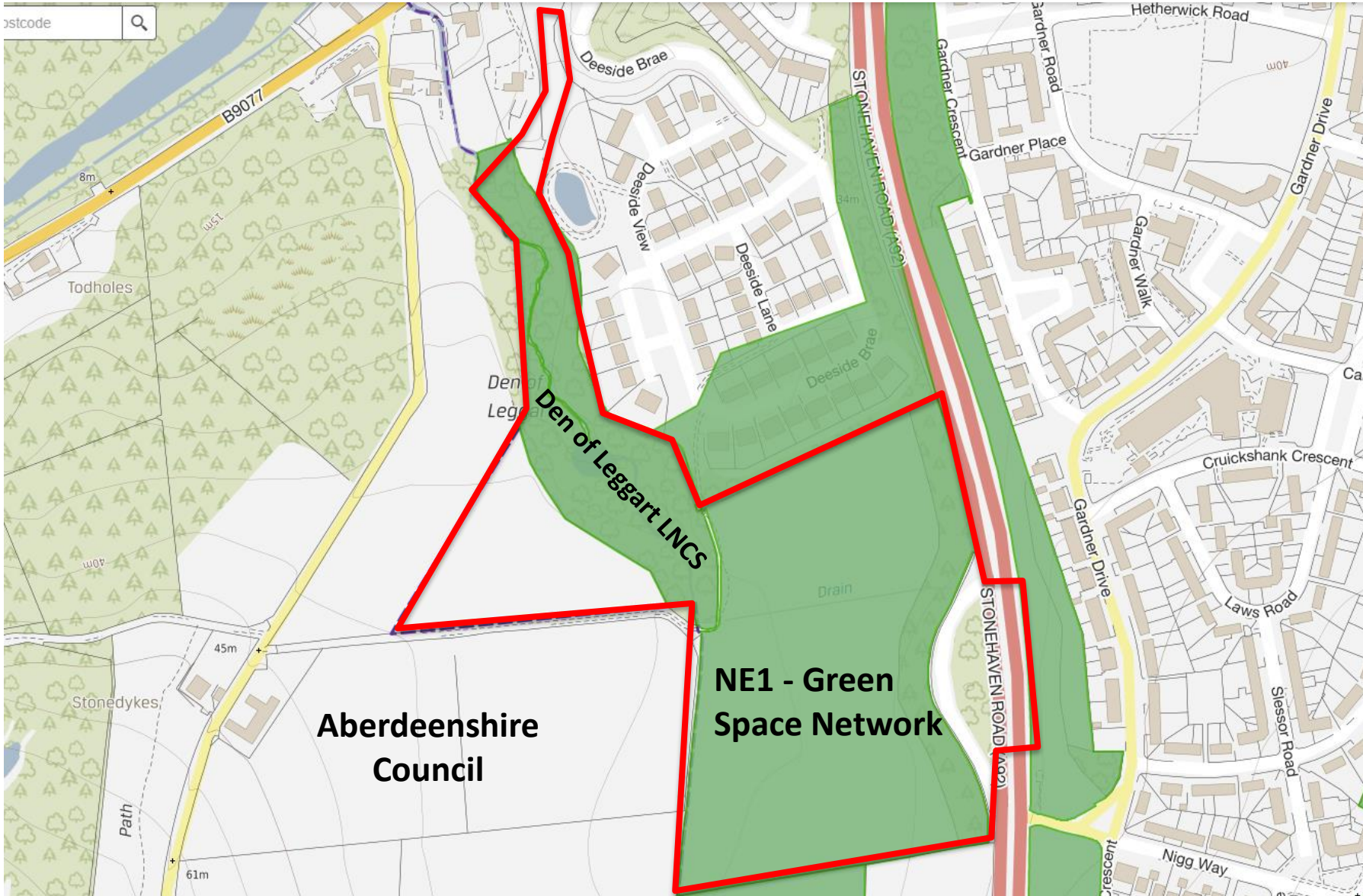
The Den of Leggart forms a gentle bowl-shaped valley in which the Burn of Leggart is deeply incised and hidden deep within ancient woodland



