



PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 17 July 2020.

We recommend that you keep a copy of your representation for your own records.



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

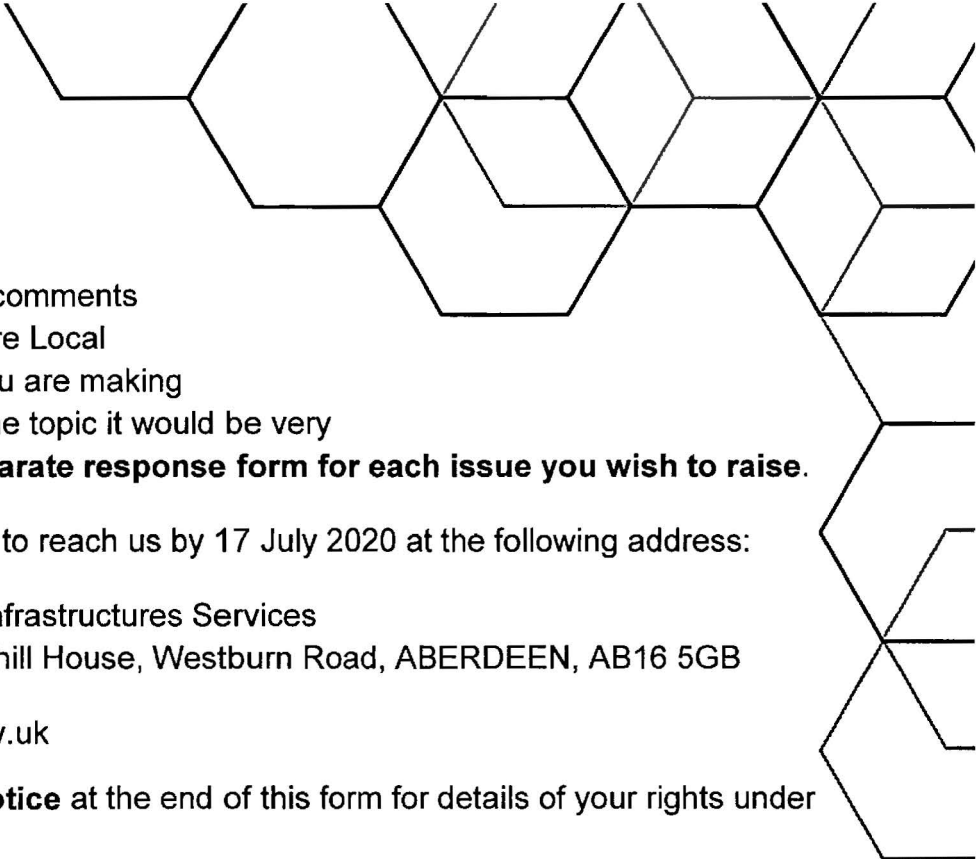
Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniet uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Tel: 01467 536230
Email: ldp@aberdeenshire.gov.uk
Web: www.aberdeenshire.gov.uk/ldp
Follow us on Twitter @ShireLDP

If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise.**

Please email or send the form to reach us by 17 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mrs
First Name:	Marianne
Surname:	Evans
Date:	15 July 2020
Postal Address:	Stewart Milne Homes, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes ☒ No ☐

Are you responding on behalf of another person? Yes ☒ No ☐

If yes who are you representing? Stewart Milne Homes

☒ Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Westhill Settlement Statement

Site GR065 Broadshade should be added an Opportunity Site for 250 homes

Reason for change:

The site at Broadshade, Westhill is located to the north west of the town immediately adjoining an existing residential area where housebuilding was completed in 2016. To the east of the site is Westhill Golf Course, to the north agricultural land, and the Hill of Kier Road and a cluster of residential properties are located to the west. Westhill is a popular town with a wide range of facilities and services. Separate representations by Stewart Milne Homes have been submitted in terms of the Spatial Strategy of the Plan and the lack of allocations for Westhill and also Housing Land Supply. It is our conclusion that additional sites are required in Westhill and Broadshade is well placed to meet that requirement.

