



PLANNING DEVELOPMENT MANAGEMENT COMMITTEE



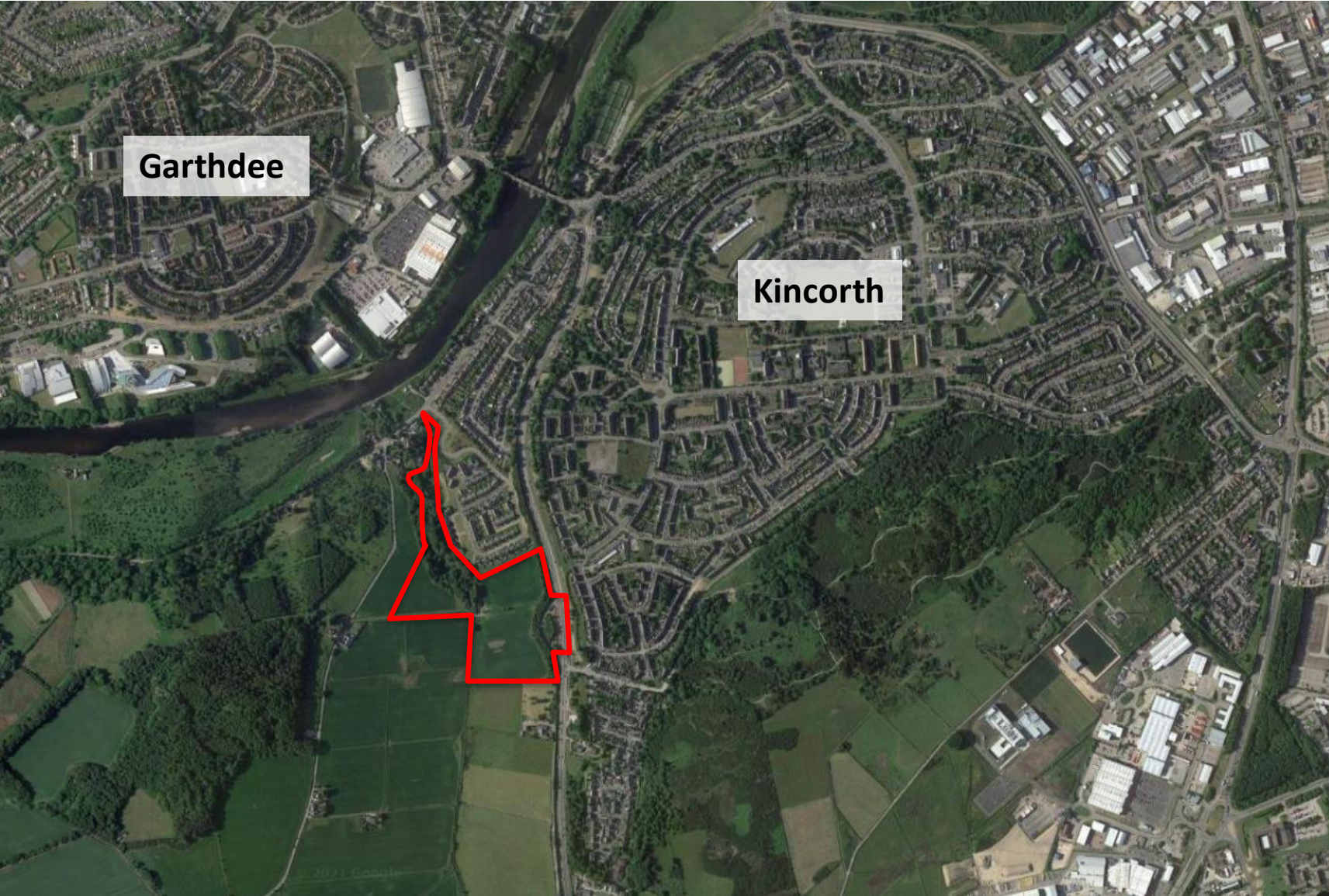
Planning Development Management Committee

Residential development (100 units) with associated landscaping and parking and supporting ancillary infrastructure

