

Our Ref: OP42, Huxterstone Kingswells

Direct Dial
Email



25 September 2012

Dear Sirs

**Consultation, OP42 West Huxterstone, Kingswells
Masterplan**

Corporate Services

Legal and Governance

c/o Banchory Area Office

The Square

Banchory

AB31 5RW

Tel 01330 825518

Fax 01330 823972

www.aberdeenshire.gov.uk

Any future applications will be considered under the Aberdeen City and Shire Structure Plan and the recently adopted Aberdeen Local Development Plan. The Structure Plan aims are to:

- Provide strong framework for investment decisions which help to grow and diversify the regional economy, supported by promoting the need to use resources more efficiently and effectively, and
- Take on the urgent challenges of sustainable development and climate change.

To support these aims, the plan also aims to:

- Make sure the area has enough people, homes and jobs to support the level of services and facilities needed to maintain and improve the quality of life,
- Protect and improve our valued assets and resources, including the built and natural environment and our cultural heritage,
- Help create sustainable communities, and the associated infrastructure, which meets the highest standards of urban and rural design and cater for the needs of the whole population,
- Make the most efficient use of the transport network, reducing the need for people to travel and making sure that walking, cycling and public transport are attractive choices.

The Aberdeen Local Development Plan policies which would apply are Policy I1 – Infrastructure Delivery and Developer Contributions and Policy H5 – Affordable Housing.

Policy I1 – Infrastructure Delivery and Developer Contributions, states that Development must be accompanied by the infrastructure, services and facilities required to support new or expanded communities and the scale and type of developments proposed. Where development either individually or cumulatively

will place additional demands on community facilities or infrastructure that would necessitate new facilities or exacerbate deficiencies in existing provision, the Council will require the developer to meet or contribute to the cost of providing or improving such infrastructure or facilities.

Infrastructure requirements relating to Masterplan Zone sites and other allocated sites outwith the Masterplan Zones are set out in Appendices 4 and 5. Actions for delivering such infrastructure are described in the Local Development Plan Action Programme. Infrastructure requirements and the level of developer contributions for other development will be assessed using the criteria set out in the Infrastructure and Developer Contributions Manual. The precise level of infrastructure requirements and developer contributions will need to be agreed with the Council, and other statutory agencies. The level of provision or contribution required will relate to the development proposed either directly or to the cumulative impact of development in the area and be commensurate to its scale and impact.

Masterplans will be expected to reflect the infrastructure requirements and developer contributions identified and should include a Delivery Statement setting out details of how the proposed development, and supporting infrastructure, will be delivered.

New infrastructure will either be provided by the developer or through financial contributions.

Policy H5 - Affordable Housing states that:

Housing developments of five units or more are required to contribute no less than 25% of the total number of units as affordable housing. Further guidance on the provision of affordable housing from new developments is available in Supplementary Guidance on Affordable Housing.

Copies of the policy are available on the Aberdeen City website at www.aberdeencity.gov.uk

Affordable Housing

Policy H5 seeks a minimum of 25% of any development of 5 or more units be provided as affordable housing.

Possible categories of Affordable Housing

1. Social rented

2. Intermediate housing:

Shared ownership

Shared equity

Discounted low cost sale (Low Cost Home Ownership)

Housing without subsidy (low cost entry level)

Mid Market Rented Accommodation

3. Other Options

At this point in time these are the only models for delivery of affordable housing that have been identified. However, this does not rule out the opportunity for new models for affordable housing delivery to be developed and meet the affordable housing requirement.

Further discussion with Graeme Stuart at the Housing Service is encouraged, Graeme can be contacted at: GSTUART@aberdeencity.gov.uk

Infrastructure contributions

Education

Officers from the Education Culture & Sport Service, Planning Gain Team and the Local Development Plan Team undertook a joint assessment of the impact of proposed development on the provision of education services, and the need for new and extended schools. This work took account of the 2009 School Roll Forecasts, published in May 2010, which includes the most up to date information on current school capacities and the likely spare capacity available in the future.

The actual impact on future development will depend on:

Update of the school role forecasts;

Revision of the school catchment areas; and

Any changes to the provision of educational services.

Infrastructure requirements for education provision is based on the anticipated number of pupils from a proposed development and their effect on the Primary and Secondary school rolls serving that development averaged out over a 5 year period from the anticipated development start date. The number of pupils generated by a development is based on the rates of 0.25 Primary school children per standard house unit and 0.175 Secondary school children per standard house units. One bedroom dwelling units are not assessed for education contributions. The required level of contribution is then determined from the 'rate per pupil' required to provide the following:

Relocatable accommodation should be provided where the school roll is expected to, or already, exceeds the capacity of the school and is forecast to fall back to an under capacity position during the forecast period, using the following figures:

Primary – Temporary accommodation = £7,000 per pupil generated

Secondary – Temporary accommodation = £9,000 per pupil generated OR

New build accommodation should be provided where the school roll forecast trend is for it to grow beyond its current capacity or it is already above capacity and the additional pupils from the development will add to this over capacity problem.

Primary – Permanent extension or new build school = £23,000 per pupil generated.

Secondary – Permanent extension or new build school = £44,000 per pupil generated.

Education will advise on this issue and further discussion with Derek Samson at the Education, Culture and Sport Service is encouraged, Derek can be contacted at: dsamson@aberdeencity.gov.uk.

Community Facilities

New development will generate a requirement for the provision of community facilities. This is calculated on the requirement of 0.69 m² of community facility per dwelling unit as determined for small to medium size developments. This is to ensure that existing residents are not disadvantaged by an increase of usage from additional residents the proposed development would generate. The level of contribution is determined by the size of the existing facilities and current population served by the facilities together with the anticipated increase in the population served by the new development. In some instances there will be no contribution required if the facilities are of adequate size to cope with both existing and anticipated usage. Contributions are calculated on the basis of the requirement for 0.69 m² of community facilities per household, using a build cost of £1,175 per m².

Sports and Recreation

Playing Fields and Pavilions

As a guide the cost of providing a Playing field is in excess of £60,000 this includes the average land purchase costs and site works. The requirement per 1000 residents is 6 acres (2.4 hectares) of recreational space which includes at least one football pitch/ playing field of 0.7 hectares. At the average of 2.3 persons per household this equates to 435 households requiring the full mitigation of at least one full size pitch and associated recreational open space. The requested gross contribution of £135 per household is therefore in line with the £138 that would be required to fulfil these requirements and is considered fair as the reduction includes a full

discount of the land element within the overall cost to the Council. Where existing recreational facilities are undersized for the current population a contribution towards improvements or additional facilities is considered fair and reasonable in order to extend the operating capacity of these facilities. This may for example be used in the form of additional drainage to enhance the playing capacity of the pitch.

The figure of £135 per household was further refined to indicate what portion of the funds would be required for the works and that which would be required to maintain those works in order that the facilities can become operational in the short term. It is apparent that one could not proceed without provision for the other. The overall level of discount for the actual works is therefore substantial and developers are cautioned that these figures will require upward revision in the near future. For pavilion provision, a figure of £360 per new household will be used.

Library

The Council will seek contributions towards the creation of libraries. The guideline requirement for floor area in relation to population indicates that a building of at least 42 m² per 1,000 residents is required. As the population criteria are exceeded only by continued expansion of the settlement by developers the need for a contribution towards such facilities is therefore reasonable and justifiable. The Authority will plan for any contributions towards improvements to the service provision in the most effective manner. Contributions are calculated assuming 2.3 persons per household, at a build cost of £1,175 per m², required by the population arising from the development.

Core Path Network

Core Path 31 Kingswells Avenue to Old Skene Road is a linear route through Kingswells village from Kingswells Avenue to Old Skene Road, which links many community facilities such as the school, the community centre, local shops, Post Office, pharmacy and school playing fields. The route provides a safe route to the Primary School by linking paths and pavements through Kingswells and will link development to the south of Kingswells to the heart of the community.

An Aspirational Route AP5 Kingswells- Bucksburn has been identified to the north of Kingswells which aims to provide an off-road path linking the communities of Kingswells and Bucksburn. The exact route that the path will take is yet to be decided in consultation with communities. There is significant demand for a path link between the communities, especially to enable children to cycle to the new Bucksburn Academy and adults to travel to work on foot. Contributions will be sought to promote and extend the Core Path network in and around Kingswells based on a contribution of £371 per 'standard' unit.