Scottish Planning Policy (SPP) required Local Development Plans to direct development to the right place. Officers accept that the site relates well to the existing residential development. A full landscape assessment was carried out as part of the masterplans submitted with the development bid and further refined as part of the Main Issues Report response (Appendix 1 & 2). These concluded that although the site is relatively elevated, the nature of the surrounding landform, vegetation and built form result in relatively limited views towards the site from points of public access. Typically, views are limited to those from local roads and houses in the immediate vicinity and from the footpath along the perimeter of the neighbouring residential development. When the site is seen in longer distance views, it is seen in the context of the existing built up edge of Westhill and contained by the rising ground beyond.

The site is also well located in terms of access to existing facilities and is sustainable. More than half the site is within 400m of an existing bus service which runs at least every 15 minutes and serves Westhill and Aberdeen as well as the nearby park and ride at Kingswells where services to Dyce and Altens which are significant employment areas can be picked up. Westhill also has an excellent network of footpaths and cyclepaths including through the existing Broadshade development. A significant proportion of destinations are within 12 minutes cycling time of the Broadshade development site. Additionally, safe walking routes to Crombie Primary School (being the catchment school) and Westhill Academy are available.

Following a full review of the constraints, opportunities and landscape and visual capacity assessment an indicative masterplan has been prepared. The site is 23ha and it is proposed that 9ha of the site is developed with the remainder being reserved for open space and SUDs. Green corridors will run east west along the northern and southern boundaries, as well as north south green corridors which will extend from green networks within the existing development to the south of the site. Development parcels follow existing field boundaries/stone dykes, wherever possible.

Access is taken from 3 key locations with the primary access from the current bus turning circle at Broadshade Avenue with a secondary access provided from Kierhill Road. A smaller cluster of homes will be served from an independent access from Hill of Kier Road. Pedestrian and cycle paths are proposed within the development connecting to the Core Path running through the site. Existing features are incorporated into the masterplan design and planting is proposed at key locations within the site and its perimeter to create defensible boundaries.

It is considered that approximately 250 high quality homes can be accommodated on the site. A range of house types and tenures will be orientated to best address the site topography, to front key open spaces and integrate effectively with the existing built form. The design approach adopted for this Indicative Masterplan ensures that a high quality residential development will be created that will deliver an attractive and robust western edge to Westhill and integrate successfully with the surrounding urban area.

As intimated a full site analysis and site capacity study has been undertaken and within this, the concerns of officers raised in the Main Issues Report (MIR) have been addressed. We welcome that officers through their assessment of the site recognise that the site "relates relatively well to the existing residential development (MIR). We note their comments that "development *could* (my emphasis) have an adverse impact on the setting of Kierhill and the Berryhill Scheduled Monument" and HES noted "potential" setting impacts on the scheduled monument (Action and Issues Paper – Garioch). It is clear that neither Aberdeenshire Council nor HES has carried out an appropriate assessment. From the site assessment carried out by Barton Willmore, the site will be seen in the context of existing development. In addition, development will not be located further north than the existing houses and buildings at Sunnybrae and Berryhill Farm. Views into the site from Hill of Kier Scheduled Monument are largely obscured by the intervening topography and where it is seen it is also seen in the context of the existing settlement edge. Notwithstanding this, the masterplan has taken account these potential concerns with development boundaries set back from the eastern edge of the site to enhance the setting of Hill of Kier and the Scheduled Monument.

A further concern raised by officers is that site lies within a HSE consultation zone. Whilst this is factually correct it has no bearing on the future development potential as the majority of the existing Broadshade development is also located within the HSE consultation zone. The pipeline that it relates to is not a constraint to development. The original pipeline was diverted and upgraded in 2009 to "urban" standard which reduced the development standoff from 150m to 6m. This standoff has been allowed for in the masterplan. A further comment made in the MIR is that "road infrastructure requirements could be difficult". Unfortunately, no further information is given. However, the road infrastructure within Phase 1 at Broadshade has been designed to accommodate future phases. Access has been fully considered as part of the masterplan and is suitable for the scale of development. In addition connections to the bus services and wider footpaths and cycleways are provided. In terms of traffic impacts in the wider area this would be

considered as part of a Transport Assessment as part of a planning application. However, we do not anticipate any material detriment to the network as a result of the proposals.

In conclusion, the proposed development at Broadshade provides the opportunity to deliver a logical extension to Westhill in a sustainable and marketable location. The land is controlled by Stewart Milne Homes who have a proven track record of delivering housing in this area, including affordable housing to meet local need. This site should therefore be brought forward as a housing opportunity site for 250 homes.