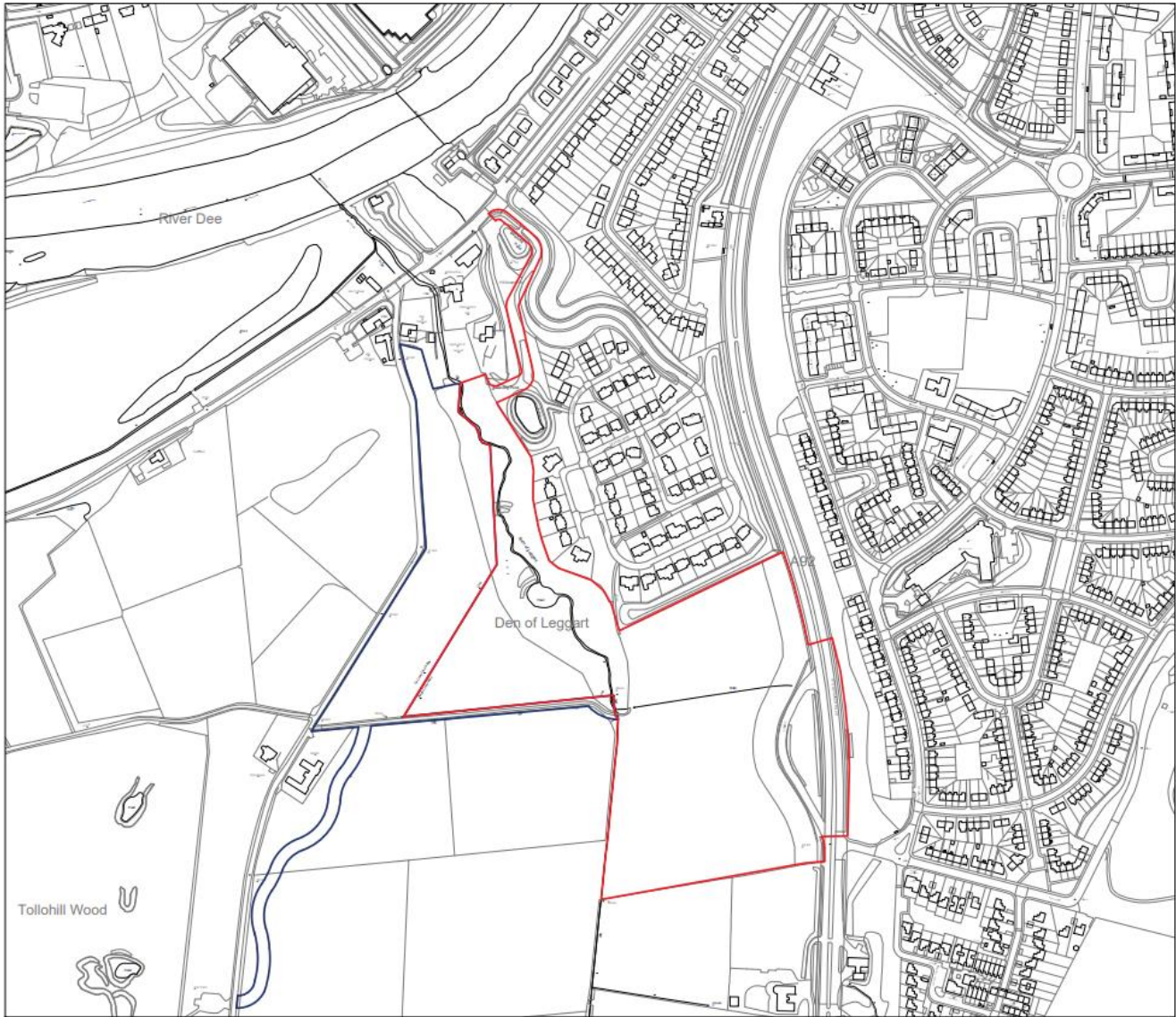
Land to the South and South-West of Deeside Brae (Leggart Brae)

