



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



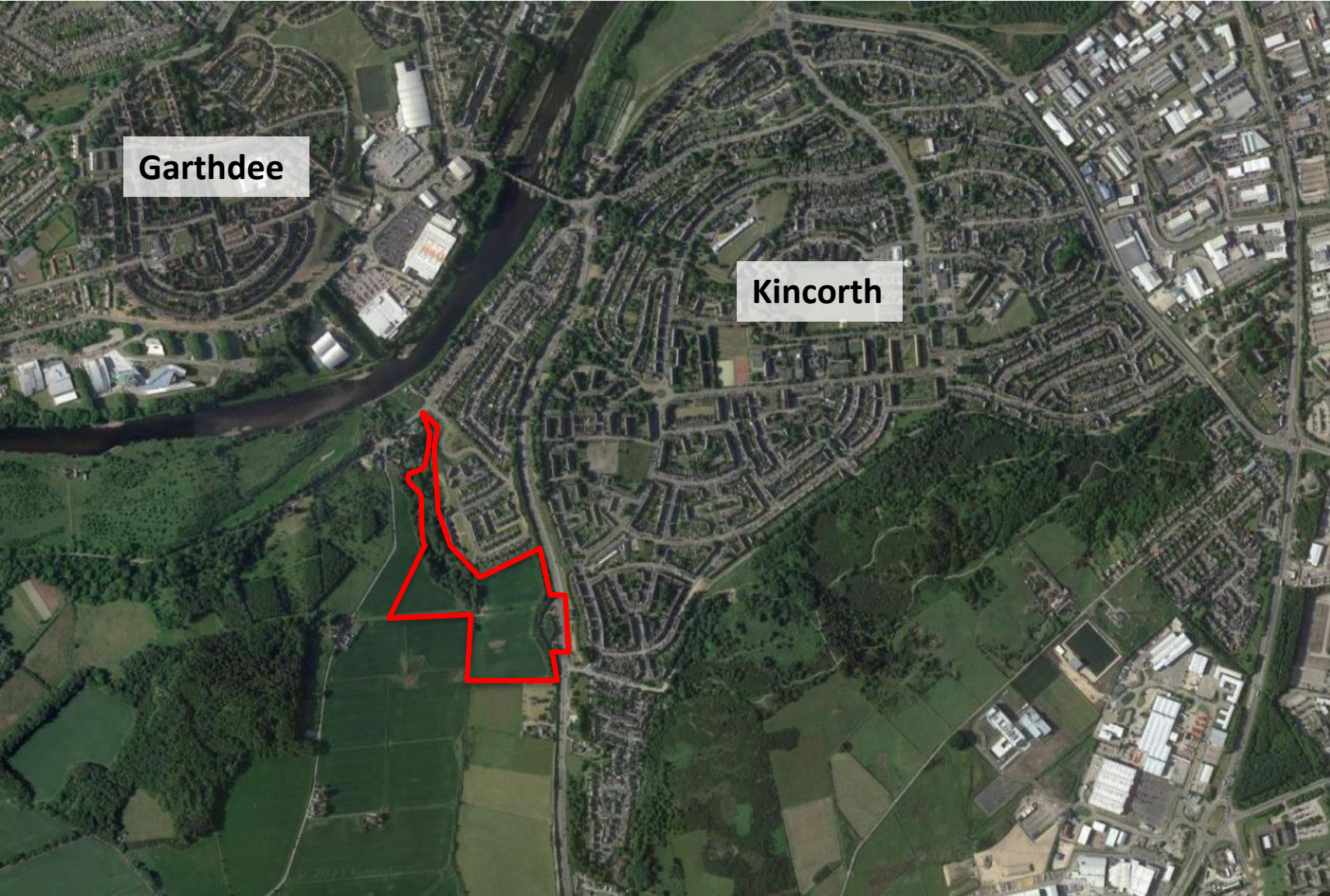
Pre-Determination Hearing