For clarification, the contribution is required for implementing or linking to the Core Paths Network. Core paths and links to the Core Paths Network are an infrastructure facility necessary for the purposes of recreation and sustainable active travel. New developments are required to install or upgrade core paths that are designated within the site and contribute to any cumulative impacts on surrounding core paths. This figure is based on current costs for path construction per square metre accounting for fit for purpose surfacing, signage and interpretation panels.

Strategic Transport Fund

All housing, commercial, industrial, retail and commercial leisure developments in both the Aberdeen Housing Market Area (AHMA) and the Strategic Growth Areas (SGA's) will be expected to make a fair and proportional contribution. These funds will ensure the delivery of a package of road and public transport interventions where the cumulative impact of new housing and employment uses is likely to cause increased congestion. This site will be liable to Strategic Transport Fund contributions, with the exact level of contribution determined by the Transportation Service. Transport will advise on this issue.

Public Transport

Frequent public transport services to serve the whole masterplan area which may include extensions to existing services. Contributions will be made as necessary.

Integration with the Park and Ride services will be provided via the network of existing paths in the vicinity which the site will link to.

Healthcare

Infrastructure requirements have been calculated with NHS Grampian on the basis of national health standards and by estimating the likely number of new patients generated by each proposed development. Contributions will be calculated using nationally recognised space standards and build costs, based upon the population requirements for GP surgeries, dental chairs and community pharmacies. Any financial contributions will need to be agreed with the Council, in consultation with NHS Grampian, before an application can be determined.

For information, potential provision may include:

Extension at Kingswells Health Centre to support the General Medical Services for the additional patients from the various developments in the Kingswells and Maidencraig areas. Space for 1 additional GP will be required.

A 2 Dental Chair facility either in the recommended extension to the Kingswells Health Centre. This would also serve the Maidencraig development.

The amount and type of contributions will be commensurate with the scale and impact of development as required by Scottish Government Circular 1/2010; Planning Agreements. Developers will not be expected to make good existing shortfalls. They will be the subject of negotiation and agreement at the planning application stage. The joint developers will enter into individual legal agreements with Aberdeen City Council to ensure the delivery of all financial contributions. It is envisaged that each developer will contribute a pre determined amount per completed house.

Contributions may also be required in order to address the impact of development on the transport network. Any such impact will be determined through the Transport Assessment. Contributions to the Strategic Transport Fund will be assessed at the planning application stage against approved guidance and contributions made if necessary. Similarly, upgrades to the water and sewer network will be influenced by the Drainage Impact Assessment carried out for the site. The precise level of infrastructure provision and developer contributions required for any development will need to be agreed with the Council via Planning Gain in consultation with other statutory agencies. This will be carried out via a legal agreement at the planning application stage.

Yours Sincerely,

Adam Sime
Planning Gain Officer

12 October 2012

Development Plan Team
Planning & Sustainable Development
Enterprise Planning & Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
ABERDEEN, AB10 1AB

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✓		
GPB		LP

Dear Sir/Madam

WEST HUXTERSTONE MASTERPLAN – OP42

As I am a resident of Kingswells, I am interested in any plans relating to new developments at Kingswells. This interest has recently been heightened by what I, and others, consider to be a disgraceful development at West 1 as carried out by SMG.

I should be devastated if the theme of the West 1 Development were to be repeated at Huxterstone, something which I fear is a distinct possibility since SMG are one of the developers involved.

My first point with regard to Huxterstone is that there should be a minimum standard of, in particular, the low-cost housing and that this minimum standard should be considerably higher than at West 1.

Secondly, I observe that there is a proposal to access the Lang Stracht from the development. Under no circumstances should this be permitted. The Lang Stracht is narrow and buses have difficulty when encountering on-coming vehicles. The road is not designed to cope with any increase in traffic. It is now widely used by pedestrians, cyclists and horse riders and has become a useful amenity in the area. This should not be interfered with. Any increase of usage by vehicular traffic will merely encourage the road to be used as a rat-run. There is ample room at the proposed Huxterstone development to allow accesses to and from Fairley Road.

My final point with regard to the Lang Stracht is that I suspect any additional use by vehicular traffic will act as an argument to promote future development at Gillahill, another site which SMG is keen to develop. The history of this site is something you will be well aware of.

Thirdly, I understand that Kingswells School is already over-capacity, a situation which is being exasperated by the number of children residing at the West 1 Development. Clearly the school is currently unable to absorb the increase in child numbers arising from the proposed development at Huxterstone.

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Development Plan Team

12 October 2012

Accordingly, I submit that this development should be delayed until such time as the school roll diminishes to the extent that the school is capable of absorbing an influx of children from Huxterstone. Incidentally, I understand that the present over-capacity at the school has arisen due to forecast errors made by ACC. Do not, therefore, compound errors the Council may have already made in the past.

Yours faithfully

A large black rectangular redaction box covering the signature of W Guy Bentinck.

W Guy Bentinck

cc Kingswells Community Council
Councillors David Cameron, Steve Delaney and Len Ironside CBE

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the success of any business or organization. The text also mentions the need for regular audits and the importance of having a clear system in place for tracking expenses and income.

Financial Statement



Figure 1: Financial Statement

The second part of the document provides a detailed analysis of the financial data presented in the graph. It discusses the trends observed, such as the overall increase in value over the period shown. The text also identifies specific areas of concern and offers recommendations for future actions to improve financial performance.



HISTORIC SCOTLAND
ALBA AOSMHOR

Louise MacSween
Planner
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4
Marischal College
Aberdeen
AB10 1AB

Longmore House
Salisbury Place
Edinburgh
EH9 1SH

Direct Line: [REDACTED]
Switchboard: 0131 668 8600
[REDACTED]

Our ref: LDP/A/2
Our Case ID: 201203927

12 October 2012

Dear Ms MacSween

**Consultation
OP42 West Huxerstone, Kingswells Masterplan**

Thank you for your letter of 17 September 2012 seeking our comments on the Masterplan for the OP42 site at Kingswells from the Aberdeen Local Development Plan. The following comments are based on our statutory historic environment interests. That is scheduled monuments and their setting, category A listed buildings and their setting and gardens and designed landscapes and battlefields in their respective Inventories. We would advise you also seek comments from Aberdeen City Council's Conservation and Archaeology Services who will also be able to advise on the potential for significant impacts on the historic environment and of potential impacts and mitigation for any sites of regional and local importance.

As you will be aware, Historic Scotland were contacted previously during the preparation of this masterplan. In our response (dated 13 April 2012) we noted that development in this area was unlikely to impact upon our statutory interests for the historic environment. Having studied the supplied masterplan I note that these comments have been brought forward into the plan. Therefore, other than welcoming the preparation of this masterplan I can confirm we have no further comments to offer.

Should you wish to discuss any issue raised in this response please do not hesitate to contact me on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]
Andrew Stevenson
Senior Heritage Management Officer (SEA)

From: "Muir, Jim (JimMuir)" [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
CC: Pamela Nathaniel [REDACTED]
Date: 15 October 2012 00:20
Subject: Public Consultation for OP42 - West Huxterstone Masterplan.
Attachments: Final education - west Huxterstone .doc

Dear Members of Aberdeen City Council, Development Plan Team, Planning and Sustainable Development, Enterprise, Planning and Infrastructure,

This email refers to the Public Consultation for OP42 - West Huxterstone Masterplan and is sent from myself Jim Muir on behalf of the Kingswells Primary School Parent Council; Pamela Nathaniel Chair of Kingswells Primary School Parent Council is copied.

The Parent Council expresses severe concern at the proposed timing for the development given school roll implications. The council does not object to the development if it is planned in a manner which prevents the school going over capacity.

Properly using ACC data and methodologies it is clear Kingswells Primary School will go over capacity in 2013 (not 2015 as erroneously claimed) and will remain so until at least 2016.

The obvious conclusion is further development at Kingswells should be not be considered until at least 2016.

However there is further concern over the factor (0.3) for children used by Aberdeen City Council, the factor is far too low given that Kingswells attracts young families.

The obvious implication is the capacity projections are overly pessimistic therefore even suggesting 2016 for the development may be optimistic.

I have attached a communication from Kingswells Community Council which clearly demonstrates that postponing and rephrasing the development will work in terms of school capacity.

Kingswells Primary School Parent Councils requests Aberdeen City Council reconsider the timescale for the development, to do otherwise clearly beings with it education concerns which could easily be averted using fully considered planning.

I would be very grateful if receipt of this email could be confirmed.

Best Regards, Jim.

Jim Muir
Member of Kingswells Primary School Parent Council

[REDACTED]

Primary school provision

Kingswells Primary School is facing a crisis. The ACC school roll forecast suggests that the school will go over capacity in 2015. These figures are based on the 72 homes at the West One development being completed in 2013. The development was actually completed in 2012. Consequently, the school will go over capacity next year rather than ACC's prediction of 2015.

