

Planning Matters

Aberdeen Local Development Plan (2022)

In January 2019 Aberdeen City Council published a Main Issues Report. This is a discussion document summarising the main planning issues facing Aberdeen. The Main Issues Report (MIR) has been published as part of the process in preparation for the 2022 Aberdeen Local Development Plan. It is designed to gather views on specific proposals and sets out options for dealing with the key planning matters facing Aberdeen over the next 20 years.

The MIR and associated documents are now out for a 10-week public consultation from 4 March 2019 to 13 May 2019. It outlines the major differences in approach to the current LDP. In doing so it will also take into account the requirements of the Strategic Development Plan and any issues arising out of its emerging replacement.

The Main Issues Report will link closely to the process of Strategic Environmental Assessment. All proposals (preferred and alternative) put forward in the Main Issues Report will be environmentally appraised and a draft Environmental Report will be published alongside it.

The emerging Strategic Development Plan may suggest the identification of further housing and employment allocations, including proposals to redevelop brownfield sites in the urban area. A development options form and a sustainability checklist will be posted on the Council's website at an appropriate time. All submissions will be assessed against sustainability criteria and, following further consultation, will inform the content of the Main Issues Report.

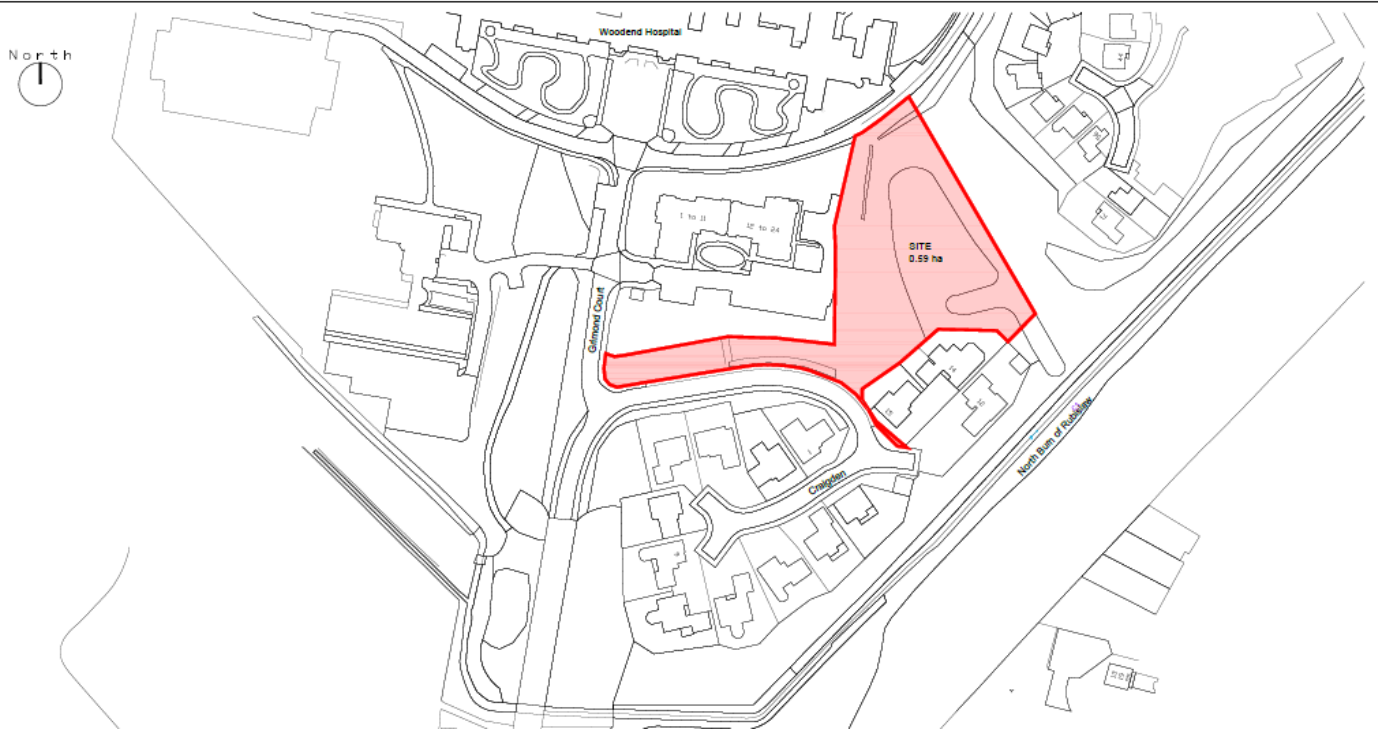
The draft Main Issues Report for the Aberdeen Local Development Plan 2022 was discussed at the ACC Capital Programme Committee on 23 January 2019. All the developer proposals can be found on the council website.

Key Stages	Dates
Agree Main Issues Report and Monitoring Statement for consultation.	January 2019
Consult on Main Issues Report.	February to April 2019
Publish Proposed Local Development Plan and Proposed Action Programme.	February 2020
Consult on Proposed Local Development Plan and Proposed Action Programme.	February 2020 to May 2020
Submit Proposed Local Development Plan to Ministers. Publicise submission of Plan.	December 2020
Examination in Public of Proposed Plan.	January to September 2021
Report of Examination in Public published and submitted to Aberdeen City Council.	October 2021
Aberdeen City Council adopts Plan.	January 2022

Ward 3 – Kingswells/Sheddocksley

B0304 – Land at Woodend Hospital – Care Home

Rubislaw Estates, wishes to promote 0.59ha of land in its ownership at Woodend Hospital for a care home.