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

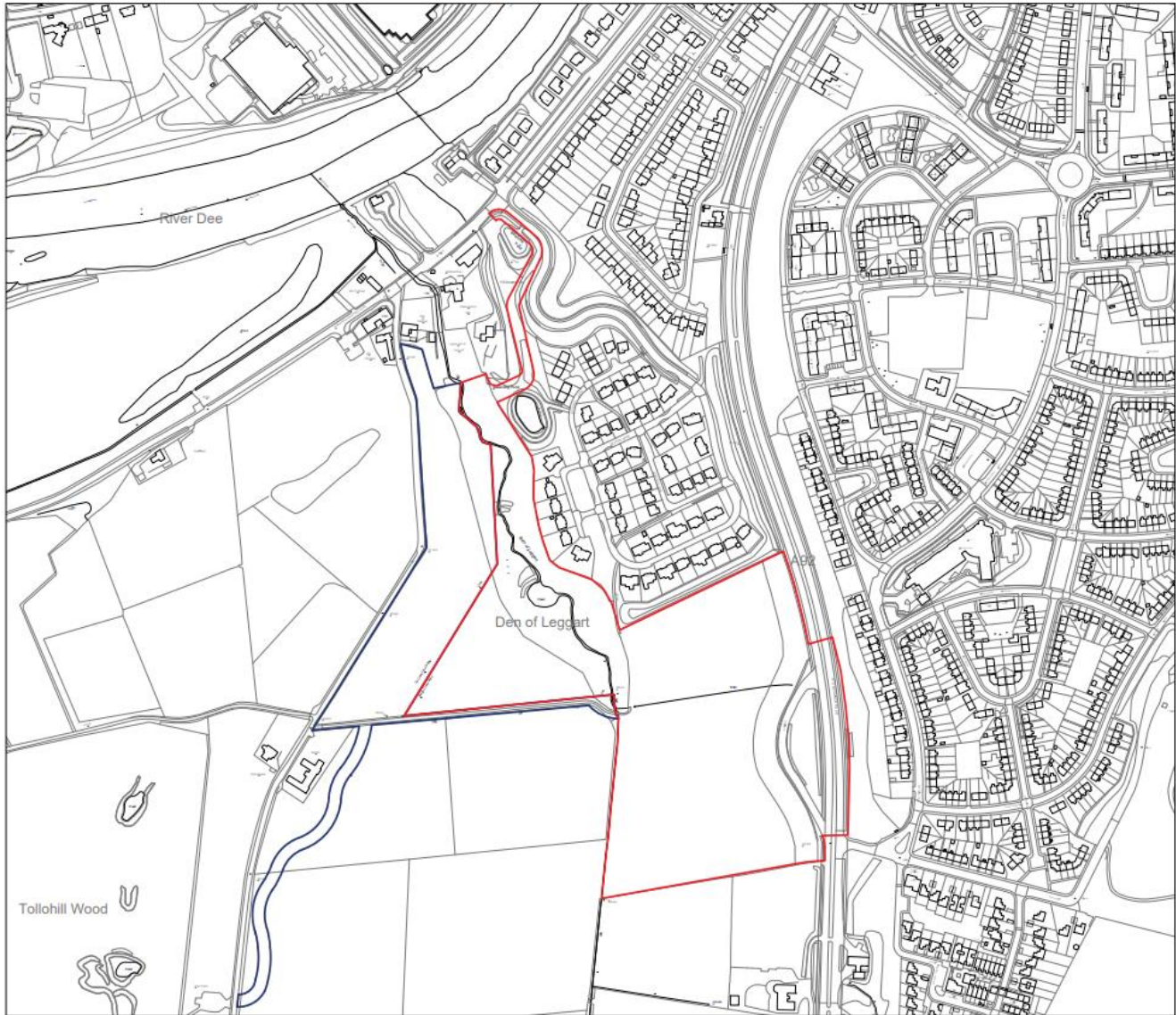
Land to the South and South-West of Deeside Brae (Leggart Brae)

