

**From:** Graham Buchan  
**Sent:** 07 November 2017 10:47  
**To:** Allison Swanson  
**Subject:** Re: Notice of Review 170395 - Burnside Poultry Units - Notification of Additional Comment

Dear Miss Swanson,

In regard to the additional email comments made by Mr Bob Baxter, Elysium, Clinterty and dated 1st November 2017 my replies are as follows:

Mr Baxter raises the question as the proposal to use "green belt land" for the erection of the two houses, however the Application / Review concerns the remediation and the re-use of two degraded and derelict brownfield sites situated within the green belt. The proposed houses would be located largely over the footprints of the partly demolished poultry building at Plot 1 and of the remaining derelict and redundant poultry building at Plot 2.

The Approval for four large houses at the Clinterty Mill site was justified in part for the very reason that the development was based on the re-use of a degraded and derelict site.

The Delegated Report for the Clinterty Mill quotes the Aberdeen City and Shire Structure Plan:

*"The city of Aberdeen has ambitious growth plans and the delivery of housing is a core tenet of the strategy. The main route of delivering housing numbers is via significant land releases, much of which is on formerly undeveloped green belt land. However, the value of 'windfall' brownfield sites cannot be discounted and subject to such sites being considered appropriate places, and not degrading or reducing the protection of high value locations, should be supported."*

Mr Baxter refers to other housing developments being built in the area, however, the Aberdeen and Shire Structure Plan clearly supports the windfall value of these additional brownfield house sites, which augment the local housing supply. The same conditions prevailed at the time of the approval of the Clinterty Mill development in that new housing sites had been approved or were in the process of construction in the City and nevertheless the Council welcomed these four additions to the housing stock.

There is no dispute that the two houses proposed for Burnside are well designed and are of a high quality/specification containing elements of local, vernacular materials and indeed, the Delegated Officer has confirmed this in the Report of Handling.

Mr Baxter also raises the question as to why the two planned houses are to be located at either end of the Burnside site and appears to assume this is "leaving space in the middle for a further house application in the future".

The reason why the proposed houses are located at either end of site is because that is where the partly demolished and the existing degraded poultry buildings and rubble/slurry tanks are located.

As can be seen from the theme running throughout the Application documentation, the aim is to remediate and re-use derelict/redundant brownfield land at Burnside and conserve the remaining grazing areas.

Regards  
Graham Buchan