

Aberdeen Local Development Plan - Proposed Plan: Changes since Main Issues Report

Bridge of Don

We suggest that the phasing for the additional employment land at Murcar be placed in a later phase. This is because we have brought forward employment land at the Rowett to the first phase (see below). Placing Murcar in a later phase to compensate for this brings the Local Development Plan more into line with Structure Plan phasing requirements. There remains 68ha of undeveloped business and industrial land at Murcar and 14ha of specialist employment land at Findlay Farm which is already zoned, but which has yet to be developed.

A site at Denmore Road, which is currently used as playing fields and car parking, was promoted by developers as a potential retail site. Part of this site is, however, now being considered as a possible location for a local recycling centre to replace the one in Scotstown Road. The playing fields would be retained and improved car parking provided. Another site, currently zoned for business and industry at the north end of Denmore Road, has established use rights for retail use.

North Danestone and Middleton Park

The recent consultation on a future masterplan for the Grandholm/Whitestripes area will give us more detailed information on the capacity and form of development on this site.

Dyce and Bucksburn

The phasing of the employment land at the Rowett has been moved forward into the 2007-2016 allocation to reflect the fact that the existing zoning would potentially allow for the site to be redeveloped in the near future.

We also allow for an expansion of the nursing home at Brimmondhill as part of the wider development in this area.

We think that the area identified at Greenferns Landward can accommodate an additional 500 homes. These are added to the final phase of development from 2023-30.

Clinterty

No changes proposed.

Kingswells and Greenferns

The Council approved new pupil capacity figures for schools in February 2010. This has meant that capacity at Kingswells Primary School has been reduced and would no longer accommodate the level of development we initially outlined in the Main Issues Report. The revised figures would only accommodate an additional 183 homes and as such the 170 (120 at Kingswells D and 50 at Kingswells C) homes at the south of Kingswells are proposed to remain but the 400 homes at Gillahill would be removed and the phasing moved at Countesswells to meet the structure plan requirements.

A small site to the east of Westhill has been added to the list of employment land allocations. East Arnhall (site reference 3/03) adjoins the Aberdeen City boundary and an area of employment land designated through the Proposed Aberdeenshire Local Development Plan. This site is considered to form a suitable extension to the allocated land within Aberdeenshire, however, the site will only be developed as an integral part of the overall employment land to the west.

Countesswells

As discussed above we would move 250 units from the Housing 2017 – 2023 phase to the Housing 2007-2016 phase to meet the removal of this number at Gillahill, Kingswells. The overall level of development would not change and we still anticipate the site to deliver the 3,000 homes anticipated in the Main Issues Report.

A small area of employment land has been included at East Arnhall beside the city boundary near Westhill. This could be incorporated into a larger employment allocation which has been identified in the Aberdeenshire Local Development Plan immediately beside the site in Aberdeenshire.

Deeside

As at Kingswells, a reduction in the capacity at Cults Primary School has affected the preferred option for development in the Main Issues Report. There is no longer capacity for pupils from 185 homes at Friarsfield North in the Housing 2017 – 2023 phase and this will be reduced to 50 homes. It is considered that this smaller scale of additional development can be accommodated within the existing site boundaries at Friarsfield (which is a large site) so no boundary adjustments are proposed in this area. The reduction in numbers will be compensated by an increase in the allocation at Loirston/Cove (see below).

We think that the small site at Culter House Road can accommodate two extra houses, making more efficient use of the site.

The recent planning permission for a new care home on green belt north of Airyhall House has caused us to reconsider the orientation of development at 9/31 Craighton Road. We would still wish to retain the 20 house allocation there but feel it should now be located in the infill site that has been created between the care home and Airyhall, rather than along a line north of Airyhall Road as shown in the Main Issues Report. A more defensible green belt boundary could be created along the western tree-lined edge of the care home. This would better maintain the separate identity between Cults and Airyhall, preventing their coalescence, and would bring the development closer to public transport routes on Airyhall Road.

Loirston and Cove

Work undertaken by the developer to prepare a masterplan for this site has suggested that a higher number than 1,500 homes can be accommodated on this site. As we are keen to ensure the most efficient use of land and encourage a critical mass of development to develop local facilities on this

site, we envisage increasing the Housing 2017 – 2023 phase from 250 homes to 400 homes. This also ensures that we meet the structure plan requirements in this second phase.

We have also supported a small change at the northern boundary of the existing Aberdeen Gateway to provide additional employment land (1.95ha) which would allow a compensatory green buffer to be provided at 13/04 Charlestown and provide a landscaped edge to the residential parts of Cove.

Brownfield Sites

The Bush, Peterculter has been removed due to concerns about the loss of the roads depot and the fact that there is no pressure to redevelop the site for housing.

Scottish Water submit that Cults Pumping Station should be converted to housing. This would make good use of a redundant building close to the facilities in Cults village centre and will be added to the list of brownfield sites.

Policy Topics

City Centre and Retailing

The need for a clear plan and development framework which set out a vision for the City Centre and demonstrates the policies and principles for delivering improvements has been strongly emphasised during consultation. The Local Development Plan responds to this by setting out, in tandem with a City Centre Development Framework, policies and guidelines which recognise the key role the City Centre plays in the commercial, economic, social, civic and cultural life of Aberdeen and the wider north east. The Framework will be presented as Supplementary Guidance along with the Proposed Plan. Retailing policies continue to support the City Centre as the first choice location for major new developments. The role of local centres are also protected. Other retail proposals will be assessed using a sequential approach to site selection as promoted by national policies. This favours existing centres ahead of out-of-town locations. Masterplans for new housing areas will include local shopping provision. No strategic need has been identified for new out-of-town centres.

In our response to issues raised through consultation on the Main Issues Report we suggested that primary and secondary shopping frontage areas would be identified in the Proposed Plan. The purpose of this is to promote preferred areas where retailing should be retained, encouraged and enhanced as the main activity (primary frontages), and areas where higher proportions of other uses may be encouraged which complement retailing and thereby enhance vitality and viability (secondary frontages). The Proposed Plan will do this but not by using the terms 'primary' and 'secondary' frontages. Changes of use in Union Street will be assessed against the Union Street Frontages Guidelines while proposals in the remainder of the core retailing are will be assessed against criteria set out in a City Centre Business Zone policy.

Waste

We have identified sites for recycling centres at Grove Nursery (in line with the decision of the Housing and Environment Committee of 13 April 2010) and maintain a site in the Greenferns Masterplan. We would also suggest identifying a site on Denmore Road to replace the facility at Scotstown Road. Altens East and Doonies remains a favoured site for waste facilities, including the Materials Recycling Facility which is essential for the implementation of the Aberdeen Waste Strategy.

Economic Development

Savills have requested that policy BI68 of the Aberdeen Local Plan relating to Business and Industrial Land is amended to allow hotel use. They have two sites on allocated land at Dyce Drive. This would help to support businesses in the area and in this instance, the airport. A change in the policy allows such a use where it can be shown to support business uses. It would also make policy BI68 consistent with Policy SE69 Specialist Employment Areas which already makes this provision. Provision is made for this in the new policies BI1 (Business and Industrial Land), and BI2 (Specialist Employment Areas) which will replace the current local Plan policies.