Detailed Planning Permission
201558/DPP

Location – Wider Context



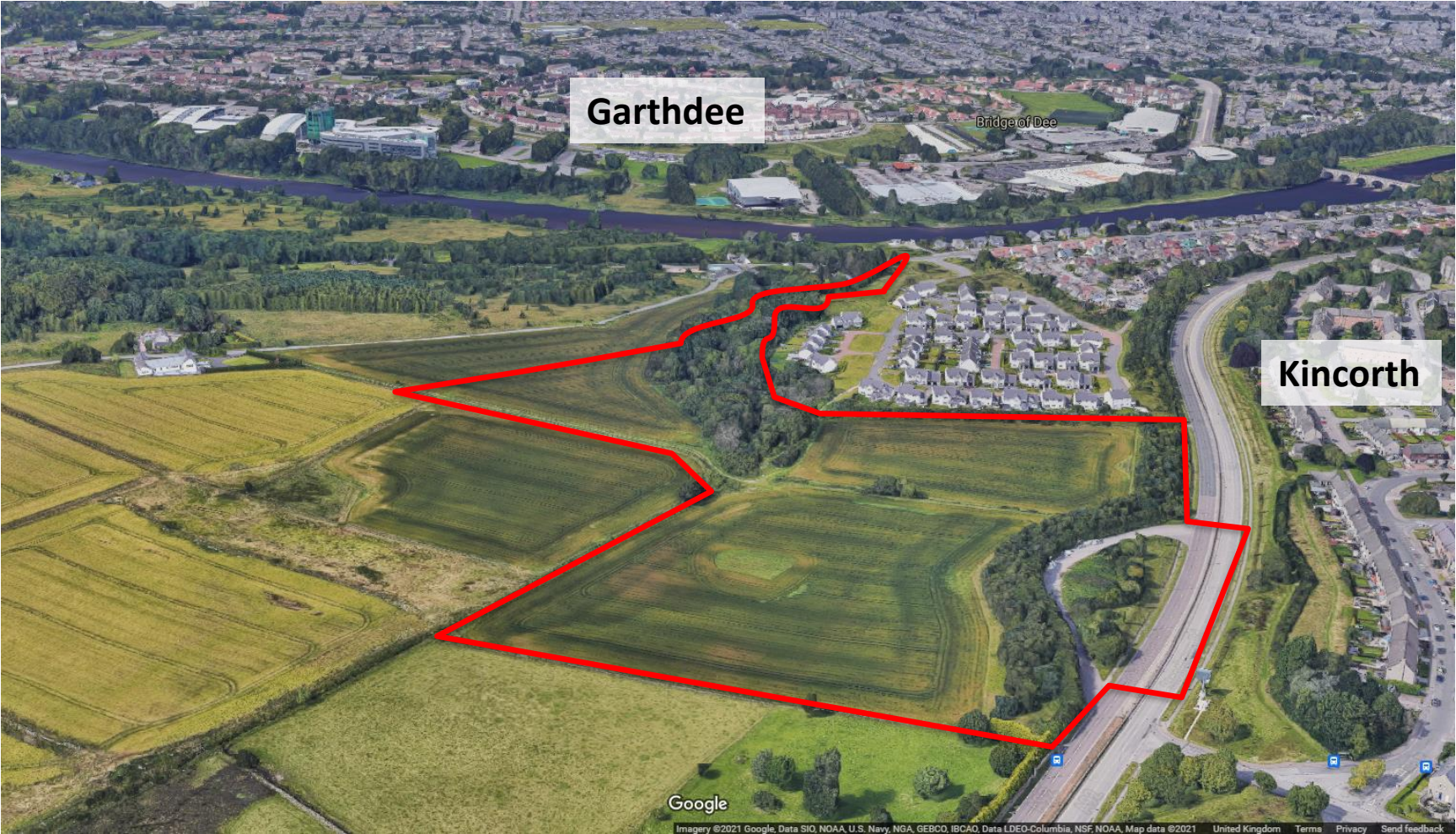
Location Plan



Existing Site Context



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