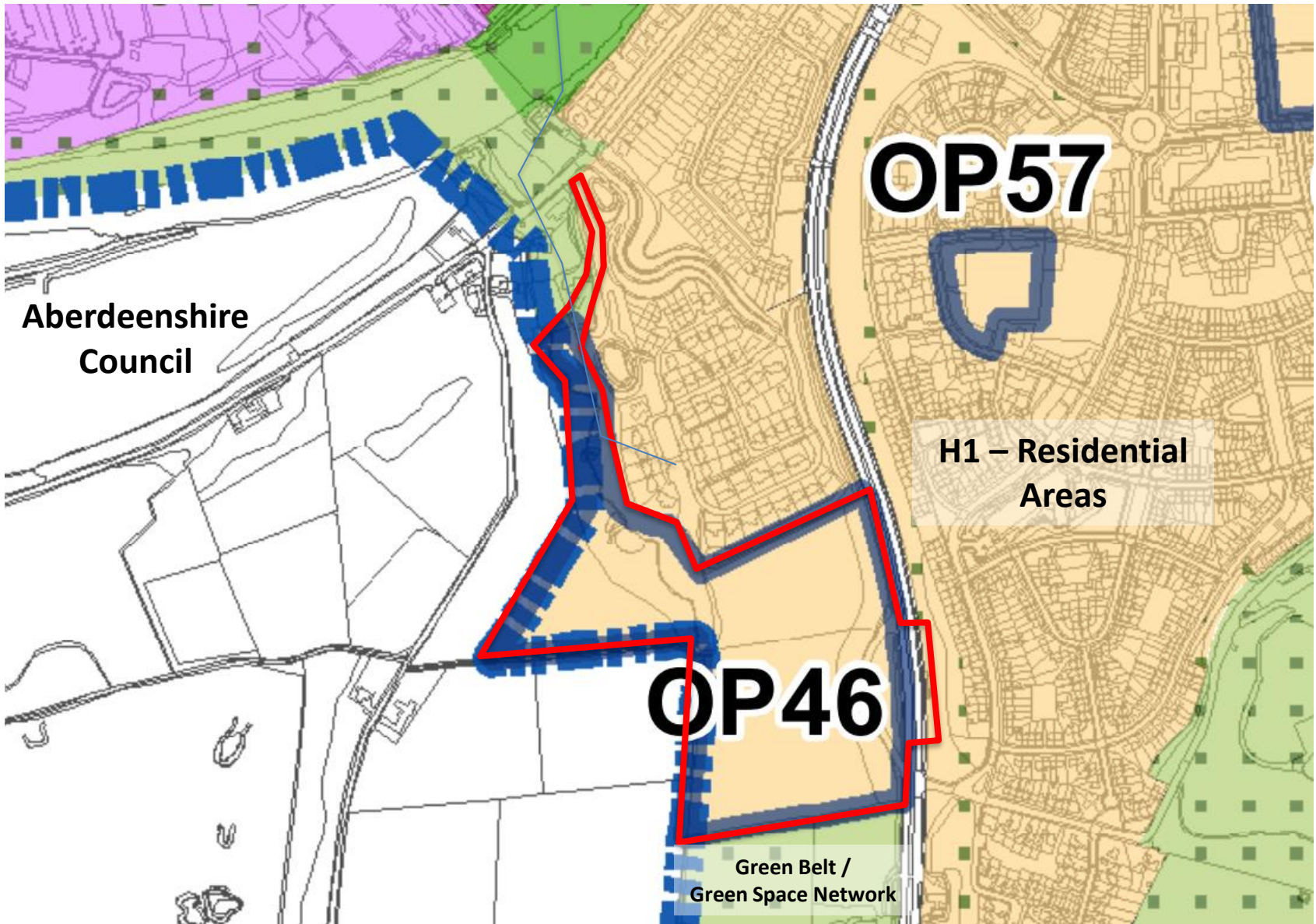
ALDP 2017 Zoning



ALDP 2017 Zoning continued



PALDP 2020 Zoning



Proposed Site Plan



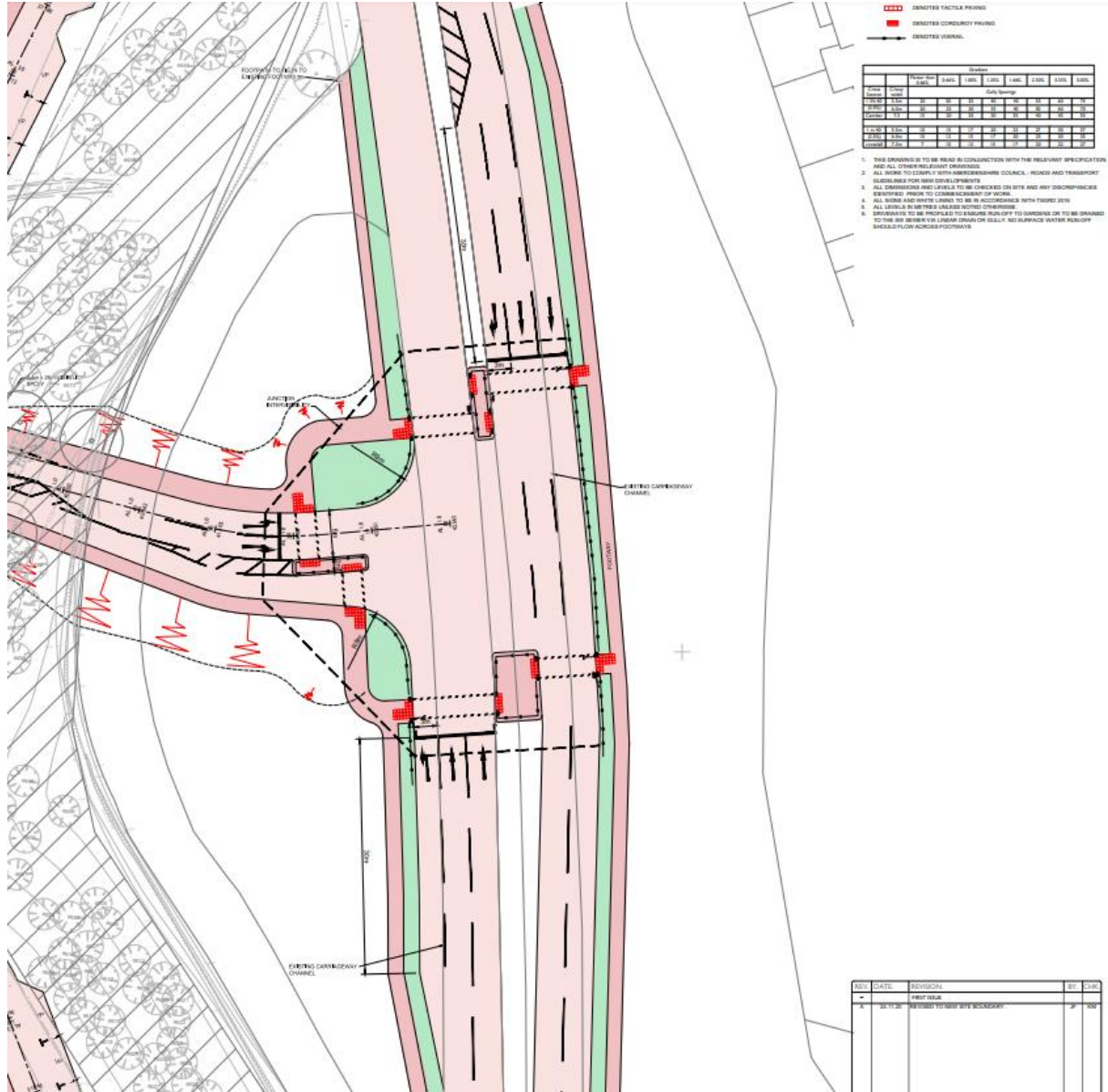
Proposed Site Plan – Housing Areas



Proposed Site Plan – Northern footpath link



Proposed A92 signalised junction



House Types – Indicative images



Flats – Indicative images



Existing & Indicative Proposed views – Tollohill Woods



V12 Tollohill Wood 0.5km from the site. The proposed development is prominent ,

Existing view
View after development



Long distance views – Craigievar Road



V3 Craigievar Road 0.7km from the site. The proposed development is visible and noticeable, as a small part of a much wider view.

Existing view
View after development



Long distance views – Montrose Drive



V4 Montrose Drive 0.5km from the site. The proposed development is visible and noticeable, as a small part of a much wider view.

Existing view



View after development



Background

- Application was subject to Pre-Application Consultation
- Applicants and officers presented to ACC Pre-Application Forum in August 2020
- Pre-Application Consultation Report forms part of the application submission

Aberdeen Local Development Plan

- Site zoned within an 'NE2' Green Belt area in the ALDP
- Policy NE2 states presumption against development unless essential infrastructure or small-scale development (house extensions, replacement dwellings etc)
- NE2 makes no provision for new residential use
- Large portion of site is also zoned as Green Space Network (Policy NE1) and the Den of Leggart is a Local Nature Conservation Site (LNCS)
- NE1 states presumption against development that would erode or destroy the character and function of the Green Space Network
- Proposal represents a 'significant departure' from Development Plan
- Proposed ALDP is a material consideration in assessment. This reallocated the site for residential development of approx. 150 units.
- PALDP is yet to undergo examination and adoption.