Main Issues Report – Bid Assessment by Council Planners

B0304 – Land at Woodend Hospital

Land SITE NUMBER: B03/04		NAME of SITE: Land at Woodend Hospital
Nature of the proposal:	Care Home (2,000m ²)	
Checklist Score:	55	
Constraints:	Green Space Network, access to site, natural conservation	
Recommendation:	Undesirable	
Justification:		
<p>The site is adjacent to a residential area and Woodend Hospital. The proposed use of a care home would fit well within the surroundings and would provide a positive facility for elderly people. However, the site is part of the green space network that forms a corridor linking Kingswells South and Hazlehead green space networks. Development on the site would interrupt this network and it would also have a negative impact on natural conservation in the area - there are several TPOs on site as well as wildlife habitats. In addition, access to the site would present a challenge as the western and southern part slopes steeply with a gradient of 1:14.</p>		

Criteria	Score	Justification
Exposure	3	Generous tree cover provides shelter from northerly winds.
Aspect	3	Southwest facing site.
Slope	1	To the west and south the site has steep slopes with a gradient of not more than 1:14. The rest of the site has more gentle undulations.

Flood risk	3	SEPA Flood Maps show there is a little chance (0.1%) of surface flooding to the east corner of the site. This is due to the North Burn of Rubislaw flowing south of the site. However there have been no flooding incidents on or near the site.
Drainage	3	No evidence of waterlogging on the site.
Built / Cultural Elements	3	Site comprises woodland and grassland with overgrown bushes. There will be no loss of built or cultural elements. It is recognized that Woodend Hospital to the north has Category B-listed features. Any development would need to take this into consideration.
Natural Conservation	1	North Burn of Rubislaw flows to the south of the site – it is part of the Den of Maidencraig Local Nature Conservation Site. Site is covered by a mix of broad-leaved semi-natural woodland, mixed semi-natural woodland, tall ruderal vegetation, semi-improved neutral grassland and riparian. There are several TPOs throughout the entire site (ref. no 251). These cover the broadleaf and coniferous trees on site. The proposal indicates that development would be on the grassland/ruderal vegetation area with limited encroachment into the woodland area. There are records of bats within the vicinity of the site (Common Pipistrelle) and Wych Elm which is a designated species. Records also show the area is a habitat for various bird species: Mistle thrush, Starling, Redwing, House sparrow, Common Gull, Herring Gull and Dumnock. During the site visit a deer was present on site. Site is part of the North Burn of Rubislaw Green Space Network (Site No.87) which links to Kingswells South and Hazlehead Green Space Networks. There is likely to be some loss/disturbance to the local wildlife and species.
Landscape Features	1	Site is undeveloped and comprises several mature trees and overgrown bushes. Redevelopment would result in the likely loss/disturbance of these.

Landscape Fit	3	The site is surrounded by residential development and Woodend Hospital to the north. A care home would not have a significant impact on the wider area.
Relationship to existing settlement	3	The site is well-related to the Woodend residential area. Proposed care home is not expected to intrude with the surrounding landscape.
Land Use Mix / Balance / Service Thresholds	3	A care home would add to the mix of uses in the area, which is predominantly residential and a hospital.
Accessibility	3	Closest bus stop is to the south on Queens Road (310m away) with Stagecoach route X17 and First Bus route 11 passing here every 15-20 minutes. Other bus stops are to the north on Langstracht where First Bus routes 23 and Stagecoach route 218 travel along (515m).
Proximity to facilities - shopping / health / recreation.	3	Site is around 430m from Tesco Superstore, Sheddocksley Baptist Church and Curl Aberdeen. It is less than 150m from Woodend Hospital. Northfield and Mastrick Medical Practice is 1.2km away. Hazlehead School is 520m away and Hazlehead Academy is 560m from the site. Hazlehead Park is also less than 800m from the site.
Direct footpath / cycle connection to community and recreation facilities and resources.	3	There are steps leading down to the site. Core Path 27 (Den of Maidencraig to Anderson Drive) and a cycle lane run along North Burn of Rubislaw.
Proximity of employment opportunities.	3	Employment opportunities are available at Woodend Hospital (150m), Tesco Superstore (430m) and Whitemyres Business/Industrial area which has multiple businesses (within 800m). Proposed care home would also offer a source of employment.
Contamination	3	Records show no evidence of contamination on site.
Land Use Conflict	3	A care home is proposed in a predominantly residential area. No conflict is anticipated to arise from this.

Physical Infrastructural Capacity	3	No constraints anticipated.
Physical Infrastructure Future	3	No constraints anticipated.
Service Infrastructure Capacity	3	Site is within the catchment area of Fernilea Primary School and Hazlehead Academy. Fernilea Primary School has enough capacity (64%) both now and longterm (89% capacity in 2025). Hazlehead Academy presently has enough capacity (87%). This is expected to decrease overtime with forecasts for 2025 showing it to be 114% overcapacity. However, given the nature of this development, education capacity is not applicable.
Other Constraints	1	Site is part of the Green Space Network, forming a corridor that links Kingswells South and Hazlehead Green Space Networks. This would be lost if development were to go ahead. Access to the site would also be difficult given the gradient of part of the site.