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

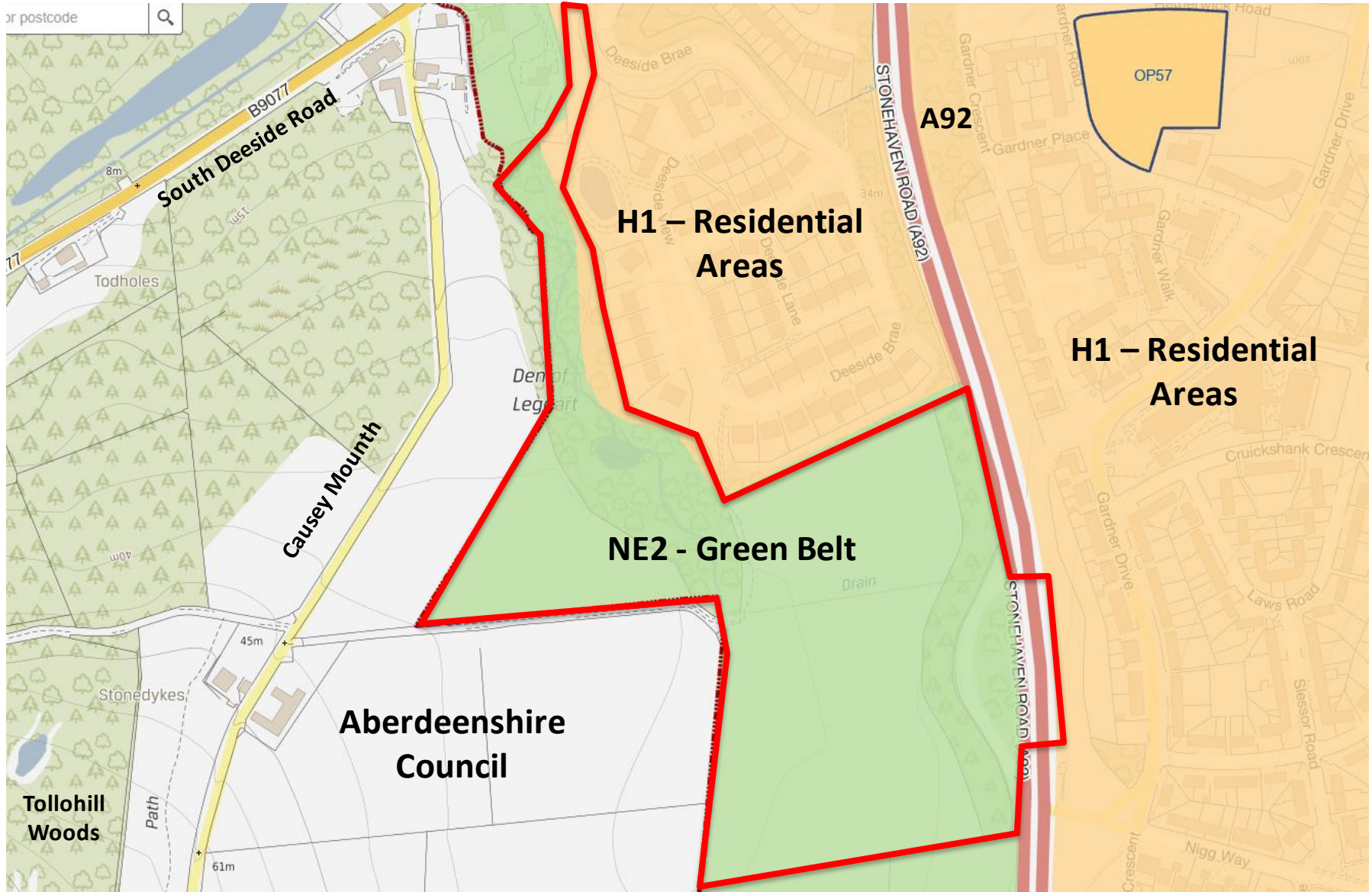


The Bridge of Dee carries the A92 across the river in to Aberdeen. The Den of Leggart forms the backdrop in this view.