The proposed phasing of the development results in the school going over capacity as shown in the following graph.

	Phase 1	Phase 2	Phase 2	Phase 2	Phase 3
	2013 (Q4)	2014	2015	2016	2017
SMG Units	10	15	15	20	10
GH Units	10	15	15	10	

Masterplan Phasing

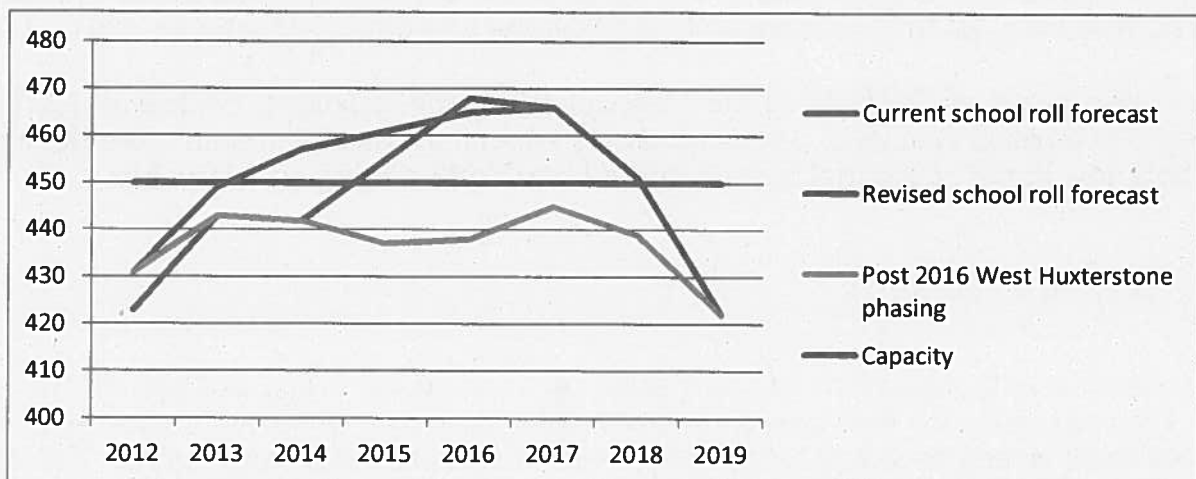
Year	2016	2017	2018	2019
Combined Units	10	30	30	40

KCC Recommended Phasing

KCC propose the following phasing which will allow the development to proceed without a major impact on the education of the Kingswells Primary Children.

The following table and graph show the roll broken down.

KINGSWELLS PRIMARY SCHOOL ROLL FORECASTS	2012	2013	2014	2015	2016	2017	2018	2019
Current Housing Forecast	27	27	0	60	60	0	0	0
Cumulative	27	54	54	114	174	174	174	174
Revised Housing Forecast - SMG phasing	54	20	30	30	30	10	0	0
Cumulative	54	74	104	134	164	174	174	174
Difference in cum housebuild	27	20	50	20	-10	0	0	0
Roll adjustment	0.3	8	6	15	6	-3	0	0
	2012	2013	2014	2015	2016	2017	2018	2019
Current school roll forecast	423	443	442	455	468	466	451	422
Revised school roll forecast	431	449	457	461	465	466	451	422
Post 2016 West Huxterstone phasing	431	443	442	437	438	445	439	422
Capacity	450	450	450	450	450	450	450	450
Revised school roll forecast (No WH)	431	443	442	437	432	430	415	386
Current Under/Over capacity	-27	-7	-8	5	18	16	1	-28
Revised Under/Over capacity	-19	-1	7	11	15	16	1	-28
Revised Under/Over capacity (NO WH)	-19	-7	-8	-13	-18	-20	-35	-64
Post 2016 West Huxterstone phasing	-19	-7	-8	-13	-12	-5	-11	-28



KCC have shown that it is possible to phase the building works to avoid impacting the education of the primary school pupils by running the school at 'over capacity'. We also request that phasing should not be fine-tuned to run the school at capacity as this would increase the likelihood of having one or more composite classes which impacts on the 'actual capacity' figures that are possible.

Previous Errors Made With School Roll Figures

The West One Development, which is nearing completion, was approved with 72 homes rather than the 50 homes identified in the Local Development Plan because ACC Planning Department and Elected Members were provided erroneous capacity figures (540 instead of 450) by ACC's Education Department.

KCC received the following account of how this occurred...

Revised school capacities were reported to our Education, Culture and Sport Committee on 7 January 2010, following analysis of the school buildings in relation to their ability to meet the requirements of the Curriculum for Excellence .

<http://committees.aberdeency.gov.uk/mqConvert2PDF.aspx?ID=289&T=10>

Within the Appendix 5 to this report, (which was agreed), the revised capacity for Kingswells School is clearly shown as 450. Unfortunately, within some of our supporting internal paperwork, this number appears to have been wrongly transposed as 540, (rather than 450). It therefore seems that, when one of my colleagues was asked at short notice by Dr Maggie Bochel, Head of Planning & Sustainable Development, on the morning of a Development Management Sub-Committee, about the capacity of Kingswells School, he inadvertently quoted the 540 figure, rather than the correct figure of 450.

As soon as we realised this error, we alerted colleagues within Planning, but unfortunately this was after the Sub Committee in question. (ACC 26th January 2012)

Size of the Development

The Local Development Plan has identified the West Huxterstone development is suitable for 120 homes

However, the Indicative Block Layout Plan (Figure 24) on Page 20 of the West Huxterstone masterplan shows 114 houses plus 4 blocks of either 6 (=24) or 4 blocks of 8 (=32). **This suggests that the final total number of homes on the site could actually be 138 or 146.**

We have also noted on Page 10 of the Masterplan that the "adjoining landowner has intimated their desire to develop their land, part of which lies within the masterplan area". **We have no clear indication how many additional homes might be added on this part of the site.**

Other School Problems

The problems are not helped by ACC's insistence on using the formula of 0.3 children per new home. This approximation may broadly apply for a large number of homes across Aberdeen as a whole but could clearly be wrong for smaller developments like West Huxterstone. It is significant that 5 bedroomed family homes would equate to just 1.5 children and that one-bedroomed

affordable homes are completely discounted. Even a small discrepancy in the projected number of children could easily push Kingswells Primary over capacity.

Kingswells has had an abysmal history of poor decision-making by ACC over primary school provision. More and more new homes were built with no provision for the education of the growing population of children moving into the area. The primary school was forced into using general purpose rooms as classrooms, then the old Fairley Road school was reopened as a nursery and portacabins were installed for P1 and P2. As a consequence of the split site and overcrowding, the education of Kingswells children was severely compromised for years. The school has already been extended and the playground had to be sited outwith the school grounds. The school site footprint is now fully utilised with buildings and with a staff car park which is inadequate. Often staff park in residential streets around the school. There is no further suitable land available for portacabins or an extension

Conclusion

The problems are serious and have been caused by miscalculations by personnel within ACC and the insistence of maximising development beyond the numbers identified in the Local Development Plan. The Planners and Developers have a duty of care to the community to 'get it right'.

Kingswells community will not tolerate overcrowding at the primary school again.

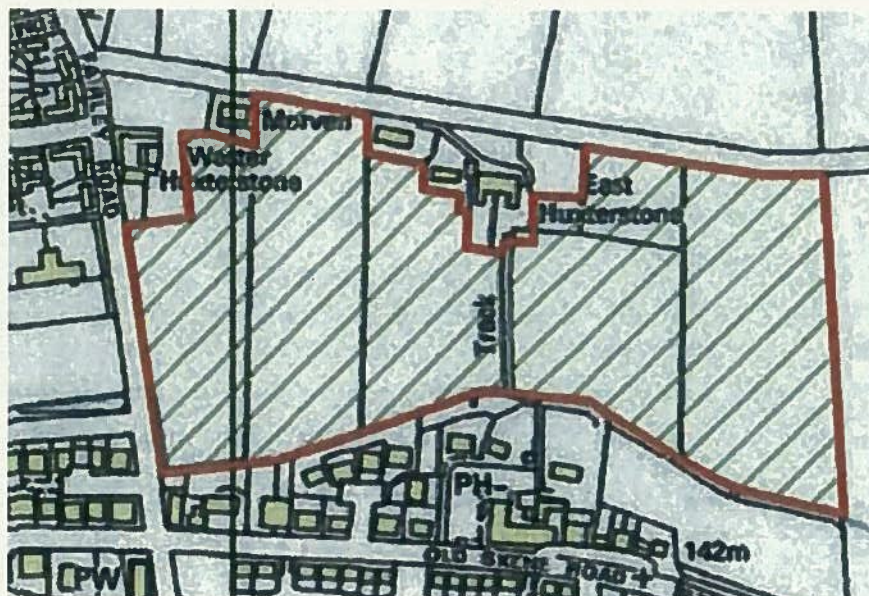
We demand that the building of houses at West Huxterstone is phased so that the school can accommodate the children without detriment to their education.