Aberdeen Local Development Plan Review

**Pre-Main Issues Report Bid
Land at Woodend Hospital**

Our client, Rubislaw Estates, wishes to promote 0.59ha of land in its ownership at Woodend Hospital for a care home. Details of the site and an outline of the proposed development are set out in the Pre-MIR Bid form, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

The site is located within a residential zoning in the Aberdeen Local Development Plan (2017) (ALDP) and surrounded by residential properties to the south, east and west, with Woodend Hospital to the north. Also in close proximity is the site identified in the current ALDP as OP36, which lies just to the west of Woodend Hospital and is allocated for a children's respite centre and interactive garden area.

In nature conservation terms, the site is covered by the North Burn of Rubislaw Green Space Network, but is not identified as Urban Green Space in the current ALDP. The Rubislaw Local Nature Conservation Site (LNCS) also runs along the Burn of Rubislaw to the south of the site, and core path 27 runs along the southern boundary of the site

The indicative layout plan submitted with this bid shows how a care home could be accommodated on the site while also providing high quality open space. In doing that, the allocation of the site for such a use would be entirely consistent with the core values and policy principles of the planning system expressed in Scottish Planning Policy (2014) (SPP), including a focus on outcomes, promoting strong, resilient and inclusive communities and using land within settlements for a mix of uses.

For the reasons given in this paper apart, it is submitted that the site should be allocated as an Opportunity Site within the Green Space Network for a care home.

Impact on natural environment

In terms of valuing the natural environment, SPP is clear that the planning system should facilitate positive change, with new development providing biodiversity benefits where possible. Whilst seeking to protect and enhance green infrastructure, SPP also acknowledges that open space should be valued and functional, or capable of being brought into use to meet local needs.

As set out below, this area of land does not currently meet those criteria. Conversely, if the site is allocated as proposed in terms of this bid, it is submitted that this would provide a valuable community facility whilst also providing an opportunity to enhance the natural environment.

Specifically, in respect of the Green Space Network, the ALDP states that:

“By encouraging connectivity between habitats, the Green Space Network helps to improve the viability of species and the health of previously isolated habitats and ecosystems. An extensive network of open spaces, together with path networks, will also encourage active travel and healthier lifestyles. Protecting and enhancing the Green Space Network will also provide opportunities to enhance the landscape of Aberdeen, improve biodiversity and amenity, provide community growing spaces, reduce the impact of flooding and help us mitigate and adapt to the effects of climate change and support successful placemaking.”

The site forms part of the North Burn of Rubislaw Green Space Network, which is classified as a “link” green space, intended to link green spaces such as paths or core paths, waterbodies and wildlife corridors together rather than having significant ecological value in its own right. Major habitat types identified in this Green Space link are broad leaved woodlands, improved grasslands, built up areas and gardens.

An environmental survey carried out in February 2018 (the report of which is submitted with this bid) confirms the limited ecological value of the site, concluding that the habitats present on the site do not in themselves represent an important ecological resource. The Riparian land which straddles the North Burn of Rubislaw was identified as being the most biodiverse habitat on the site, but the largest habitat is semi-improved neutral grassland. At most, this could support protected species of bird at certain times of the year, beyond which it contributes little to the objectives of the Green Space Network. However, landscaping associated with the development of a care home on the site would facilitate significant enhancement of biodiversity of the area, as set out in the Environmental Assessment Update submitted with this bid.

Against this background, the indicative layout plan submitted with this bid shows how a care home could be accommodated on the area of semi-improved neutral grassland, while still leaving a significant area of that habitat, the broadleaved woodland and the riparian land along the Burn as wildlife linkages (this being the key objective of the current designation, rather than protection of the site as a whole). Hence any development here would not erode the function of the Green Space Network.

Positively, a number of factors cited in support of the allocation of OP36 apply equally to the current site, in particular in that this: will have no significant impact on the tree preservation order; is compatible with the existing residential and hospital uses; is just over 400m from the nearest bus stop; is close to core paths; would be an employment opportunity in its own right; would contribute to the mix of land uses in the area; would have no impact on the hospital listed building; and would make no demands on school infrastructure. Each of these, along with other relevant factors, is considered below.

Tree preservation order

It is acknowledged that a tree preservation order covers the broadleaf and coniferous trees on the site, the reason for this being to protect the trees given their perceived contribution to the amenity of the area. However, as stated above, the site does not make a significant contribution to the Green Space Network, nor the overall amenity of the area. Development of the site will be on the semi-improved neutral grassland and tall ruderal vegetation, with only a limited amount of encroachment into the woodland area, for which tree protection measures would be put in place. Enhanced landscaping and replacement tree planting will also be implemented around the boundaries of the site where their contribution is most significant in terms of both amenity value and as a wildlife corridor. As such, it is submitted that the allocation of the site as proposed in terms of this bid would to no extent undermine the purposes for which the tree preservation order was put in place.

Compatibility with existing uses and accessibility of services and facilities

SPP requires the planning system to support development which optimises the use of existing infrastructure, reduces the need to travel, provides safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitates travel by public transport.