APPENDIX 1

Local Development Plan 2021

Call for Sites Response Form

Aberdeenshire Council would like to invite you to use this form to submit a site for consideration within the next Local Development Plan (LDP 2021) for the period 2021 to 2031. A separate form should be completed for each site you wish to submit.

This is not a speculative plan. It is a fresh 'call for sites', so please re-submit any sites that do not or are not expected to have planning permission by 2021.

In order for the bids to be fully assessed, it is crucial that the questions in the bid form are answered fully and concisely with clear evidence of deliverability. The submission of a supporting statement, often known as a paper apart, should be avoided, and only assessments, such as a Flood Risk Assessment that has already been undertaken, should be submitted in support of your proposed site.

Completed forms and Ordnance Survey "Landline" site maps should be returned by email to: ldp@aberdeenshire.gov.uk

Alternatively, you can return the form and Ordnance Survey map by post to:
Planning Policy, Infrastructure Services, Woodhill House, Westburn Road, Aberdeen AB16 5GB

All forms must be submitted by 31 March 2018.

1. Your Details

Name	
Organisation (if applicable)	Barton Willmore
Address	
Telephone number	
Email address	
Do you wish to subscribe to our newsletter?	Yes/ No

2. If you are acting as an agent on behalf of a third party, please give their details

Name	
Organisation (if applicable)	Stewart Milne Homes
Address	
Telephone number	As per Agent
Email address	As per Agent

3. Other Owners

Please give name, organisation, address, email details of other owner(s) where appropriate:	N/A
Do these owners know this is being proposed for development?	Yes/ No

For data protection purposes, please complete the rest of this form on a new page

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Broadshade, Westhill
Site address	Land at Broadshade, Westhill
OS grid reference (if available)	
Site area/size	23 Ha
Current land use	Agricultural Land (currently vacant)
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owner/part owner /option to purchase/ no legal interest
Is the site under option to a developer?	Yes/ No If yes, please give details
Is the site being marketed?	Yes /No If yes, please give details

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	Yes /No If yes, please give details
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	Yes /No If yes, please give details

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	Yes /No If yes, please give details
Previous planning applications	Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused:
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Please provide Previous 'Call for sites'/'Bid' reference number: Ga050
Local Development Plan status www.aberdeenshire.gov.uk/ldp	Is the site currently allocated for any specific use in the existing LDP? Yes /No If yes, do you wish to change the site description and or allocation?

8. Proposed Use

Proposed use		Housing/employment/mixed use/other (please specify): <u>Housing</u>
Housing	Approx. no of units	250
	Proposed mix of house types	Number of: <ul style="list-style-type: none"> Detached: Semi-detached: Flats: Terrace: Other (e.g. Bungalows): A range of housetypes to meet prevailing market need at the time of development will be provided.
		Number of: <ul style="list-style-type: none"> 1 bedroom homes: 2 bedroom homes: 3 bedroom homes: 4 or more bedroom homes:
	Tenure (Delete as appropriate)	Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify): A number of mainstream and affordable homes will be provided.
	Affordable housing proportion	25 %
Employment	Business and offices	Indicative floor space: m ²
	General industrial	Indicative floor space: m ²
	Storage and distribution	Indicative floor space: m ²
	Do you have a specific occupier for the site?	Yes/No
Other	Proposed use (please specify) and floor space	m ²
	Do you have a specific occupier for the site?	Yes/No
Is the area of each proposed use noted in the OS site plan?		Yes/ No / Not applicable

9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	
	6-10 years	✓
	+ 10 years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	Yes/ No	
	If yes, please give details (e.g. bank facility, grant funding, secured loan etc.) Existing funding facilities would cover this development.	
	Yes/No	

Are there any other risk or threats (other than finance) to you delivering your proposed development	If yes, please give details and indicate how you might overcome them:
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10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	X
	Special Area of Conservation	X
	Special Protection Area	X
	Priority habitat (Annex I)	X
	European Protected Species	X
	Other protected species	X
	Site of Special Scientific Interest	X
	National Nature Reserve	X
	Ancient Woodland	X
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	✓
	Priority habitat (UK or Local Biodiversity Action Plan)	X
	Local Nature Conservation Site	X
	Local Nature Reserve	X
If yes, please give details of how you plan to mitigate the impact of the proposed development:		