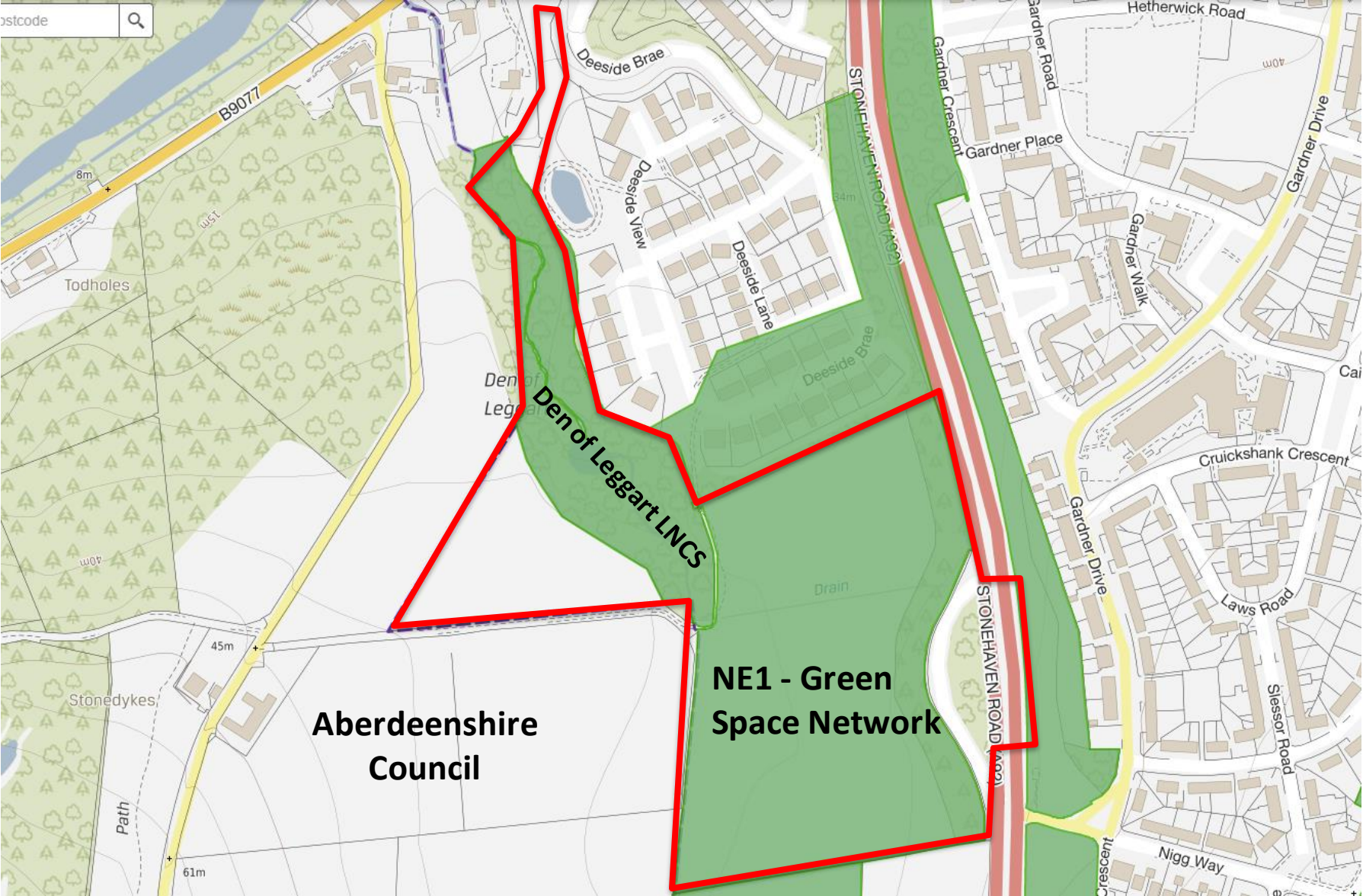
The Den of Leggart forms a gentle bowl-shaped valley in which the Burn of Leggart is deeply incised and hidden deep within ancient woodland