In this context, it is submitted that this site is well located for a care home, this being a quiet residential location with good access to shops, services and other facilities by a range of sustainable modes of transport, consistent with SPP. Specifically, there is a parade of shops on Rousay Drive as well as a Tesco store (a 6 minute walk away), with frequent bus services running along Queens Road (First Bus service 11 and Stagecoach service x17) to the south (around 300m away) and the Langstracht (First Bus services 22 and Stagecoach service 218) to the north (just over 400m away). These provide access to services and facilities in Aberdeen City Centre as well as to the west, and hence minimise the need to travel by car.

In terms of other services that are likely to be used by residents of a care home, Woodend Hospital is just a few minutes walk from the site, and specifically caters for care of the elderly, orthopaedics, mobility and rehabilitation service, wheelchair services, audiology and hearing aid services, amongst others.

And finally, Core path 27 runs to the south of the site along the North Burn of Rubislaw, providing opportunities for gentle exercise in the natural environment.

Creation of employment opportunities

Although access to employment opportunities is not relevant in terms of the proposed use of the site, it is important to note that the development itself would create a new employment site, complementing those already available in the area and particularly those health related ones at Woodend Hospital.

Contribution to housing need and housing/land use mix

SPP states that where a specialist housing need is identified through a Housing Need and Demand Assessment (HNDA), planning authorities should prepare policies to support the delivery of appropriate housing and consider allocating specific sites. The HNDA for Aberdeen City and Shire highlights the ageing population in the City and the need to plan for a range of housing options for older people. It suggests that 67 per 1,000 people aged 65 and over could require higher levels of care than that provided in their own homes or in sheltered accommodation.

The Council's Local Outcome Improvement Plan also highlights that people in Aberdeen are living longer. The over-65s account for over 15% of the population of Aberdeen, and projections are that the population will continue to age, bringing many benefits and challenges. In particular, older people are more likely to suffer from multiple and complex care needs, and therefore the demand for all services will shift.

The vision for Aberdeen expressed in the LOIP is:

"...of a place where all people can prosper. This reflects our desire to help all people, families, businesses and communities to do well, succeed and flourish, in every aspect. To achieve this vision we are committed to tackling the issues that exist in our society which prevent equal opportunity for all to lead a happy and fulfilling life."

That includes ensuring that people of all ages, and with all types of care needs, are catered for and supported to live full, active and safe lives. The provision of a care home on this site would contribute to meeting that vision.

Impact on Category B listed building

It is recognised that Woodend Hospital to the north of the site is a Category B listed building and, as such, SPP requires that this be protected from any work that would adversely affect its setting. At the same time however, SPP supports positive change where this is informed by a clear understanding of the importance of heritage assets. In this instance, it is submitted that the indicative layout plan submitted with this bid shows how the setting of Woodend Hospital would be positively enhanced by sensitive development, with the proposed use of this site being complementary to the use of the hospital itself. As such, it is submitted that there would be no negative impact on this element of the historic environment.

Other issues

With regard to other criteria against which the site requires to be assessed in terms of the bid form, it should be noted that:

- the site is not covered by any natural or built heritage designations;
- there is no risk of flooding identified in the SEPA flood risk maps;
- although the site is at a gradient of greater than 1 in 12, a building can be designed to fit within the contours and provide barrier free access;
- the availability of education capacity is not relevant given the proposed use; and finally
- the site is deliverable within the timescale of the LDP.

Further, the SDP recognises that both brownfield and greenfield land will be required to accommodate future development, but with any new greenfield allocation to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their delivery. The allocation proposed in terms of this bid is for a small-scale stand-alone development which, whilst not providing affordable housing, will meet an identified housing need and hence meets all of the criteria set out in the SDP.