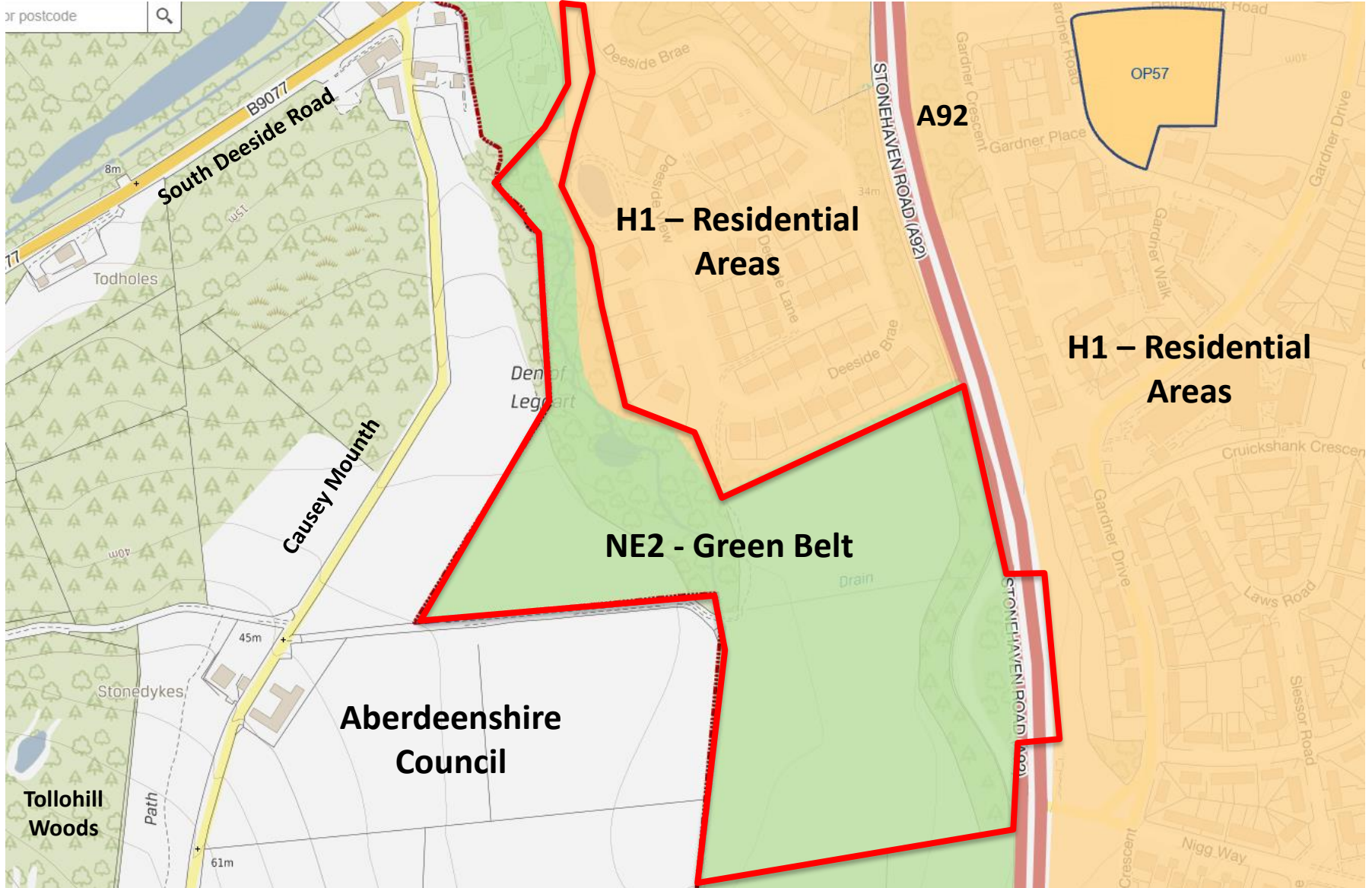


The Bridge of Dee carries the A92 across the river in to Aberdeen. The Den of Leggart forms the backdrop in this view.