Also, with the phasing suggested by KCC, the developers can then complete the whole development over 4 years instead of 5. Any additional housing above 120 would extend the period of development.

□

1. Masterplan Area

The area identified for the Masterplan in planning reference 120271 is shown in the following extract.



The area being considered for development is as shown below



We also note that the proposal to make the Lang Stracht a street would also require a foot path to extend to Fairley Road.

The area required for the footpath and the area shown in purple are out with the red line in the original application.

It is noted that there may be some land ownership issues with installing a footpath along the Lang Stracht to Fairley Road. If this is the case then both accesses should be from Fairley Road.

2. Access

2.1 Lang Stracht Access

KCC agree with the requirement to have two access roads into the site, but want these to be from Fairley Road. Both of these accesses should operate in two directions in case of an emergency on site requiring emergency vehicle access, with one road blocked or impassable with snow.

KCC strongly object to any vehicular access to/from the Lang Stracht from the development at Huxterstone. Some of the reasons are listed below but these must be read in conjunction with Section 3.2:

1. The Lang Stracht will be designated a 'bus lane' (changed from a 'bus gate') this financial year. We wish it to remain a free flowing bus route, an access to the local residents only and kept relatively traffic free as it is much used by walkers, cyclists and horse riders. It is thus an asset to the community and other users.
2. Visibility approaching the proposed access is poor.

The gradient at the lower end in conjunction with the false crest conceals traffic approaching from the east.



3. The Lang Stracht is unsuitable for too much traffic due to its narrow width and poor surface condition. There is not enough space for a car and a bus to pass. The car would generally give way and pull over. Road improvements could possibly solve some of the safety issues, but these would change the nature and setting of the area.
4. The developer also wants to form a street with seven new homes presumably with driveways off the Lang Stracht. This will add to the traffic issues and further detracts from the rural setting in this area. The existing homes blend into the setting, they are low

lying 1.5 storey homes and consider the Lang Stracht to be the 'back entrance' (albeit only entrance) to their homes. The developer proposes homes with the level of the top of the windows above road level whereas the existing buildings are much lower with the top of windows at road level. All homes should be at similar levels to form a suitable street setting.

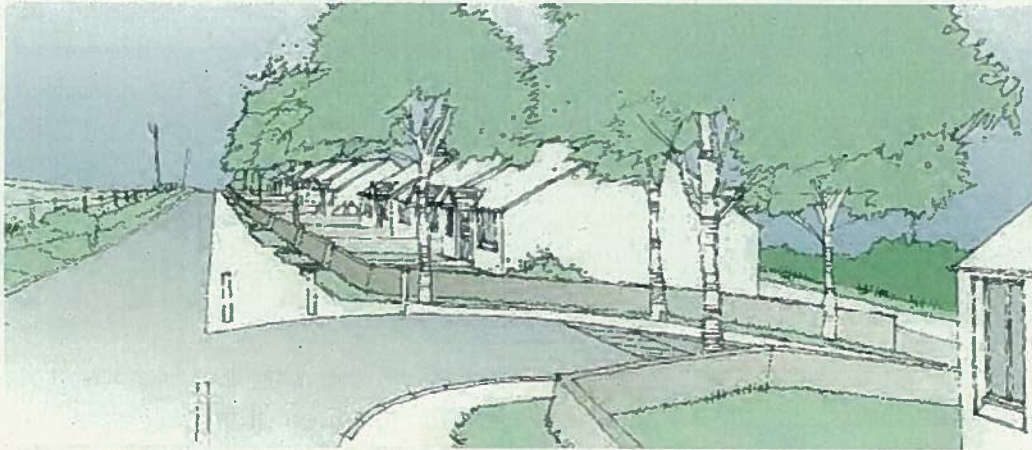
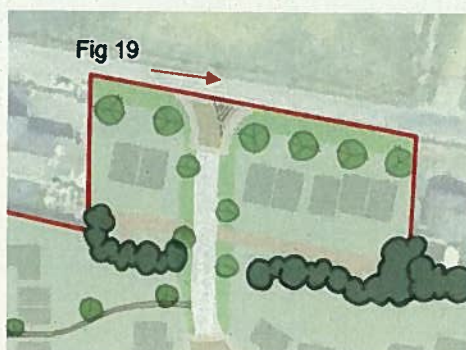


Figure 19 Artists Impression of development facing the Lang Stracht





5. KCC accept that there will be a development on this site, but insist that it respects the setting and must minimise the impact it has on the area. If the access is provided and a street is formed then this will have a huge impact local residents and the way they use their homes. Would the owner of the above home be asked to remove the fence? Obviously there are privacy issues with passing people and vehicles.
6. Kingswells insist that there is no access onto the Lang Stracht by vehicles and the development preserves rural feel for people using the Lang Stracht. Houses should be setback from the Lang Stracht to preserve privacy of new home owners and to allow walkers to use the Lang Stracht without the feeling of imposing on residents. This could be achieved with a green space adjacent to the road.
7. Discussions with Masterplanning team indicate that access to homes adjacent to the Lang Stracht would be from inside the development and there would be no driveways off the Lang Stracht. This should be formalised in this Masterplanning document by making this a requirement.
8. Views from new homes on the Lang Stracht built with top of window levels at road level to blend with existing homes would be limited considering the fields on the opposite side of the street rise high above road level. Figure 24 shows strategic tree planting to the rear of these homes which will also restricts the views to the south and means these homes are isolated from the remainder of the development.



2.2 Both accesses from Fairley Road

KCC believes the straight stretch of Fairley Road can accommodate two access routes to the site. There is good visibility the full length and fewer gradients to contend with than an access via the Lang Stracht. With the additional area of development, shown in purple on

Page 33 of the Masterplan document, the proposals for two accesses from the Fairley Road become even more viable.

The developer has stated that ACC would not accept a crossroads with the road which connects Fairley Road to the Kingswells perimeter road. However, ACC Roads Department has stated that a crossroads can be acceptable as there are engineering solutions for any issues that may exist. The actual position of the southern junction must not infringe on the GSN area at the southern edge of the site, and could be north of the existing T junction.

In summary, there is no engineering reason for excluding two access roads off Fairley Road. Increasing the frontage onto Fairley Road by including the purple area makes this option even more viable.

2.3 Internal road

KCC strongly objects to the internal road layout. There is a "dead-end" road which SMG stated will "lead to future development in the adjoining fields." This is simply not acceptable.

If the area within the site boundary is to be developed as one master planned site then the obvious layout is a main loop with some minor roads crossing the loop. The exact layout is difficult to determine if no information is provided on the house types.

The proposed layout appears to reflect the ownership of land by the two developers involved (first field Graham Homes and the other two fields Stewart Milne Group). The introduction of the additional purple area owned by Raich would require the Masterplan to reconsider the road layout. Piecemeal development would not be acceptable to KCC. We would prefer the area to be developed as one to produce the best development possible. Two access roads from Fairley Road obviously impacts on the potential of the Graham Homes area. An agreement between the developers could compensate those that may lose out due to the location of access roads. This would allow good planning to be the driving factor for this development.

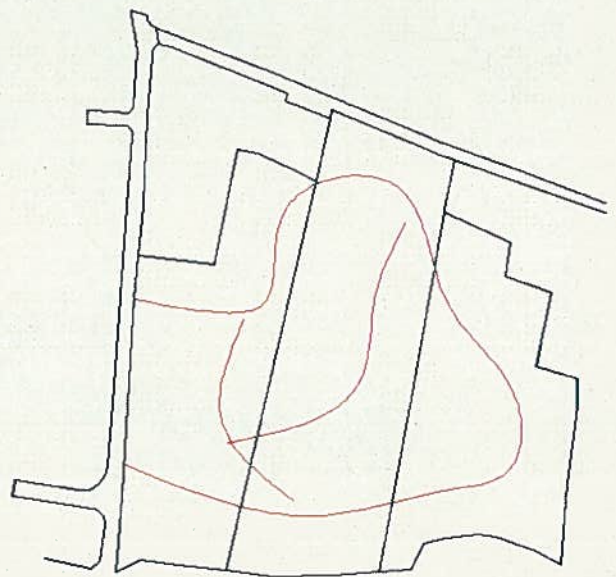




Figure 24: Indicative Block Layout Plan

3. Forming Streets

3.1 Houses facing Fairley Road

KCC finds this acceptable as it integrates the development with the existing community. The homes may potentially be separated from the Huxterstone development but they would be integral with the existing homes in Fairley Road.