Biodiversity enhancement

<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p> <p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Restoration of habitats	
	Habitat creation in public open space	
	Avoids fragmentation or isolation of habitats	✓
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	✓
	Drystone wall	✓
	Living roofs	
	Ponds and soakaways	✓
	Habitat walls/fences	
	Wildflowers in verges	✓
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	✓
	Show home demonstration area	
	Other (please state):	
<p>If yes, please provide details:</p> <p>Measures will be taken throughout the development to retain and enhance biodiversity opportunities throughout the site. Planting will be located on the boundaries of the site which will improve green corridors throughout the site, and within the wider network.</p>		

11. Historic environment

Historic environment enhancement	
Please state if there will be benefits for the historic environment.	<div>Yes/No</div> <div>If yes, please give details:</div>
<p>Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	<div>Scheduled Monument or their setting ✓</div> <div>Locally important archaeological site held on the Sites and Monuments Record ✗</div> <div>Listed Building and/or their setting ✗</div> <div>Conservation Area (e.g. will it result in the demolition of any buildings) ✗</div> <div>Inventory Gardens and Designed Landscapes ✗</div> <div>Inventory Historic Battlefields ✗</div>
	<p>If yes, please give details of how you plan to mitigate the impact of the proposed development</p> <p>No development is to take place within 300m of the Berryhill SAM located to the north of the site, and will not extend above the 175AOD contour line to ensure to no adverse impact.</p> <p>See further information in enclosed Masterplan Report</p>

12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)?</p> <p>(You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p>	<div>Yes/No</div> <div>If yes, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:</div>
<p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf 	<p>If your site is not within an SLA, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</p> <p>The development will retain and enhance existing trees scrub and hedgerows, provide a cohesive open space framework, provide an attractive and local characteristic landscape setting to the proposed built form, and provide ecological amenity enhancement through the introduction of increased planting and reinforcing landscape features.</p> <p>No development is to take place within 300m of the Berryhill SAM located to the north of the site, and will not extend above the 175AOD contour line to ensure to no adverse impact.</p> <p>Further details are contained in the Landscape and Visual Appraisal enclosed within this submission.</p>

<ul style="list-style-type: none"> SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	
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13. Flood Risk

Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	<p>Yes/No</p> <p>If yes, please specify and explain how you intend to mitigate this risk:</p>
Could development on the site result in additional flood risk elsewhere?	<p>Yes/No</p> <p>If yes, please specify and explain how you intend to mitigate or avoid this risk:</p>
Could development of the site help alleviate any existing flooding problems in the area?	<p>Yes/No</p> <p>If yes, please provide details:</p>

14. Infrastructure

a. Water / Drainage		
Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Water	Yes/ No
	Waste water	Yes/ No
Has contact been made with Scottish Water?	Yes/ No If yes, please give details of outcome: Monthly meetings with Scottish Water confirmed capacity.	
Will your SUDS scheme include rain gardens? http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens	Yes/ No Please specify: This will be considered at the appropriate design stage.	
b. Education – housing proposals only		
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	Please provide details of any known education constraints. Is additional capacity needed to serve the development? There is capacity at both Crombie and Skene Primaries and at Westhill Academy.	
Has contact been made with the Local Authority's Education Department?	Yes / No If yes, please give details of outcome:	
c. Transport		
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	Yes / No If yes, please give details of outcome:	

Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	Yes /No If yes, please give details of outcome:
Public transport	Please provide details of how the site is or could be served by public transport: There are bus stops in close proximity of the site along Broadshade Avenue.
Active travel (i.e. internal connectivity and links externally)	Please provide details of how the site can or could be accessed by walking and cycling: Core Path 418.02 runs through the centre of the site, which connects with the wider footpath/cycle network.
d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: Yes/ No If yes, please give details of outcome(s):
	Electricity: Yes/ No If yes, please give details of outcome(s):
	Heat: Yes/ No If yes, please give details of outcome(s):
	Broadband: Yes/ No If yes, please give details of outcome(s):
Have any feasibility studies been undertaken to understand and inform capacity issues?	Yes/ No Please specify: Our consultant engineers have carried out a desktop assessment and confirmed that utilities will be available.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	Yes/ No Please specify: There is no reason to expect that there are capacity issues with any utilities.
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Yes/ No/Don't know If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): The relevant technologies will be used at the time of development.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure)	Yes/ No Please specify: On site green infrastructure will be provided, which will improve the green network opportunities in this part of Westhill. Further information included in Masterplan Report.