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



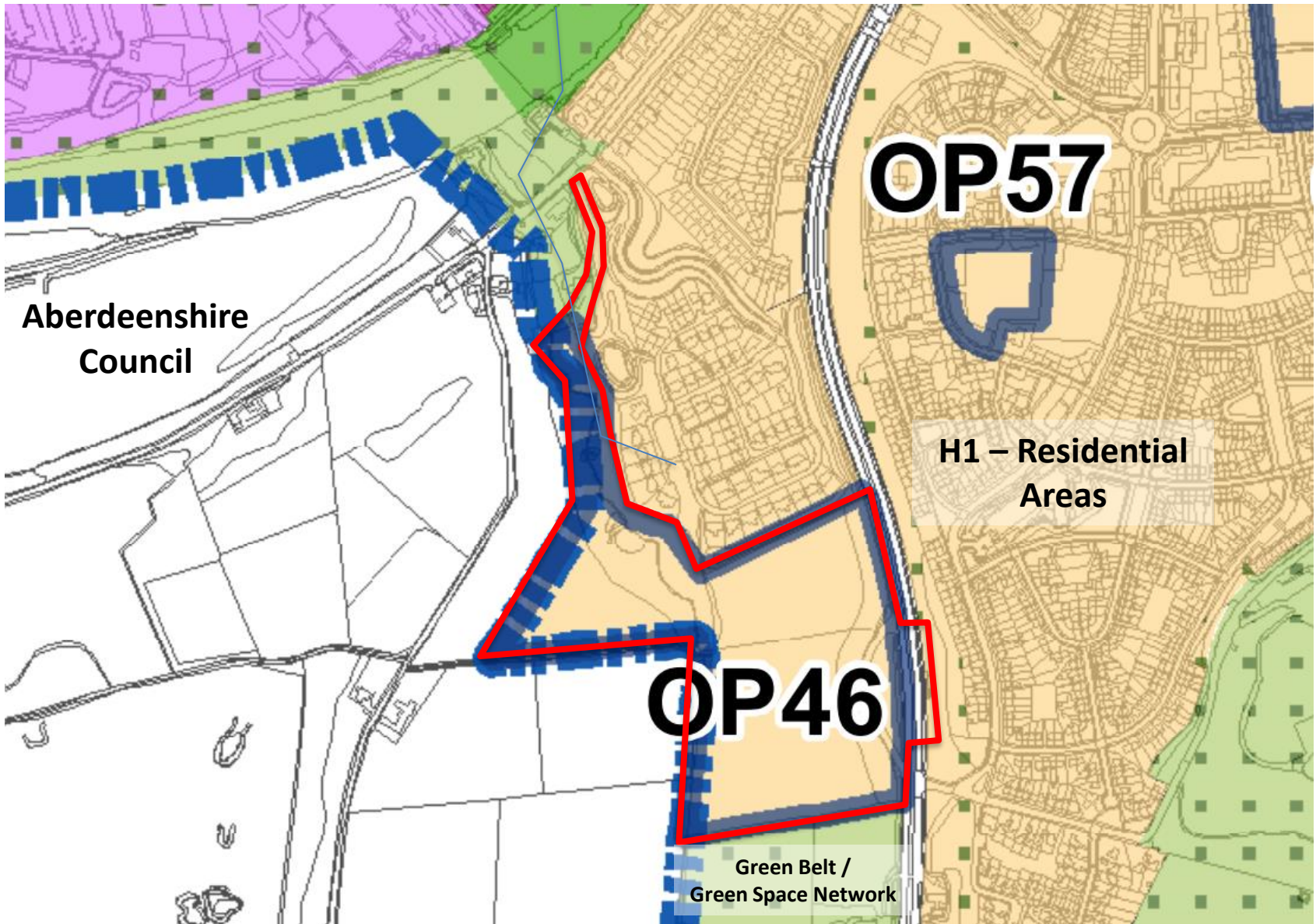
ALDP 2017 Zoning



ALDP 2017 Zoning continued



PALDP 2020 Zoning



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

Proposed Site Plan



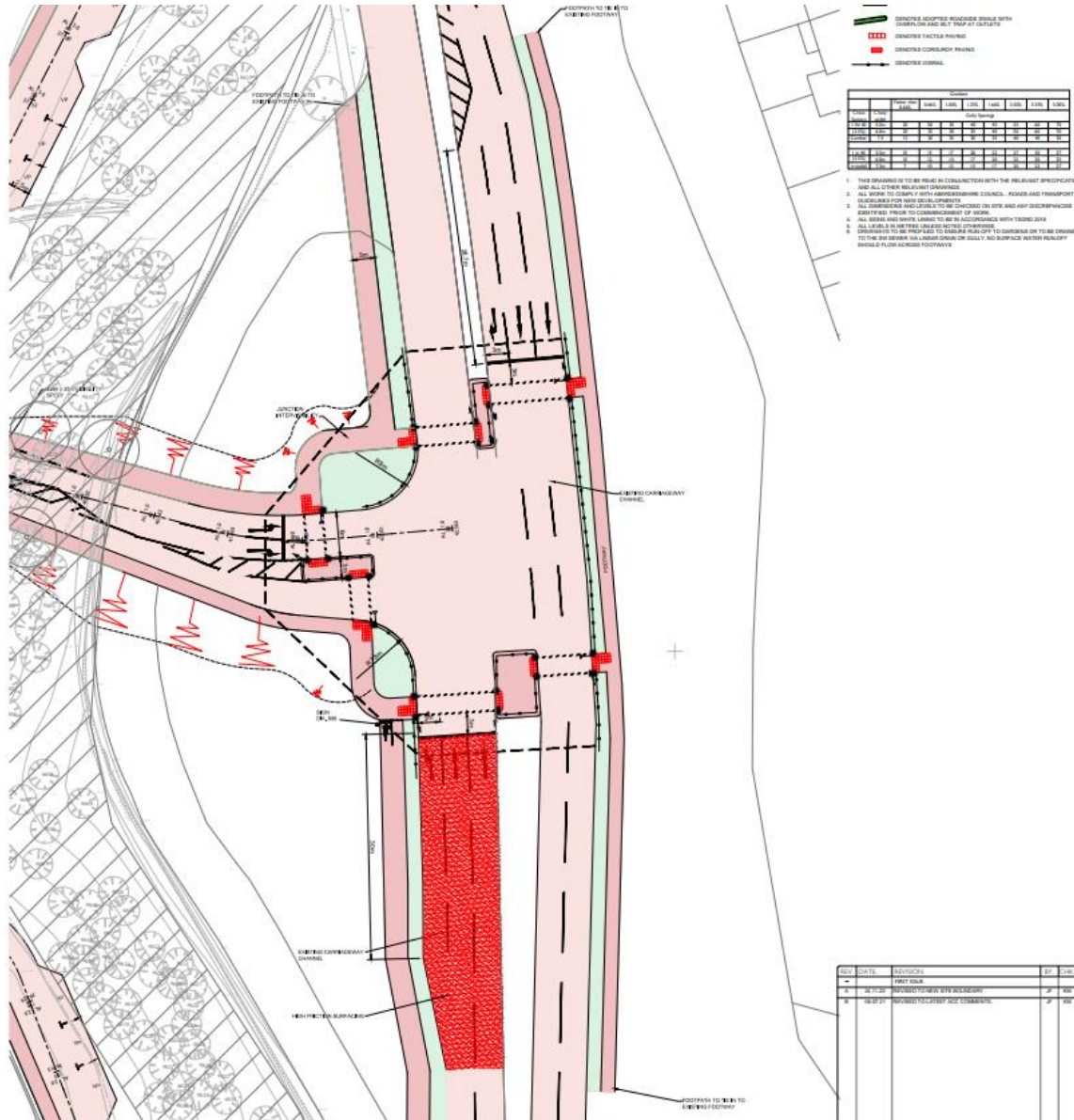
- Native hedgerow**
 1-2 hangings of 30m wide in 3 offset rows. Species to include: *Zootheres marginatus*, *Crataegus monogyna*, *Prunus spinosa*, *Rosa pratincola*, *Rubus*, *Lonicera periclymenum*.
- Beach hedgerow**
 Fagus sylvatica planted in double offset rows, at 30m intervals, 7 per linear m.
- Garden hedgerow**
 Pyracantha 'Orange Chameleon', Eucalyptus pycnantha, Silybum maritimum.
- Block and Herbaceous planting**
 Planting beds maximum to 300m depth, base covered for drainage and backfilled with selected site won soil ameliorated with 50L Greenwaste compost. Species:
 Herbaceous species as per planting plans
 Specimen C: Redwing shrubs
 Clivia miniata, Cordia alliodora, 'Redheart Tree', Photinia, Tilia, Shrub hydrangea, Sarcococca hookeriana, Viburnum dentatum, Cydonia oblonga 'Vitalis Maximiliani', JF, Prunella laetiflora 'Valegard Danum', Rheum x hybridum, Nigella arvensis, Rosa rubra and Rosa virginiana 'Iceberg'.
- Native Shrub**