3.2 Making the Lang Stracht a Street

Many of the points made in Section 2.1 apply here.

KCC strongly objects to the concept of making the Lang Stracht a street. The seven houses facing the Lang Stracht would be excluded from the rest of the development and would be out of keeping with the existing houses on the Lang Stracht. These homes ("The Manse" and "Morven") have set a precedent as they have their backs to the Lang Stracht and the fronts of the houses have views over the valley.

Proposed houses on the Lang Stracht would face onto open fields. The area opposite the development site was proposed at the Main Issues stage of the Local Development Plan and was deemed as unsuitable for housing. Development of this type would receive strong objection from the community.

The community do not want the Lang Stracht to be a 'street' as this would eventually result in the Lang Stracht being re-opened and Kingswells would become a 'rat-run'. The importance of the Lang Stracht in providing efficient bus access to the city centre will be required when Prime Four development starts in September / October 2013. This development was justified in part due to the Park & Ride service. Recent changes to the Park & Ride will have to be readdressed when Prime Four comes on-stream. Making the Lang Stracht a street will affect the efficiency of the bus service.

4. House types –

KCC has concerns about the proposal for more West 1 house types. The homes are extremely small and do not offer home owners a good quality of life. SMG argues that the existing West 1 units sell well and this shows that there is a demand for this type of home.

The reality and impact on people living in homes with so many limitations is yet to be seen, but the quality of life for these home owners must be in doubt. Some of the limitations are:

- storage space is at a premium
- the bedrooms do not provide sufficient space to walk around the bed
- second bedrooms have no space to hang clothes
- neither bedroom has space for a chest of drawers.
- eating space is restricted – so plates on laps is likely to be preferred.
- gardens are public space so there is no room for a shed to store toys, bikes or other sports equipment.

The resale of these properties must also be in question when new buyers will not enjoy the 'low deposit' that attracted the original owners to these properties.

KCC realises that the above is not a planning issue, but ACC has a duty of care to future residents attracted to the area and this should be taken into consideration. We need to develop communities and not just houses for the short-term gain of the developer. Housing development is a legacy for future generations and should be something in which we can be proud. The provision of West 1 housing should be very seriously questioned. The masterplan must take quality of life and health issues into account.

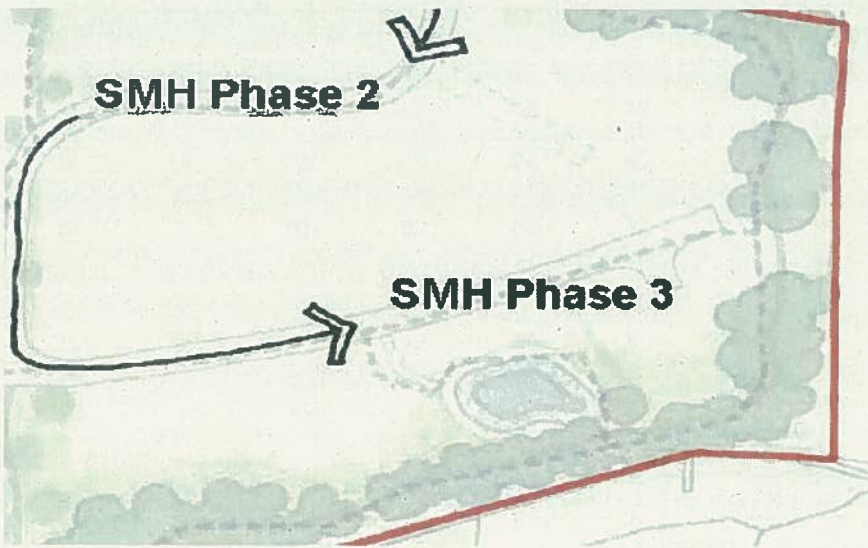
SMG claim that the West 1 type home is designed for people who are downsizing. KCC would question if anyone with many possessions could move into these homes.

We are also aware that many new owners use these homes to be close to Aberdeen Monday to Friday and they go to their real homes in outlying areas at the weekend. KCC is concerned about the effect this may have on community life.

KCC is disappointed that there is no plan for bungalows for elderly or disabled people. This is seen as ageism.

4.1 Affordable housing

It would appear that the affordable housing for the site will be in the form of the blocks of 8 homes used at SMG West 1 development. KCC object to the use of these homes as they do not meet the criteria that affordable homes should fit seamlessly into the development and should not be identifiable. These blocks are distinctive. We also object to the affordable housing being delivered as the last homes to be built in Phase 3..



5. Primary school provision

Kingswells Primary School is facing a crisis. The ACC school roll forecast suggests that the school will go over capacity in 2015. These figures are based on the 72 homes at the West One development being completed in 2013. The development was actually completed in 2012. Consequently, the school will go over capacity next year rather than ACC's prediction of 2015.

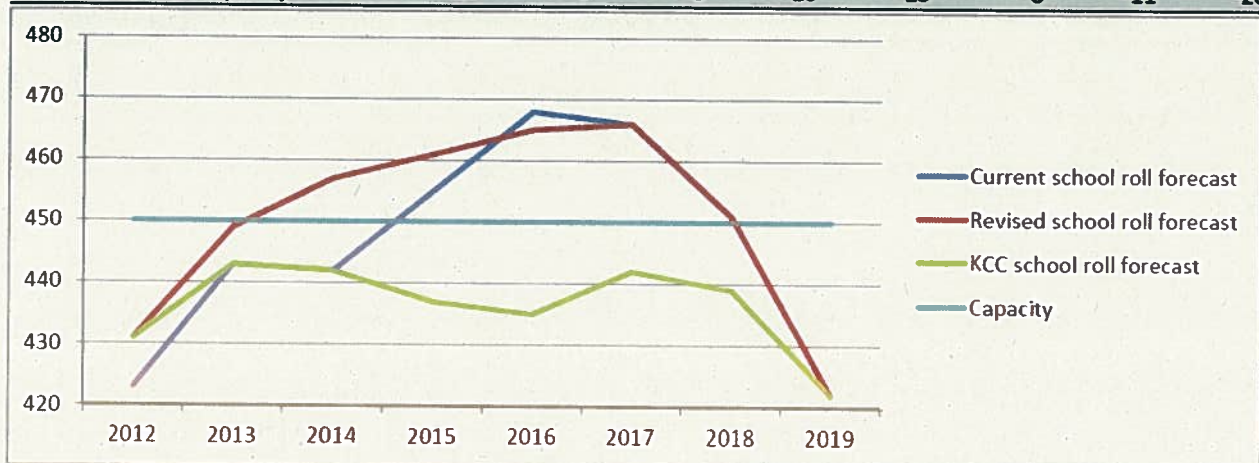
The proposed phasing of the development results in the school going over capacity as shown in the following graph.

Phasing	2013	2014	2015	2016	2017	2018	2019
In Masterplan	20	30	30	30	10		
KCC Proposal				10	30	40	40

KINGSWELLS PRIMARY SCHOOL ROLL FORECASTS

	2012	2013	2014	2015	2016	2017	2018	2019
Current Housing Forecast	27	27	0	60	60	0	0	0
Cumulative	27	54	54	114	174	174	174	174
Revised Housing Forecast	54	20	30	30	30	10	0	0
Cumulative	54	74	104	134	164	174	174	174
Difference in cum housebuild	27	20	50	20	-10	0	0	0
Roll adjustment	8	6	15	6	-3	0	0	0
KCC Phasing	54	0	0	0	10	30	40	40
Cumulative	54	54	54	54	64	94	134	174
Difference in cum housebuild	27	0	0	-60	-110	-80	-40	0
Roll adjustment	8	0	0	-18	-33	-24	-12	0

	2012	2013	2014	2015	2016	2017	2018	2019
Current school roll forecast	423	443	442	455	468	466	451	422
Revised school roll forecast	431	449	457	461	465	466	451	422
KCC school roll forecast	431	443	442	437	435	442	439	422
Capacity	450	450	450	450	450	450	450	450
Current Under/Over capacity	-27	-7	-8	5	18	16	1	-28
Revised Under/Over capacity	-19	-1	7	11	15	16	1	-28
KCC Under/Over capacity	-19	-7	-8	-13	-15	-8	-11	-28



KCC propose the above phasing which will allow the development to proceed without a major impact on the education of the Kingswells Primary Children.