You can find the boundary of existing green networks in the settlement profiles in the LDP	
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Yes /No Please specify: Open space will be provided in line with Council requirements.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	Yes /No/Not applicable Please specify: There are limited shortfalls identified in Westhill, although contributions may be provided to address identified needs.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	Yes /No If yes, please specify:
Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse?	Yes /No If yes, please provide details:

15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	Yes /No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	Yes /No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	Yes /No
Contaminated land	Yes /No/Unknown
Ground instability	Yes /No/Unknown
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	Yes /No A pipeline crosses the site, which has previously been relocated and capped. A 6m stand off is identified in the accompanying masterplan.
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	Yes /No
Overhead lines or underground cables	Yes /No/Unknown
Physical access into the site due to topography or geography	Yes /No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	Yes /No The agricultural value of the land is limited due to previous development and the shape of the site.

'Protected' open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	Yes /No
Rights of way/core paths/recreation uses	Yes /No An existing Core Path is located within the site and the opportunity exists to finish the Core Path network in the area.
Topography (e.g. steep slopes)	Yes /No
Other	Yes/No (please specify)
<p>If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:</p> <p>The site is located within the HSE consultation zone. HSE will be consulted through the progression of the LDP, however, a stand off distance of 6m has been incorporated into the proposed layout. The site is identified as 3.1 agricultural land. Development on this site is appropriate and will not impact negatively on the overall quality of the agricultural land. There is an existing core path which runs across the site, and the opportunity exists to finish the proposed core path network in the surrounding area. Further information is included within the Masterplan Report.</p>	

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m	400m-1 km	>1 km
	Community facilities (e.g. school, public hall)	400m	400m-1 km	>1 km
	Sports facilities (e.g. playing fields)	400m	400m-1 km	>1 km
	Employment areas	400m	400m-1 km	>1 km
	Residential areas	400m	400m-1 km	>1 km
	Bus stop or bus route	400m	400m-1 km	>1 km
	Train station	400m	400m-1 km	>1 km
	Other, e.g. dentist, pub (please specify) Westhill Community Church and a Westhill Dental Practice is located on Old Skene Road and the Broadstraik Inn is located on Straik Road	400m	400m-1 km	>1 km

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Yes /No/Not yet
	If yes, please specify the way it was carried out and how it influenced your proposals:
	<p>If not yet, please detail how you will do so in the future:</p> <p>Community engagement will be undertaken at the appropriate time and will include a drop-in-session for members of the public to discuss the proposals with the design team.</p>

18. Residual value and deliverability

<p>Please confirm that you have considered the 'residual value' of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.</p>	<p>I have considered the likely 'residual value' of the site, as described above, and fully expect the site to be viable:</p> <p>Please tick: <input checked="checked" type="checkbox"/></p>
<p>If you have any further information to help demonstrate the deliverability of your proposal, please provide details.</p>	

19. Other information

<p>Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)</p> <p>Landscape Visual Appraisal; and Masterplan Report.</p>
--

Please tick to confirm your agreement to the following statement:

☒

By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.

BROADSHADE

Masterplan Report

March 2018

Project Ref	28462
Revision	D
Date	Mar 2018
Prepared by	■
Checked by	■

Barton Willmore



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**BARTON
WILLMORE**

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1.0 INTRODUCTION

Scope & Content

1.1 This Masterplan Report has been prepared and submitted by Barton Willmore, on behalf of Stewart Milne Homes (SMH), to propose the allocation of Broadshade, Westhill for residential development through Aberdeenshire Council's Local Development Plan (LDP) 2021 Call for Sites (CfS) consultation. This representation should be read in conjunction with its associated CfS form.

1.2 SMH control an area of land at Broadshade North which is submitted as suitable for residential development in the context of maintaining a 5-year effective supply of land for housing.

1.3 The site has been subject to a detailed landscape and visual appraisal in accordance with recognised best practice and policy and is considered suitable to accommodate built development, incorporating existing landscape features and landscape mitigation measures, where required.