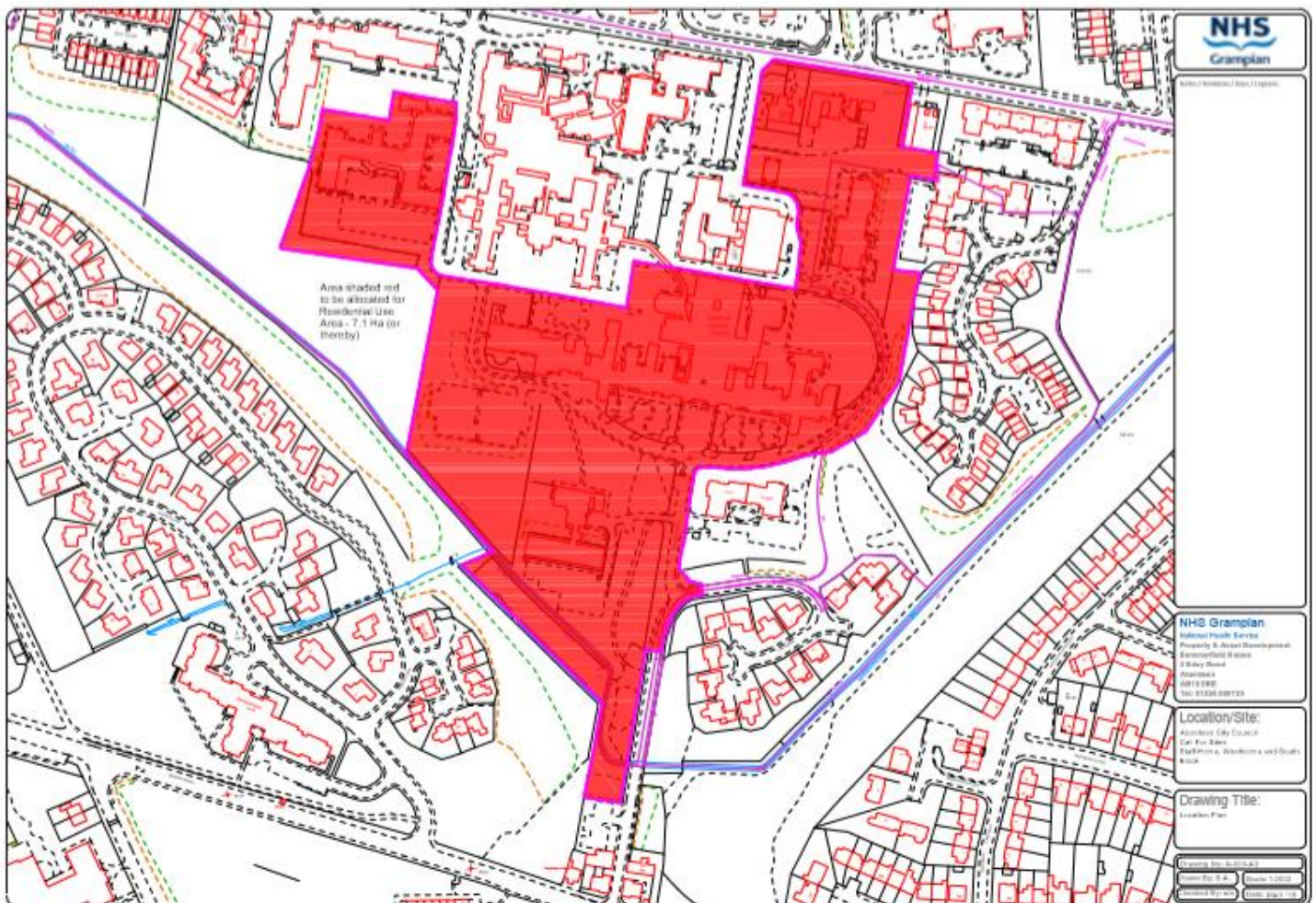
Conclusion

For the reasons given in this paper apart, it is submitted that the allocation of this site as an Opportunity Site for a care home within the Green Space Network would:

- not adversely impact on the function of the Green Space Network either as a wildlife corridor or a pedestrian link;
- facilitate enhancement of biodiversity in the area;
- provide a much needed service for Aberdeen's ageing population;
- be compatible with existing uses and services;
- create new employment opportunities;
- have no adverse impact on the Category B listed building.

As such, it is submitted that the site should be allocated accordingly.

B0319- Woodend Hospital



B0319 – Woodend Hospital

SITE NUMBER: B03/19		NAME of SITE: Woodend Hospital
Nature of the proposal:	Residential (7.1ha)	
Checklist Score:	53	
Constraints:	Listed buildings, trees, flooding near the burn.	
Recommendation:	Preferred	
Justification:		
<p>Woodend Hospital is largely zoned in the Aberdeen Local Development Plan 2017 as 'Existing Community Sites and Facilities. Parts of it are Urban Green Space and Green Space Network. Residential development in this location would be accessible and well connected to services, facilities and employment areas. It is part of the existing urban fabric and is largely a brownfield site. It is not without issues – parts near the burn are prone to flooding and there are a number of listed buildings and trees on the site. However, the site is large enough that a well-designed proposal would be able to take these issues into account and make them attractive features of the development. The Proposed Strategic Development Plan favours brownfield development. It is recommended that the site is identified as a brownfield opportunity site for residential development with the requirement for a Masterplan and a Flood or Drainage Impact Assessment.</p>		

Ward 10 – Hazlehead/Ashley/Queen’s Road

- B1001 - Dobbies
- B1002 – Hayfield
- B1003 – Land at Phase 1 North East Countesswells
- B1004 – Jessiefield and Smithfield
- B1005 – Bellfield Farm

Main Issues Report – Bid Assessment by Council Planners

B1001 – Dobbies

SITE NUMBER: B10/01		NAME of SITE: Dobbies
Nature of the proposal:	Housing (major; 100 units)	
Checklist Score:	46	
Constraints:	Flooding, drainage, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
Justification:		
<p>The site proposed for development would be located on a currently zoned Greenbelt and partially zoned Green Space Network area. The site is well sheltered, predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, would fit well within the landscape and would be well related to the emerging residential developments on the urban fringe of the city. However, the proposal would likely have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to Ancient Woodland surrounding the site, both during and post construction. There may also be flooding and drainage issues. For the reasons outlined above, on balance, the site is considered unsuitable for development.</p>		