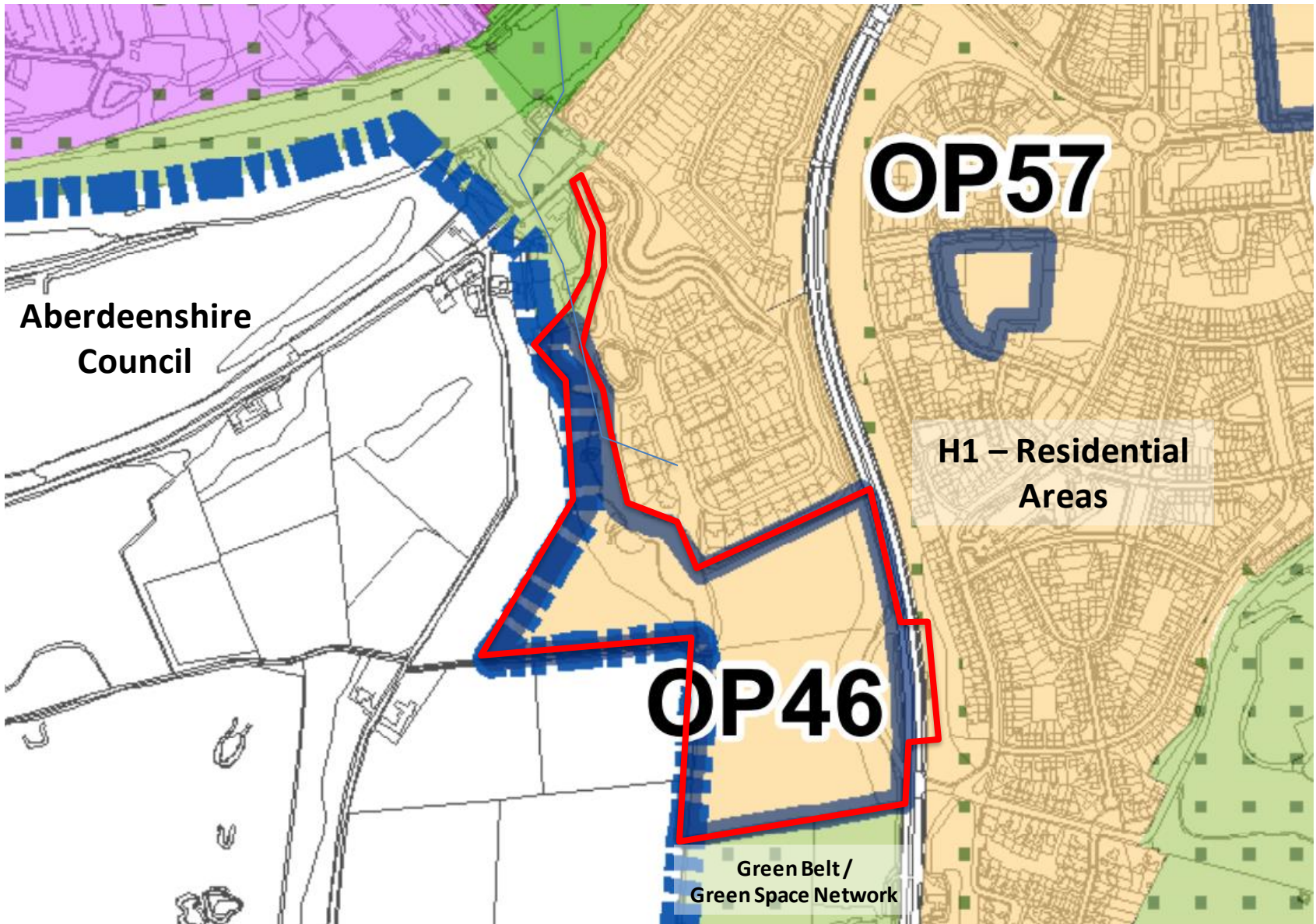
ALDP 2017 Zoning



ALDP 2017 Zoning continued



PALDP 2020 Zoning



Aberdeen Local Development Plan - Zoning

- 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 currently undergoing Examination, anticipated to be Adopted Spring / Summer 2022.