1.4 Barton Willmore have prepared this Masterplan Report including a Concept Masterplan, which accompanies the Call for Sites Response Form, in support of the identification of their site for residential development. The site and conceptual proposals are the result of an iterative process which commenced with a careful assessment of the opportunities and constraints of the wider area and which take cognisance of the detailed landscape and visual appraisal of the site.

1.5 The concept masterplan provides an indication as to the potential location and form of development within the site and also how this would integrate with the settlement of Westhill.

1.6 The allocation of the site for residential development would assist the council in meeting future housing requirements in an area where there is strong market demand, without compromising areas important for their qualities in respect of landscape, the natural and built environment.

1.7 The site will continue the delivery of housing at Broadshade, which has a proven track record of delivery, and an additional phase will allow for the continued contribution towards the availability of new housing in Westhill, to meet local needs and demands.

1.8 Barton Willmore would welcome an opportunity to discuss these proposals with Aberdeenshire Council and would wish to be informed of the Council's consideration of this site. We would also wish to be informed of the continuing progress of the Local Development Plan.

Planning Context

1.9 The existing development plan for the site comprises the approved Aberdeen City and Shire Strategic Development Plan (SDP) (2014) and the adopted Aberdeenshire LDP (2017). Within the SDP, Westhill is identified as being located within the Local Growth and Diversification Area (LGDA) within which development '*should relate to local needs*'. The forthcoming SDP Main Issues Report (MIR) was reported to the SDP Authority in February 2018 and seeks opinions on whether Westhill should form part of a western strategic corridor.

1.10 The 2017 LDP identifies land at Broadshade as Site OP1 for residential development. This allocated land of the second phase of development at Broadshade has since been built out. These previous phases of development demonstrates the successful track record that SMH have in delivering high quality homes in Westhill – a priority location within the Aberdeen Housing Market Area.

1.11 The site has been promoted through the previous LDP process and considered through examination. A key conclusion of the Reporter's comments through the LDP examination was the perceived prominence of the site, potential impact on the Berryhill Scheduled Ancient Monument (SAM) and the distance of the site from existing services.

1.12 Given that the first two phases of the Broadshade development have been built out, the site now lies adjacent to development to

the south, Westhill Golf Course to the east and rural residential development on the northern boundary. Furthermore, the site is served by a regular bus service which runs along the site's southern boundary, and links the development with employment and leisure opportunities throughout Westhill and Aberdeen City Centre. It is therefore submitted that the development site forms an appropriate extension to existing residential development, is easily accessible and is well connected to local services and facilities.

1.13 A Landscape and Visual Appraisal (LVA) has been undertaken to inform this submission which demonstrates that, by limiting the development to the 175m AOD contour line and by creating an appropriate balance between open space and built form, the site could satisfactorily accommodate new development without giving rise to any significant adverse landscape impact. Panoramic views out across the landscape from the SAM would be retained and structural planting throughout the site would ensure there are no adverse impacts on the skyline.

1.14 Within the 2017 Report of Examination, reference is made to the finding of the updated Westhill Capacity Study (WCS), which identifies the site as being '*less suitable*' for development due to significant constraints. However, the WCS update was undertaken in 2014 and the constraints being referred to included the presence of a pipeline, which has since

been re-routed. Furthermore, the WCS update was prepared in advance of much of the first phases of Broadshade being built out and therefore the surrounding context of the site has changed significantly.

1.15 Westhill is a key location within the Aberdeen Housing Market Area and is a centre of excellence in the subsea industry. Significant employment development is located to the south of the town and along the A944 to Aberdeen City Centre. In line with national policy, residential development is to be delivered in sustainable locations, close to employment opportunities. As the 2017 LDP housing allocations have been built out, further housing sites are needed to be allocated through this forthcoming LDP to support the continued success of this key settlement throughout the lifetime of the emerging LDP.

1.16 The land at Broadshade represents a logical and sustainable extension to Westhill, which could accommodate a range of high quality housing, with good access to a range of employment opportunities and services. This submission demonstrates how the site can be effectively delivered to ensure that there is no adverse impacts on the landscape setting or Berryhill SAM. The site is effective, free of absolute constraints to development and can be delivered in the early stages of the forthcoming LDP period.