B1002 – Hayfield

SITE NUMBER: B10/02		NAME of SITE: Hayfield
Nature of the proposal:	Country house hotel circa 200 bedrooms, spa, swimming pool, function and conference facilities, restaurants and equestrian centre, associated car parking/alterations to access roads	
Checklist Score:	Site A (Hotel): 52	
	Site B (Equestrian Centre): 49	
Constraints:	Greenbelt, GSN, impact on trees and wildlife habitat, accessibility.	
Recommendation:	Undesirable	
Justification:		
<p>Site A (Hotel): The proposed development would be located on a site currently zoned as Greenbelt and Green Space Network. Whilst the site poses a number of constraints in respect of potential impact(s) on existing trees, wildlife habitat and accessibility, it is recognised that, given the nature of the development, such constraints could be reasonably dealt with through appropriate siting and mitigation to minimise impacts. Whilst located within the Greenbelt, site characteristics would ensure that the development would have a limited and localised impact on the surrounding landscape.</p> <p>Site B (Equestrian Centre): The proposed development seeks formal recognition of an existing use through future redevelopment. The site is currently zoned as Greenbelt and Green Space Network. It is not considered that there would be any significant constraint to redevelopment on the site, with some potential archaeological and wildlife habitat impacts likely to be sufficiently dealt with through appropriate mitigation.</p> <p>In respect of Site B, the Reporter, in his response to a representation to the Proposed Aberdeen Local Development Plan 2015 (Issue 8, pages 84, 87, 91 & 92) concluded that, 'Paragraph 52 of Scottish Planning Policy indicates that recreational uses that are compatible with an agricultural or natural setting may be appropriate within a green belt. I therefore consider that the ongoing green belt status of this land is</p>		

appropriate. It would nevertheless be possible to designate the site as an opportunity site within the green belt, as has been done elsewhere on the proposals map. However I do not consider this to be essential, given the similar nature of the proposed use to the current use, and the council's formal statement that it is minded to approve the redevelopment. I therefore conclude that no change to the plan is required.'

In terms of Site A, the Reporter states '...the site is in the green belt, currently has a strongly rural character and is divorced from the built-up area of the city. The council has formally stated its willingness to approve an application for the construction of a hotel and associated facilities on this land, subject to a Section 75 agreement', further noting that '...given the site's rural character and separation from the built-up area of the city, I consider that its green belt status remains appropriate. As with the Riding Centre site, it would nevertheless be possible to designate the site as an opportunity site within the green belt. However I do not consider this to be essential, given that the council's formal statement that it is minded to approve the hotel application has already established the principle of development. I therefore conclude that no change to the plan is required.'

As there has been no circumstantial change in the interim, we do not consider that the removal of Greenbelt or Green Space Network status is necessary or desirable.

B1003 – Land at Phase 1 North East Countesswells

SITE NUMBER: B10/03		NAME of SITE: Land at Phase 1 North East Countesswells
Nature of the proposal:	Housing (major; 355 units).	
Checklist Score:	41	
Constraints:	Greenbelt, GSN, impact on protected species, habitats, local designations, tree loss & post development impacts.	
Recommendation:	Undesirable	
Justification:		
<p>The site proposed for development would be located on a currently zoned Greenbelt and Green Space Network. The site is predominantly flat, would not result in the loss of any built/ cultural elements of historical designations, and would be well related to the emerging residential developments at Countesswells. However, the site is exposed with a north facing aspect, and as a result of its topography and elevation, would likely have a significant impact on landscape character. Further, the proposal would have a significant impact upon nature conservation, resulting in the loss/ disturbance of wildlife habitat and species. The proposal would sever the Green Space Network in this location and would pose threats to natural designations within and surrounding the site, both during and post construction. For the reasons outlines above, on balance, the site is considered unsuitable for development.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

B1004 – Jessiefield and Smithfield

SITE NUMBER: B10/04		NAME of SITE: Jessiefield & Smithfield
Nature of the proposal:	Residential – approx. 200 units, Leisure and Recreation (6.46ha).	
Checklist Score:	42	
Constraints:	Existing OP site	
Recommendation:	Undesirable	
Justification:		
<p>The site is proposed for 200 residential units along with leisure and recreation use. The site is allocated OP50: Skene Road, Hazlehead for a phased cemetery expansion and will be required for this. The site sits immediately to the north of Aberdeen Crematorium and the Aberdeen Garden of Remembrance. There could be land use conflict between the existing crematorium use, the garden of remembrance use and the proposed use. The development is isolated from the existing Aberdeen settlement edge and is remote from existing community facilities and services. It is part of an area that will serve to separate Maidencraig and Kingswells to the north from Countesswells to the south and should remain as green belt.</p> <p>The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.</p>		

B1005 – Bellfield Farm

SITE NUMBER: B10-05		NAME of SITE: Bellfield Farm
Nature of the proposal:	Residential development of c. 1000 units	
Checklist Score:	41	
Constraints:	Pylons, landscape fit	
Recommendation:	Undesirable	

Justification:

The site is proposed as a residential development comprising 1000 units. Development on the site would have significant impact on the landscape. The site sits on the crest of rising ground, therefore will be visible from surrounding areas. It occupies land which serves to separate Kingswells from Countesswells, thus maintaining their landscape setting and separate identities. This is an important green belt function. The site is also in close proximity to the crematorium and the Garden of Remembrance, therefore there may be issues with conflicting land uses.