 Planted as above
 Cornus sanguinea, Cornus avellana, Crataegus monogyna, Sarcocolla argentea and Viburnum dentatum (S-2).
- Native Aquatic Marginal**
 Run pots or plug planting 7m²
 Calla palustris, Filipendula ulmaria, Oryzopsis nemoralis, Iris pseudacorus, Lythrum salicaria, Mentha aquatica and Phalaris arundinacea.
- Native Aquatic Underwood or Rooting**
 7m², 3m pot: marginal
 Hydrocotyle nutans-nana, Potamogeton nodosus and Ranunculus aquatilis.
- Seedling grass**
 Apply herbicide to seeding surfaces. Plough and shape to bench. Apply eroded herbicide to remove perennial weeds. Harrow, rake and soil physical surface to smooth seeding levels. Use seed mixes as directed by manufacturer's seeding with an even distribution in two dimensions of 90° at 90cm. Fine soil seed mix surface, use soil mix to water site with 10mm. Seeds banked 100mm below bank level, base and ground herbicide and MGS herbicide to all other areas.
- Turf private garden**
 Laid on a regular broad bed of soil 150mm site won topsoil with pressed bottom at 100mm², with fence closely butted together, soil and then water in on completion of laying.
- Amenity grass seeding**
 Areas for seeding shall be cultivated and hand sown to form growth cups under bank level with 100mm site won topsoil with pressed bottom at 100mm² on all 'stepped' - no evidence of machine working shall be left in the completed areas, with any soil and topsoil raked out.

NOTES
 For Specification of planting refer to detailed planting layout drawings
 For Specification of landscape maintenance refer to the Landscape and Biodiversity Management Plan.

Proposed Site Plan – Housing Areas



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



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 – No objection – Findings of Noise Impact Assessment and Air Quality Impact Assessment accepted.
- Housing Strategy – Proposed Affordable Housing tenure (mid-market rent) is not acceptable. Requires to be amended
- ACC Roads Development Management object – can't support a new junction to the A92 other than for strategic transport purposes.
- SEPA – No objection
- NatureScot – No objection. No adverse impact on the River Dee SAC



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 development would pose an increased flood risk
- Impact on ecology and natural habitats
- Impact on amenity of neighbouring properties
- Impact on access and informal recreation



Next Steps

- Application to be reported to future PDMC with recommendation