- Significant departure necessitates a Pre-Determination Hearing – prior to recent legislative change, required to be determined by Full Council. Now PDMC may conduct hearing and determine, or refer to Full Council.



Representations

- 121 representations received, all objecting or raising concerns

Main matters raised:

- Contrary to SPP and the City & Shire Strategic Development Plan
- Contrary to Green Belt and Green Space Network policies in ALDP
- The application is premature in terms of the PALDP
- The site was noted as being 'undesirable' for housing in the Main Issues Report
- The site could be removed from the PALDP without resulting in a housing land supply deficit
- The development would have a significant detrimental impact on the landscape
- The development would be detrimental to road safety and would impact on traffic flows into and out of the city, exacerbating congestion in the Bridge of Dee area
- The site is in an unsustainable location – most residents would drive



Representations continued

- The increased traffic and congestion would exacerbate poor air quality
- The development would pose an increased flood risk
- No safe routes to school
- Impact on ecology and natural habitats
- Impact on amenity of neighbouring properties
- Impact on access and informal recreation
- No low & zero carbon technologies are proposed

One positive aspect noted:

- Proposal to provide pedestrian / cycle link between Leggart Terrace and Tollohill Woods is welcomed.



Consultee responses

- Aberdeenshire Council object
- ACC Archaeology request two conditions
- ACC Developer Obligations request contributions toward:
 - Core Path Network
 - Healthcare Facilities
 - Community Facilities
- ACC Education – Sufficient capacity in Abbotswell Primary and Lochside Academy
- ACC Environmental Health – Noise Impact Assessment accepted. Further information required Re: Air Quality
- Housing Strategy – Affordable Housing tenure is not acceptable. Requires to be amended
- ACC Roads Development Management object
- SEPA – no response yet
- Kincorth and Leggart Community Council – no response