The Proposed Strategic Development Plan asks the Local Development Plan to allocate a limited amount of housing land. These allocations should take place on brownfield sites and utilise the current "constrained" supply in the first instance. Reducing travel distances and making walking, cycling and public transport more attractive to people will be important considerations, particularly for any new greenfield development sites that are proposed. In addition, allocations should be small scale in nature, and should not be extensions to any existing, strategic, development sites that have been subject to a masterplanning exercise. Because of this, the allocation of this site is likely to be contrary to the Proposed Strategic Development Plan.

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
09/03/2017	170243	Pinewood Dandara Zone F Countesswells Road AB15 8AT	Erection of 116 dwellings comprising of 2 apartment blocks, 35 houses and retirement apartment block, with amenity space and associated infrastructure	Detailed Planning Permission	Approved	22/08/2018	APPROVE Conditionally & Legal Agreement
04/10/2017	171196	22 Kinaldie Crescent	Subdivision of residential curtilage and erection of single house	Detailed Planning Permission	Approved	24/09/2018	APPROVED Conditionally
15/12/2017	171493		Installation of telecommunication cabinet	Telecommunication	Permitted	27/12/2017	Permitted Development
25/01/2018	180092	62 Springfield Road, AB15 7RS	single storey extension	Detailed Planning Permission	Approved	27/02/2018	APPROVE Unconditionally
23/01/2018	180080	51 Anderson Drive, AB15 4UA	replacement of existing conservatory and single storey extension to rear	Detailed Planning Permission	Approved	06/03/2018	APPROVE Unconditionally
12/01/2018	180039	47 Woodburn Gardens , AB15 8JT	replacement garage to side	Detailed Planning Permission	Approved	07/02/2018	APPROVE Unconditionally

08/01/2018	180013	Zone A Dandara Pinewood/Hazleden e Development	Discharge of planning obligations relating to section 75 agreement	Modification /Discharge of Planning Oblig	Approved	26/04/2018	APPROVE Modification/Discharge
19/02/2018	180224	Zone A-E Dandara Pinewood/Hazleden e Development	- Major development of approximately 250 residential units including amenity space and associated infrastructure	Proposal of Application Notice		02/03/2018	Further Consultation Required
09/02/2018	180163	21 Kepplestone Gardens Aberdeen AB15 4DH	Proposed alteration works to form enclosed front entrance area	Cert. of Lawfulness (Proposed)	Certificate issued	15/02/2018	Issue Cert. of Lawfulness
12/03/2018	180368	Rubislaw Quarry Hill of Rubislaw Development for 300 Rented Flats	Residential development (across ten storeys and three basement levels) consisting of 299 private flats, gym, function room, public heritage bistro, promenade, car parking and amenity space	Detailed Planning Permission	Refused	21/06/2018	REFUSED [7 votes to 2]
27/03/2018	180458	Hazlehead Academy	Proposed installation of replacement windows and replacement of roof lights	Cert. of Lawfulness (Proposed)	Certificate issued	14/05/2018	Issue Cert. of Lawfulness

16/03/2018	180396	7 Craigiebuckler Terrace	Erection of 1.5 storey extension to gable end	Detailed Planning Permission	Approved	11/06/2018	APPROVE Unconditionally
15/03/2018	180382	James Hutton Institute	Work to Protected Trees	Works to Tree Preservation Order	Approved	15/03/2018	APPROVED Unconditionally
09/03/2018	180345	41 Springfield Avenue	Erection of single storey extension with decking to rear	Detailed Planning Permission	Approved	01/05/2018	APPROVED Conditionally
19/04/2018	180622	James Hutton Institute	Work to Protected Trees	Works to Tree Preservation Order	Approved	09/05/2018	APPROVED Unconditionally
30/04/2018	180667	Nevada Bob's Springfiel Road	Gym and changing rooms	Detailed Planning Permission	Approved	29/06/2018	APPROVED Conditionally
01/05/2018	180688	25 Viewfield Road		Detailed Planning Permission	Approved	13/06/2018	APPROVED Unconditionally
02/05/2018	180701	Dandara Zone F	Work to Protected Trees	Works to Tree Preservation Order	Approved	30/05/2018	APPROVED Unconditionally
14/05/2018	180761	107 Springfield Road	Single Storey Extension	Cert. of Lawfulness (Proposed)	Certificate issued	15/05/2018	Issue Cert. of Lawfulness
18/05/2018	180790	12 Beckram Terrace	single storey extension	Detailed Planning Permission	Approved	10/07/2018	APPROVED Unconditionally
01/06/2018	180879	29 Woodburn Crescent Aberdeen AB15 8JX	1.5 storey gable end extension incorporating garage	Detailed Planning Permission	Approved	10/08/2018	APPROVED Unconditionally
05/06/2018	180895	41 Springfield Avenue Aberdeen AB15 8JJ	Erection of dormer to front and	Detailed Planning Permission	Approved	03/08/2018	APPROVED Unconditionally

			extension to garage at rear				
15/06/2018	180979	30 Macaulay Drive Aberdeen AB15 8FL	Work to 2 Protected Trees	Works to Tree Preservation Order	Approved	09/08/2018	APPROVED Conditionally
20/06/2018	181009	15 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to side	Detailed Planning Permission	Approved	23/08/2018	APPROVED Unconditionally
29/06/2018	181111	9 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear including alterations to the external steps and installation of railings	Detailed Planning Permission	Approved	14/08/2018	APPROVED Unconditionally
02/07/2018	181129	62 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission	Approved	28/08/2018	APPROVED Unconditionally
06/08/2018	181393	The James Hutton Institute, Countesswells Road, Aberdeen, AB15 8QH	Works to 1 Protected Tree; T1 - Beech - Fell to ground as diseased	Works to Tree Preservation Order	Approved	10/09/2018	APPROVED Conditionally
28/09/2018	181654	12 Seafield Road Aberdeen AB15 7YT	Partial change of use from class 3 (food and drink) to class 2 (Financial, Professional and other services), demolition of existing function room and erection of single storey extension	Detailed Planning Permission	Approved	22/01/2019	APPROVED Conditionally

