

ADDITIONAL CIRCULATION - COM-21-108 Proposed Aberdeen Local Development Plan – Summary of Representations and Responses.

The following test should be added to Appendix 2 Schedule 4 Responses in Issue 12: Alternative Sites Deeside.

Body or person(s) submitting a representation raising the issue (including reference number):

Christopher Venn (46)

Eric Yule (760)

Planning authority's summary of the representation(s):

Bid Site B0931 - Friarsfield Woodley

46, 833: The site is undesirable. The proposal is unnecessary, access arrangements to the Friarsfield development are set out in the Friarsfield Development Framework and there is no need to depart from this. *Concern is raised over any expansion to OP41 Friarsfield through B0931 when Friarsfield has yet to be fully built out. There will be a loss of Green Belt and coalescence of settlements, and impact on natural environment including wildlife and the Cults Burn corridor. The planned road alignment/ junction to Kirkbrae will not be safe due to the existing bends. There is a lack of community facilities and services in the area; new developments will lead to increased car use.*

New Site - Pitfodels Green Belt

760: Respondent suggests that the area of land (plan provided in full representation) to the north of North Deeside Road between the International School of Aberdeen and the property known as Torbrek, and the land to the south of North Deeside Road between Deeside Gardens/Garthdeee Farm Gardens to the east and Pitfodels Station Road to the west and the Deeside Way be removed from the green belt in order to have a more robust and identifiable green belt boundary in this area.

Modifications sought by those submitting representations:

B0931 – Friarsfield Woodley

46: Extension of the protected corridor along the full length of the Cults Burn, including drainage design to ensure runoff from new roads does not enter the burn, and revision of road access routes to OP41 to avoid the dangerous junction that will be formed at Kirkbrae. Requirement for the establishment of new shops and schools before further new residential development. Clearly protected zones between Countesswells and Cults to stop urban spread.

New Site - Pitfodels Green Belt

760: Remove area of land (shown in plan) from the green belt and modify green belt boundary so that it is defined by the Deeside Way to the south and Pitfodels Station Road to the west, these being clearly identifiable visual boundary markers based on existing landscape features in accordance with the requirements of Scottish Planning Policy.

Summary of responses (including reasons) by planning authority:

B0931 – Friarsfield Woodley

46, 833: The support for the undesirable designation and retaining the site as Green Belt is noted and welcomed. *Precise access arrangements to OP41 are considered at the masterplanning and planning application stages and drainage and water quality issues are covered by Proposed Local Development Plan Policy NE4 Our Water Environment. Further details on dealing with run off will be discussed in future Aberdeen Planning Guidance on Flooding, Drainage and Water Quality as indicated on page 57 of the Proposed Aberdeen Local Development Plan. The land between Friarsfield and Countesswells is zoned as Green Belt in order to protect the individual identity of the two areas.*

New Site - Pitfodels Green Belt

760: Land at Pitfodels is zoned as Green Belt in order to maintain the individual identities of Aberdeen and Cults and to protect their landscape setting. For all new Bid Sites that were not previously submitted prior to the Proposed Local Development Plan Stage the following statement applies. These sites were not put forward as development bids so were not considered as such at the Main Issues Report stage, nor were they subject to site assessment or public consultation. In addition, as demonstrated in Issue 1: Vision, Spatial Strategy and Land Release Policy LR1 and Issue 2: Housing Land there is an appropriate and sufficient supply of deliverable housing and employment sites within Aberdeen City. Therefore, it is the Council's view that no change is required for this new site.