The above table and graph show the roll broken down.

KCC have shown that it is possible to phase the building works to avoid impacting the education of the primary school pupils by running the school at 'over capacity'. We also request that phasing should not be fine-tuned to run the school at capacity as this would increase the likelihood of having one or more composite classes which impacts on the 'actual capacity' figures that are possible.

5.1 Previous Errors Made With School Roll Figures

The West One Development, which is nearing completion, was approved with 72 homes rather than the 50 homes identified in the Local Development Plan because ACC Planning Department and Elected Members were provided erroneous capacity figures (540 instead of 450) by ACC's Education Department.

KCC received the following account of how this occurred...

Revised school capacities were reported to our Education, Culture and Sport Committee on 7 January 2010, following analysis of the school buildings in relation to their ability to meet the requirements of the Curriculum for Excellence

<http://committees.aberdeencity.gov.uk/mgConvert2PDF.aspx?ID=289&T=10>

Within the Appendix 5 to this report, (which was agreed), the revised capacity for Kingswells School is clearly shown as 450. Unfortunately, within some of our supporting internal paperwork, this number appears to have been wrongly transposed as 540, (rather than 450). It therefore seems that, when one of my colleagues was asked at short notice by Dr Maggie Bochel, Head of Planning & Sustainable Development, on the morning of a Development Management Sub-Committee, about the capacity of Kingswells School, he inadvertently quoted the 540 figure, rather than the correct figure of 450.

As soon as we realised this error, we alerted colleagues within Planning, but unfortunately this was after the Sub Committee in question. (ACC 26th January 2012)

5.2 Size of the Development

The Local Development Plan has identified the West Huxterstone development is suitable for 120 homes

However, the Indicative Block Layout Plan (Figure 24) on Page 20 of the West Huxterstone masterplan shows 114 houses plus 4 blocks of either 6 (=24) or 4 blocks of 8 (=32). This suggests that the final total number of homes on the site could actually be 138 or 146.

We have also noted on Page 10 of the Masterplan that the "adjoining landowner has intimated their desire to develop their land, part of which lies within the masterplan area". We have no clear indication how many additional homes might be added on this part of the site.

5.3 Other School Problems

The problems are not helped by ACC's insistence on using the formula of 0.3 children per new home. This approximation may broadly apply for a large number of homes across Aberdeen as a whole but could clearly be wrong for smaller developments like West Huxterstone. It is significant that 5 bedroomed family homes would equate to just 1.5 children and that one-bedroomed affordable homes are completely discounted. Even a small discrepancy in the projected number of children could easily push Kingswells Primary over capacity.

Kingswells has had an abysmal history of poor decision-making by ACC over primary school provision. More and more new homes were built with no provision for the education of the growing population of children moving into the area. The primary school was forced into using general purpose rooms as classrooms, then the old Fairley Road school was reopened as a nursery and portacabins were installed for P1 and P2. As a consequence of the split site and overcrowding, the education of Kingswells children was severely compromised for years. The school has already been extended and the playground had to be sited outwith the school grounds. The school site footprint is now fully utilised with buildings and with a staff car park which is inadequate. Often staff park in residential streets around the school. There is no further suitable land available for portacabins or an extension

5.4 Conclusion on School Issues

The problems are serious and have been caused by miscalculations by personnel within ACC and the insistence of maximising development beyond the numbers identified in the Local Development Plan. The Planners and Developers have a duty of care to the community to 'get it right'.

Kingswells community will not tolerate overcrowding at the primary school again.

We demand that the building of houses at West Huxterstone is delayed / phased so that the school can accommodate the children without detriment to their education.

Also, with the phasing suggested by KCC, the developers can then complete the whole development over 4 years instead of 5. Any additional housing above 120 would extend the period of development.

Neither ACC nor the Developer should compound previous errors made in Kingswells. A slight delay on 120 homes will not have a big impact on the delivery of Aberdeen housing, but it could have a big impact on the education of Kingswells children. Developers have alternative sites to develop in the short term.,

6. Green Space Network and SUDS ponds

The GSN area along the Den Burn should be protected and enhanced to encourage biodiversity. Care should be taken to maintain the flow and cleanliness of the burn.

If SUDS ponds are located in the GSN area, as shown on the plans, then they must not be unattractive and lifeless "dry basins". The "SUDS pond" (also in Kingswells) shown in the first photo below shows exactly what we don't want.



The SUDS area at West 1, at this stage, is no better although we have been assured by SMG that it has still to be completed.

The footpath surrounding the SUDS area at West 1 is far too wide and takes up too much of the GSN space. We do not want to see something similar at Huxterstone.

Kingswells Community Council

Response to Huxterstone Masterplan Consultation, 15 October 2012 Rev 1

The other photographs show examples of proper, bio diverse SUDS ponds at Drumoak which have water in them for most/all of the year. We see no good reason why something similar could not be achieved at Huxterstone.



7. Landscape and environmental issues

We welcome the commitment in the Masterplan to preventing skyline development and terracing of the site, to incorporate stone dykes (built in traditional manner – no mortar) as far as possible, and to safeguard and enhance the ecological habitat of the Den Burn.

However, we dispute the contention in Section 2.3 (page 5) that “There are no landscape features of any significant importance within the site.” The entire Den Burn Valley, which includes this site, is a glacial outwash channel dating from the last Ice Age which is of considerable geomorphological interest. This interest has been recognised, in part, by the creation of the Den of Maidencraig local nature reserve further down the valley. The rolling green valley immediately east of the site, running towards Maidencraig, is a highly attractive landscape feature clearly visible from the A944. Fully effective tree screening of the eastern boundary of West Huxterstone is therefore crucial in maintaining the visual amenity of the rest of the valley.

On the Indicative Block Layout Plan (page 20), it is very clear from the alignment of the spine road, the positioning of houses and the gap in the tree screening on the eastern boundary that the developer intends to use this road as a main access to future developments in the fields to the east of the current site. Previous public consultations have shown that the Kingswells community will simply not accept any further building in the Den Burn Valley and KCC will resist very strongly any future plans in this direction. It is highly disappointing that ACC have not made a long-term commitment to protecting a unique and beautiful landscape feature within the City of Aberdeen. **KCC strongly objects to any facility provided in the Masterplan for future eastwards development. Either the spine road should be redirected or its possible future extension should be halted by buildings and an unbroken tree belt.**

The Internal Connections map (page 11) implies that a footpath created along the Den Burn within the site might be extended eastwards in future. This extension would be both unnecessary and undesirable. There are already core paths running east-west to the north and south of the Den Burn Valley and no more are needed. A new core path along the Den Burn towards Maidencraig would compromise the biodiverse area of marshland further along the valley.

It is planned to include SUDS basins within the Green Space Network along the Den Burn. Other SUDS basins created recently at Old Skene Road and West 1 have so far failed to promote biodiversity at all as they are simply grassy hollows that never retain any standing water. At West 1, it is unacceptable that the SUDS basin actually replaced a small area of marshland that had some biodiversity value. This contrasts with the SUDS basins being developed at the Prime 4 business park which have been specially designed to hold some standing water throughout the year. **The SUDS areas at West Huxterstone must deliver on the promise to promote “ecological value and opportunities for wildlife creation”.**

8. Public consultation

On Tuesday 11 September the EPI Committee agreed the following:

- (i) to delay consideration of the report until the next meeting of the Committee, during which time officers to consult with Kingswells Community Council on the Masterplan; and
- (ii) that officers be instructed to report back to the next meeting of the Committee on the masterplanning process and to also receive a presentation in this regard.

On Monday 17 September, two members of KCC met with Sandy Beattie (Masterplanning Department) and Harry Campbell (Planning Department). The officers stated that West Huxterstone would go out to public consultation as from 19 September. KCC members informed the officers that this was not what had been decided at committee and advised that consultation should only be with KCC at this stage. Sandy Beattie said he would check with the EPI committee minutes and get back to us.

In the meantime, KCC informed our Local Elected Members. The minute was checked and the Council did not instruct a public consultation be undertaken. KCC held off informing members of the public of this public consultation through the Community Newsletter.

The officers have not responded as yet and we still do not know if this was an error - or if we have entered a true public consultation.

However, the consultation has not appeared on the "ACC current consultations" web page and is hidden on a difficult-to-find "masterplanning" link. This public consultation was for a period of 4 weeks. Masterplanning public consultation should be of 6 weeks duration.