26/10/2018	181866	5 Rubislaw Park Crescent Aberdeen AB15 8BT	Erection of single storey extension to rear and sides	Detailed Planning Permission	Approved	08/01/2019	APPROVED Conditionally
04/12/2018	182032	22 Springfield Avenue Aberdeen AB15 8JD	Erection of single storey extension to rear	Detailed Planning Permission	Approved	01/02/2019	Approved Unconditionally
04/12/2018	182047	178 Springfield Road Aberdeen AB15 7SD	Formation of dormers to front	Detailed Planning Permission	Approved	24/01/2019	Approved Unconditionally
06/12/2018	182053	Land To South Of Hazledene Road Aberdeen AB15 8LD	Residential development comprising of 216 units (across zones A, B, C, D and E) with associated access, landscaping and infrastructure	Detailed Planning Permission	Pending		
11/12/2018	182080	32 Macaulay Drive Aberdeen AB15 8FL	Works to 5 Protected Trees; T1 & T2 - Ash - Repollard to primary pollard point; T3 & T4 - Beech - Fell x1 as decayed & x1 15% crown reduction; T5 - Lime - Pollard to existing pollard point	Works to Tree Preservation Order	Approved	23/01/2019	Approved Conditionally
20/12/2018	182145	4 Queens Crescent Aberdeen AB15 4BE	Works to 1 Protected Trees; T1 - T4 - Lime - Crown raise,	Works to Tree Preservation Order	Approved	23/01/2019	Approved Unconditionally

			removing epicormics up to main forks to create more light/space				
10/01/2019	190051	225 Queens Road, Aberdeen AB15 8DL	Works to 2 Protected Trees; T1 - Beech, T2 - Purple Leaved Plum; Thin canopies by 25% & reduce by 2m to reduce density	Works to Tree Preservation Order	Approved	14/02/2019	Approved Unconditionally
22/01/2019	190107	24 Seafield Road, Aberdeen AB15 7YT	Works to 1 Protected Tree; T1 - Unknown - Remove overhanging limbs	Works to Tree Preservation Order	Approved	23/01/2019	Approved Conditionally
04/02/2019	190178	4 Seafield Drive East Aberdeen AB15 7UX	Erection of single storey extension to rear	Detailed Planning Permission	Pending		
26/02/2019	190328	37 Springfield Place Aberdeen AB15 7SF	Erection of single storey extension to rear/side	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list February 2019:

Reference	190178/DPP
Application Received	Mon 04 Feb 2019
Application Validated	Mon 11 Feb 2019
Address	4 Seafield Drive East Aberdeen AB15 7UX
Proposal	Erection of single storey extension to rear
Status	Pending
Appeal Status	Unknown
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Sheila Robertson
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Callum Frieslick
Agent Name	Ian McDonald
Agent Company Name	Bon Accord Glass
Agent Address	Bon Accord House Riverside Drive Aberdeen AB11 7SL

Application Validated Date	Mon 11 Feb 2019
Expiry Date	Tue 05 Mar 2019
Determination Deadline	Wed 10 Apr 2019

Reference	190328/DPP
Application Received	Tue 26 Feb 2019
Application Validated	Wed 27 Feb 2019
Address	37 Springfield Place Aberdeen AB15 7SF
Proposal	Erection of single storey extension to rear/side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available
Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Not Available
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mrs Louise Laszlo
Agent Name	Katrina Denholm
Agent Company Name	Katrina Denholm Architect
Agent Address	8 Scotsmill Avenue Blackburn Aberdeen UK AB21 0HR
Application Validated Date	Wed 27 Feb 2019
Expiry Date	Not Available
Determination Deadline	Fri 26 Apr 2019



EXISTING SITE PLAN
1:250 @ A3



PROPOSED SITE PLAN
1:250 @ A3



LOCATION PLAN
1:1250 @ A3

PLOT AREA	358MSQ
EXISTING DEVELOPED AREA	83.5MSQ (23.5%)
PROPOSED DEVELOPED AREA	118MSQ(33%)

© 10 11 updated to comply		
REV	NO	DESCRIPTION
000	1	REV & MISC 14/2/20
PROJECT	EXTENSION 37 SPRINGFIELD PLACE, ABERDEEN	
DATE	LOCATION PLAN EXISTING & PROPOSED SET PLAN	
 KATRINA DENHOLM ARCHITECTS		
SCALE	A3	DATE: 1/10/20
DATE	1/10/20	NO: 1106-P-01-001
		1 of 1