Proposed Site Plan



Proposed Site Plan – Housing Area



House Types – 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

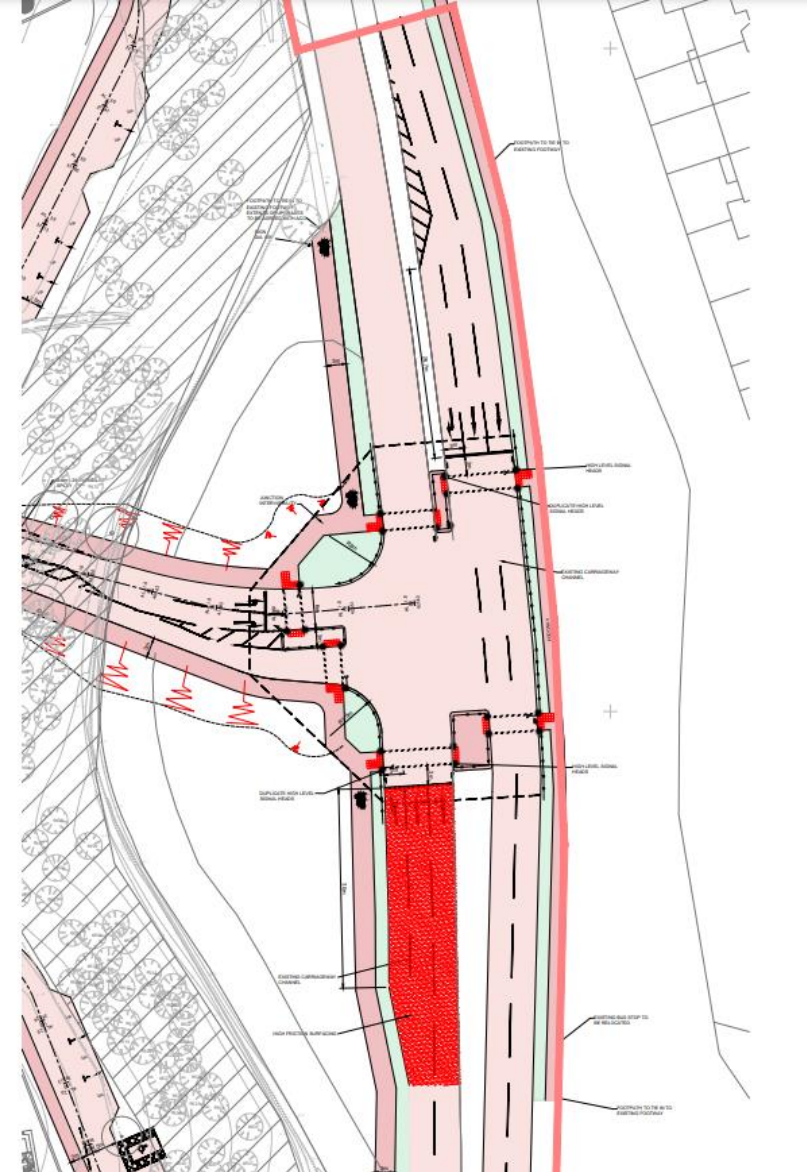


V4 Montrose Drive 0.5km from the site. The proposed development is visible and noticeable, as a small part of a much wider view.