Therefore the "public consultation" on West Huxterstone is deeply flawed.

- The EPI committee did not instruct this public consultation.
- A masterplan public consultation should be for a period of 6 weeks, not 4.
- The public consultation has not been properly publicised.
- KCC could not inform the public through our community newsletter as ACC officers did not respond to our request for confirmation.

From: "Brooks, Liz S" [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 11:40
Subject: OP42 - West Huxterstone masterplan.

I understand that Aberdeen City are currently consulting in the masterplan for development at the West Huxterstone area of Kingswells (OP42).

As a Kingswells resident and member of the Parent Council at Kingswells Primary School, I would like to raise a number of reservations about this plan:

1. Infrastructure - Education: This development envisages up to 120 homes, most of which would be family homes, meaning that a significant number of new pupils would be looking for places at Kingswells Primary, which as I understand, does not currently have such spare capacity. There is much speculation in the masterplan that capacity may exist. However, until such spare capacity in Kingswells Primary School is confirmed as being available (using the correct school capacity), I would therefore object to this development.
2. Infrastructure - Roads: The main road around Kingswells is already exceptionally busy (at times at a standstill all that way for several miles towards Newhills), with many people using local roads through Kingswells as a short cut, in particular, many use Fairley Road for this purpose. The addition of 120 homes in this area will lead to a huge additional amount of traffic which will have a detrimental effect on the whole of Kingswells. I am concerned for the safety of schoolchildren and elderly residents (with a nursing home on the only road going through Kingswells). Aberdeen City Council should actively consider appropriate ways of restricting the ability of Kingswells residents being put in danger by the continued through traffic caused by those using Kingswells to lessen the time spend in a queue at the traffic lights. This is now worsened by the building works on the new office development adjacent to the Park and Ride site, and will become considerably worse once these office are occupied. Despite some of the assurances that this development will cause an imperceptible impact on traffic, I do not believe this to be the case - 120 family homes will cause a significant impact to an already struggling traffic area. Until Aberdeen City Council actively puts in practice means to lessen the traffic 'cutting through' Kingswells in this way, I would therefore object to this development.
3. Drainage: The land at the southerly end of this area is prone to flooding, due to the location of the Den Burn. I presume that this area will be afforded protect to protect the plants and wildlife in that area and will not be built on, but a risk of flooding would remain. Is it good practice to build near an area with a known risk of flooding?

Regards,

[REDACTED]

Our ref: PCS/122492
Your ref:

Louise MacSween
Aberdeen City Council
Planning and Sustainable Development
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

If telephoning ask for:
Alison Wilson

15 October 2012

By email only to: LDP@aberdeencity.gov.uk

Dear Ms MacSween

Consultation OP42 West Huxterstone, Kingswells Masterplan

Thank you for your consultation letter of 17 September 2012 which SEPA received on 19 September 2012. We welcome this opportunity to comment on the masterplan for OP42. Please be aware that our advice at this stage is based on emerging proposals and we cannot rule out potential further information requests as the project develops.

We note under the Aberdeen Local Development Plan 2012 that site OP42 provides an opportunity for development of 120 homes. As you will be aware we have provided advice on this site under the Local Development Plan consultation and the Kingswells Development Framework. We consider that that the majority of our previous comments and recommendations have been considered and incorporated into the masterplan therefore we have no significant concerns regarding the principle of this development proposal.

However for the avoidance of doubt we would recommend that the following issues are addressed prior to the submission of a planning application to avoid unnecessary delay and/or objection from SEPA:

- Foul and Surface Water Drainage
- Pollution Prevention and Environmental Management
- Protection of the water environment

Further more detailed advice is provided below for the applicant.

1. Waste water drainage



Chairman
David Sigsworth

Chief Executive
James Curran

Aberdeen Office

Inverdee House, Baxter Street
Torry, Aberdeen AB11 9QA
tel 01224 266600 fax 01224 896657
www.sepa.org.uk

- 1.1 Drainage is a material planning consideration and will be assessed as part of your planning application in line with PAN 79 Water and Drainage and Policy NE6 – Flooding and Drainage in the Aberdeen Local Development Plan 2012.
- 1.2 Where there is a public sewerage system, waste water drainage from development within and close to the settlement envelope should be directed to that system, as the same level of environmental protection is unlikely to be achieved if individual or groups of privately owned drainage schemes are set up within towns and villages. If the system has insufficient capacity, then early dialogue with Scottish Water will be required to determine if works are planned to overcome this problem, or what developer pro-rata contributions will be necessary to remove the constraint.
- 1.3 We note from the Masterplan document that the development will be connected to the existing public drainage system serving Kingswells. If there is limited public sewerage infrastructure, given the scale of this development we would still expect the development of strategic infrastructure to adoptable standards. Contact should be made with Scottish Water to determine the standards required to ensure adoption of new infrastructure. For further guidance on waste water drainage please refer to our Policy and Supporting Guidance on Provision of Waste Water Drainage in Settlements.

2. Surface water drainage

- 2.1 The treatment of surface water runoff by sustainable drainage systems (SUDS) is a legal requirement for most forms of development, however the location, design and type of SUDS are largely controlled through planning. As responsible authorities under 2(2) Water Environment and Water Services (Scotland) Act 2003, planning authorities are required to work to prevent deterioration in and promote improvements in Scotland's water environment. Ensuring development sites are serviced with appropriate SUDS is one of the key ways in which SEPA consider planning authorities can discharge these duties. We encourage surface water runoff from *all* developments to be treated by SUDS in line with Scottish Planning Policy (Paragraph 209), PAN 61 Planning and Sustainable Urban Drainage Systems, PAN 79 Water and Drainage and Policy NE6 – Flooding and Drainage in the Aberdeen Local Development Plan.
- 2.2 We are pleased to note from the masterplan document that several areas have been allocated for SUDS and that, as per section 7 of the document, consideration has been given to individual SUDS features and that the combination of filter trenches/grass swales and extended detention basins will provide the whole development area with the required two levels of treatment.
- 2.3 We highlight that best practice require two levels of treatment for all hardstanding areas including roads. An exception is run-off from roofs which requires only one level of treatment. Best practice requires the first level of SUDS treatment to take the form of source control. The SUDS treatment train should be followed which uses a logical sequence of SUDS facilities in series allowing run-off to pass through several different SUDS before reaching the receiving waterbody. Further guidance on the design of SUDS systems and appropriate levels of treatment can be found in the CIRIA C697 manual entitled The SUDS Manual. Advice can also be found in the SEPA Guidance Note Planning advice on sustainable drainage systems (SUDS). Please refer to the SUDS section of our website for details of regulatory requirements for surface water and SUDS. Comments should be sought from the local authority roads department and the local authority flood prevention unit on the acceptability of post-development runoff rates for flood control.

- 2.4 Comments from Scottish Water should be sought where the SUDS proposals would be adopted by them. We encourage the design of SUDS to Sewers for Scotland Second Edition standards and the adoption of SUDS features by Scottish Water as we are of the view that this leads to best standards and maintenance.

3. Pollution prevention and environmental management

- 3.1 One of our key interests in relation to major developments is environmental management and pollution prevention measures during the periods of construction, operation, and any demolition or restoration works. We advise that the applicant should, through the planning submission, systematically identify all aspects of construction site work that might impact upon the environment, potential pollution risks associated with the construction proposals and identify the principles of preventative measures and mitigation. This will establish a robust environmental management process for the development which will help us to assess the environmental impact of the proposals prior to determination. In addition, this information can provide the basis for a more detailed environmental management plan and construction method statements, which are likely to be requested as planning conditions. Details of the specific issues that we expect to be addressed are available on the Pollution Prevention and Environmental Management section of our [website](#).

4. Space for waste management provision within site layout

- 4.1 Scottish Planning Policy Paragraph 215 states that "residential, commercial and industrial properties should be designed to provide for waste separation and collection." In accordance with this policy, Policy R6 in the Aberdeen Local Development Plan and PAN 63 *Waste Management Planning*, space should be designated within the planning application site layout to allow for the collection, segregation, storage and possibly treatment of waste (eg individual and/or communal bin stores, composting facilities, and waste treatment facilities) Please consult the council's waste management team to determine what space requirements are required within the application site layout.

5. Site waste management

- 5.1 We are pleased to note that the developers will adopt sustainable building practices and use locally sourced materials and optimise the use of recycled materials whilst minimising construction waste. Guidance and information on waste prevention and waste minimisation can also be found at our [website](#).

6. Protection of the water environment

- 6.1 We note from the Masterplan document that the Kingswells Development Framework required any future masterplan for the site to include the safeguarding and enhancement of the ecological habitat of the Burn and that in response one of the aims of the masterplan is to achieve the safeguarding and enhancement of the ecological habitat of the Den Burn. In our response to the Local development Plan Consultation we highlighted the following issues as relevant to any masterplan being developed for the site:
- Kingswells developments may impact on Bucks Burn and Den Burn at poor ecological potential because of sewage pollution and alterations to beds and banks.
 - SG 9.12 highlights need for development proposals to not cause detriment to water quality or ecology. We support this statement but recommend it be expanded to take account of the existing water features within the site, the pressures which apply to these features and

should direct developers to look for opportunities to protect and improve the water environment.

- 6.2 Where developments cover a large area, there will usually be opportunities to incorporate improvements in the water environment required by the Water Framework Directive within and/or immediately adjacent to the site either as part of mitigation measures for proposed works or as compensation for environmental impact. We encourage applicants to seek such opportunities to avoid or offset environmental impacts. Improvements which might be considered could include the removal of redundant weirs, the creation of buffer strips and provision of fencing along watercourses. Fencing off watercourses and creating buffer strips both helps reduce the risk of diffuse water pollution and affords protection to the riparian habitat.
- 6.3 The Den Burn borders the southern boundary of the site and is enclosed within LDP Green Space Network (GSN). It enters the site just above the south-west corner. The sharp right and left turns it makes (looking downstream) could be softened, if this corner of the site is made part of the site's greenspace strategy. There is an opportunity here to enhance the watercourse and its riparian edges. Consideration could be given to options for doing this such as potential minor realignments to create a more natural form. This would also help restore more natural bankside habitat for wildlife.
- 6.4 We would welcome the opportunity to undertake early discussions with the applicant about any opportunities for improving the watercourse in this area.
- 6.5 In addition you should also ensure that any proposals are in accordance with Aberdeen City Councils Buffer Strips Supplementary Guidance.

7. Flood Risk

- 7.1 As noted the Den Burn lies to the south and south east of the site. Some reference is made to flood risk with the masterplan. The site should be assessed for flood risk from all sources (fluvial (water course), pluvial (surface water), groundwater, sewers and (blocked culverts)) in line with Scottish Planning Policy (Paragraphs 196-211). Further information and advice can be sought from your Local Authority technical or engineering services department, [Scottish Water](#) and from our [website](#). Our [Indicative River & Coastal Flood Map \(Scotland\)](#) is also available to view online. If a flood risk is identified then a flood risk assessment (FRA) should be carried out following the guidance set out in the Annex to the [SEPA Planning Authority flood risk protocol](#). Our [Technical flood risk guidance for stakeholders](#) outlines the information we require to be submitted as part of a FRA, and methodologies that may be appropriate for hydrological and hydraulic modelling. Further guidance on assessing flood risk and planning advice can be found at our [website](#).

8. Advice for the applicant

- 8.1 Details of regulatory requirements and good practice advice for the applicant can be found on our website at www.sepa.org.uk/planning.aspx. If you are unable to find the advice you need for a specific regulatory matter, please contact a member of the operations team in your local SEPA office at:

Inverdee House, Baxter Street, Torry, Aberdeen, AB11 9QA, tel. no. 01224 266600.

If you have any queries relating to this letter, please contact me by telephone on 01224 266656 or by e-mail to planning.aberdeen@sepa.org.uk.

Yours sincerely

Alison Wilson
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 the planning stage. We prefer all the technical information required for any SEPA consents to be submitted at the same time as the planning 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 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. 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 in [How and when to consult SEPA](#), and on flood risk specifically in the [SEPA-Planning Authority Protocol](#).

From: Kingswells School PTA [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 20:06
Subject: Countesswells Development

Dear ACC

As a resident of Kingswells with 3 children at the school I am emailing to voice my concern over the proposed development at West Huxterstone.

Given the current role of the school being around 430 and the full capacity of the school being 450 I have huge concerns about another development of 120 family homes in the village. The current Primary 7 group is around 47 children, as they leave the school in the summer the P1 intake is expected to be similar to this year (c.65). Without any additional housing at all this will take the school to capacity.

Unless there is another primary school built in the vicinity in the immediate future it is inconceivable that these houses can be built with Kingswells Primary as its catchment school.

I trust you will take my thoughts and those of other people in Kingswells into consideration.

Kind Regards

[REDACTED]

From: Gary Catto [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 20:12
Subject: Kingswells developments

Dear sir/madam,

I am writing with concern that the two planned developements in and near Kingswells will have a major impact in the school as well as the surrounding facilitys and roads. The West Huxterstone Development in Kingswells will see an additional 120 family homes being built in Kingswells in the next 12 months.

Given that the school capacity is 450 (exc nursery) and our current role is 431 (exc nursery), the school will be pretty much at capacity at the beginning of the next academic year without any additional housing in the village. I feel this and the Countesswells development will have an impact on the school and the pupils already attending.

My oldest son is in primary 2 and youngest in Anti-pre school and I can already see the impact of the school at capacity. Any further developments to the expansion of the village will need to have plans to either expand the current primary or build an additional primary school for the village. We also need a secondary school in the area if Counteswells goes ahead.

I feel at the moment that the items such as the state of the roads, the very very slow broadband speeds and the lack of other shopping / food facility's in Kingswells is bringing down the village's appeal to young family's. The traffic is already within the village and adding 120 more homes is roughly putting another 240 cars into the village.

I agree there has to be a compromise but you cannot keep on adding homes and more homes and seeing if the village and it's school will cope because quite frankly at the moment, it wont.

I look forward to your reply.

Regards,

Gary Catto.

From: Yvonne Wallace [REDACTED]
To: <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 20:14
Subject: West Huxterstone Masterplan

Hi,

I am just emailing with regards to the proposed development of 120 new houses in Kingswells. I don't believe the current amenities in kingswells most notable the school and doctors could cope with more families in the area.

Regards
Yvonne

From: Vinny & Annr [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 20:17
Subject: Op 42 west huxterton kingswells

I wish to register my extreme concern regarding the plan to expand kingswells yet again. The school is pushed as it is, my son cannot get a place in nursery as it is. We were told that the last development near the church would not qualify to have children at kingswells primary yet children are in nursery and my son is on the waiting list! Unless you can guarantee an extended school with more places in the next year to cope then you should not consider more housing. Get the infrastructure right first for a change. I have to register my strong objection to the development.

Yours sincerely

Anne Goss
Derbeth Grange

Sent from my iPhone

From: Elaine Grosvenor [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 20:35
Subject: Op42

Please reconsider and do not build any more houses as detailed in OP42. The school and nursery are full to capacity, the roads are congested and with all the new offices it will be chaos and unsafe for children, If the WPR should be top of the priority list to ease transport within Aberdeen city.

Please do not build any more houses in Kingswells

Elaine Grosvenor
Sent from my iPad

From: "Muir, Jim (JimMuir)" [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 21:26
Subject: Public Consultation for OP42 - West Huxterstone Masterplan.

Dear Members of Aberdeen City Council, Development Plan Team, Planning and Sustainable Development, Enterprise, Planning and Infrastructure,
This email refers to the Public Consultation for OP42 - West Huxterstone Masterplan

I am contacting you on behalf of residents of the access and buses only section of the Langstracht

After many years of working with local councilors and officers at ACC, the residents, bus companies and increasing numbers of walkers, runners, cyclists and horse riders, all live in harmony.

Improvements which benefit all have been made incrementally; most recently there has been a "change of use" with the road now designated a bus lane, previously a bus gate.

However, having viewed the masterplan for OP42 we have concerns about the possibility of an entrance onto the Langstracht and the rationale behind certain houses in the development facing and directly accessing the road.

We all support the Park and Ride and bus lane initiatives, clearly ACC has put considerable resource into making the road work in practice, therefore it seems absolutely illogical to propose additional traffic should be directed onto this road.

In summary we urge ACC to fully consider the necessity of an entrance to the development on the Langstracht and for houses to face and directly access the Langstracht.

[REDACTED]

From: Tracy Johnstone [REDACTED]
To: "ldp@aberdeencity.gov.uk" <ldp@aberdeencity.gov.uk>
Date: 15 October 2012 23:16
Subject: West Huxterstone masterplan op42

I am a resident of Kingswells and my eldest son attends the local primary school which is just about at capacity already. The development at west huxterstone of 120 new homes will only put more pressure on the very limited resources within Kingswells for nursery school and primary school places. The village has not had sufficient infrastructure planning or development in the past to support such large increases in population going forward.

Rgds

Tracy Johnstone

Sent from my iPhone