Existing view
View after development



Proposed A92 signalised junction



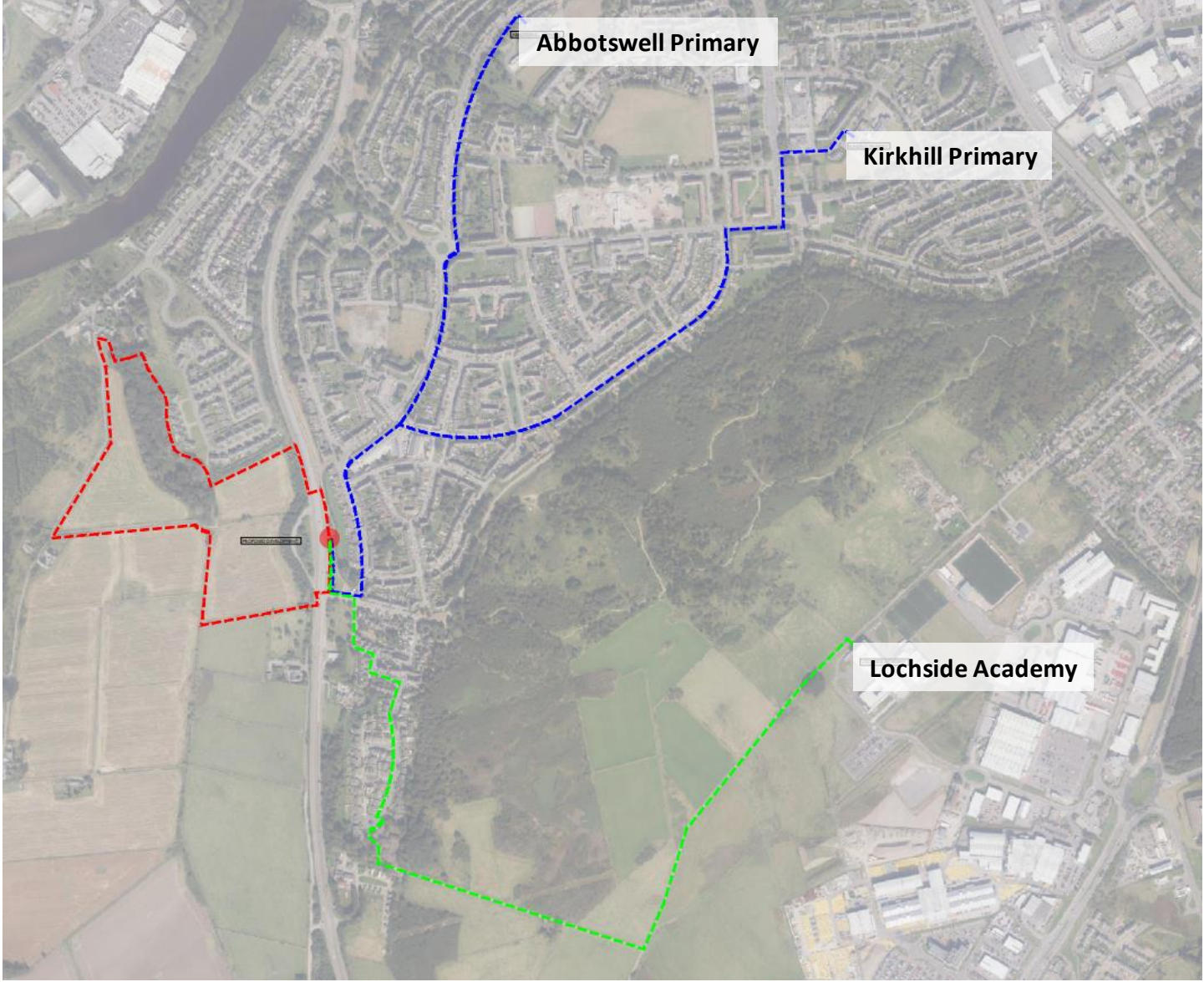
Proposed emergency access



Distances to bus stops



Routes to school

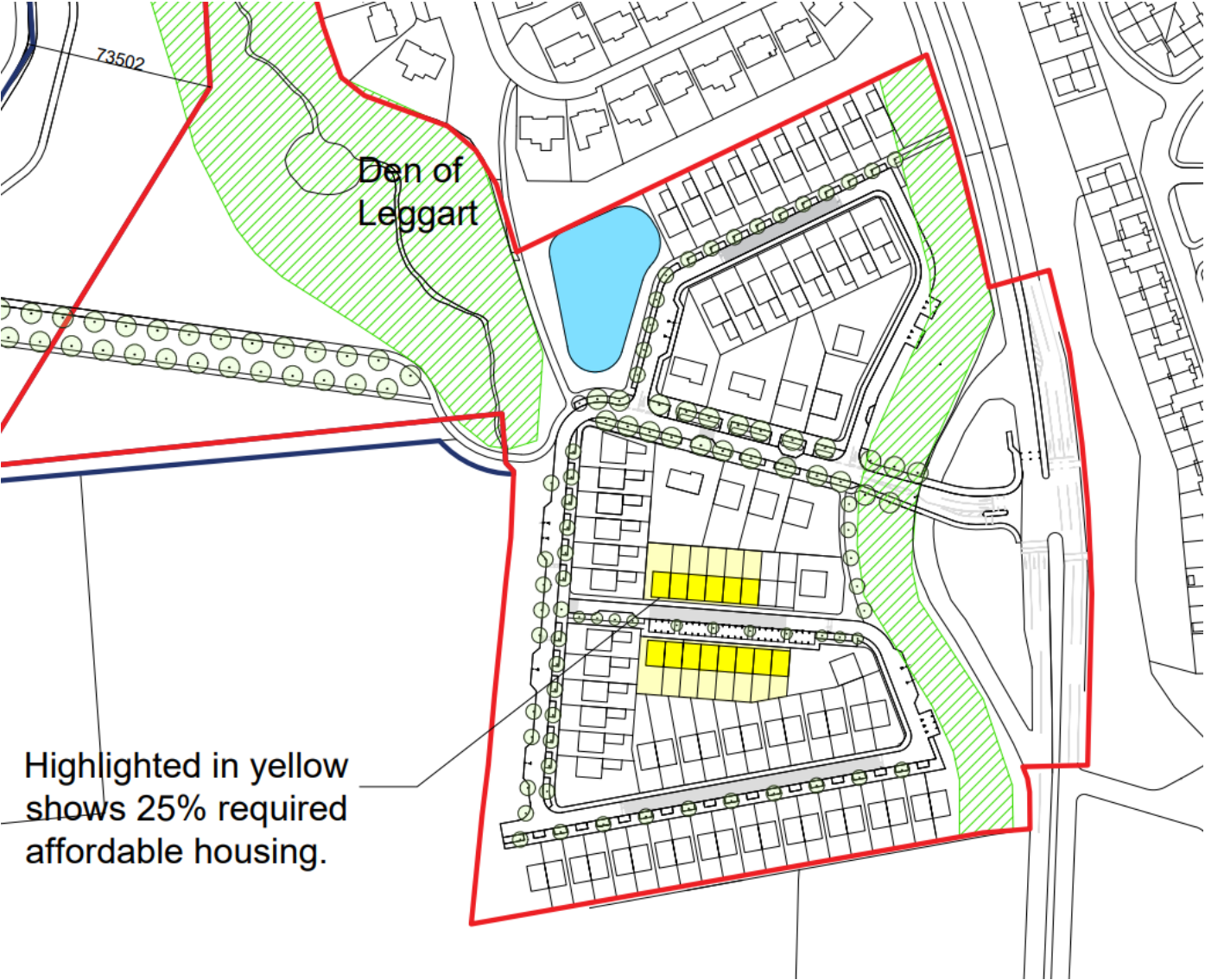


Abbotswell Primary

Kirkhill Primary

Lochside Academy

Affordable Housing



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 – don't support a new junction to the A92 other than for strategic transport purposes.
- SEPA – No objection
- ACC Flooding – 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



Summary

- Significant Departure from the 2017 ALDP (Green Belt and Green Space Network – Policies NE2 and NE1)
- Proposal would have adverse impact on landscape (Policy D2)
- The site is not in a sustainable location and not sufficiently conducive to use of active travel (Policy T3)
- The proposed junction would have a detrimental impact on traffic flows into and out of the city on the A92, a key arterial route of strategic importance (Policy T2)
- There is no suitable secondary means of access for emergency vehicles (Policy T2)
- Development is also contrary to the Aberdeen City & Shire Strategic Development Plan
- Although the site is allocated for housing in the Proposed ALDP, which is a material consideration, the PALDP is yet to undergo examination and adoption and is thus of limited weight at this stage
- There is sufficient housing land supply for the city, therefore no urgent need to develop the site for housing
- The development does not constitute sustainable development, thus SPP's presumption in favour of sustainable development does not apply