Site Location & Description

1.17 The site is located on the north west edge of Westhill, a key town within Aberdeenshire. Westhill is approximately 12 kilometres due west of the city of Aberdeen, and approximately 8 kilometres south west of Aberdeen Airport.

1.18 Westhill has undergone gradual expansion since 1963 when its status as a Garden Suburb was confirmed. In recent years, major housing expansion has taken place at Elrick and to the west of Westhill. Westhill has also seen huge growth in employment with the town now considered to be a global subsea centre of excellence.

1.19 The site is located to the north west of Westhill, surrounded by agricultural land to the north and west, existing development to the south, and Westhill Golf Course to

the east. Several newly constructed roads to the south of the site provide access to Old Skene Road, a key arterial route into Westhill town centre.

1.20 Westhill town centre lies less than 2 kilometres east of the site and provides a large range of facilities including; local shops, bars, cafés and access to the expansive local park.

1.21 The site comprises an area of land which extends to approximately 23 hectares of arable fields.

1.22 The land falls from 180 metres AOD in the north to 155 metres AOD to the south, creating gentle slopes of approximately 1:15 throughout the site. Broadshade Phase 1 to the south of the site was developed on land of varying

landform, with areas steeper than 1:10 located to the centre, and more gentle slopes to the north and south.

1.23 There are two dwellings located adjacent to the northern boundary; Sunnybrae House and Berryhill. An access track to these buildings runs north south through the centre of site, providing a vehicular link through the Broadshade Phase 1 development and on towards Old Skene Road.

1.24 There are three farm dwellings located adjacent to the western boundary; High Haven, Shalshiach and Myriss House. An access track to these buildings extends into the site, providing a pedestrian link towards Sunnybrae House and the existing Core Path.

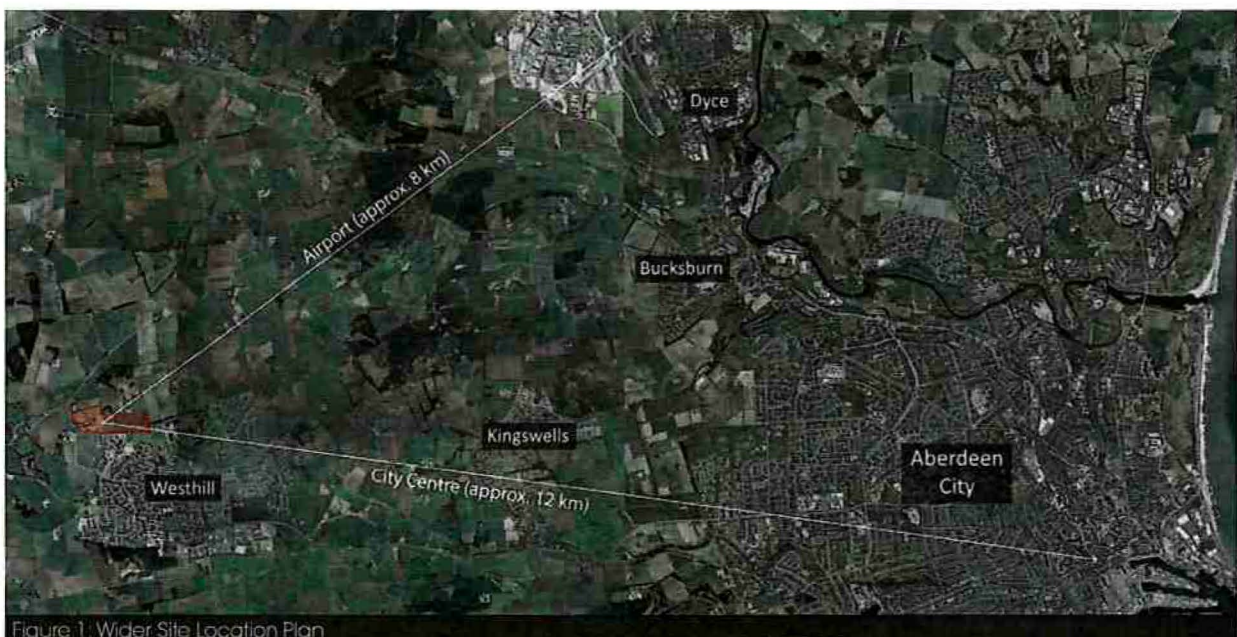


Figure 1: Wider Site Location Plan

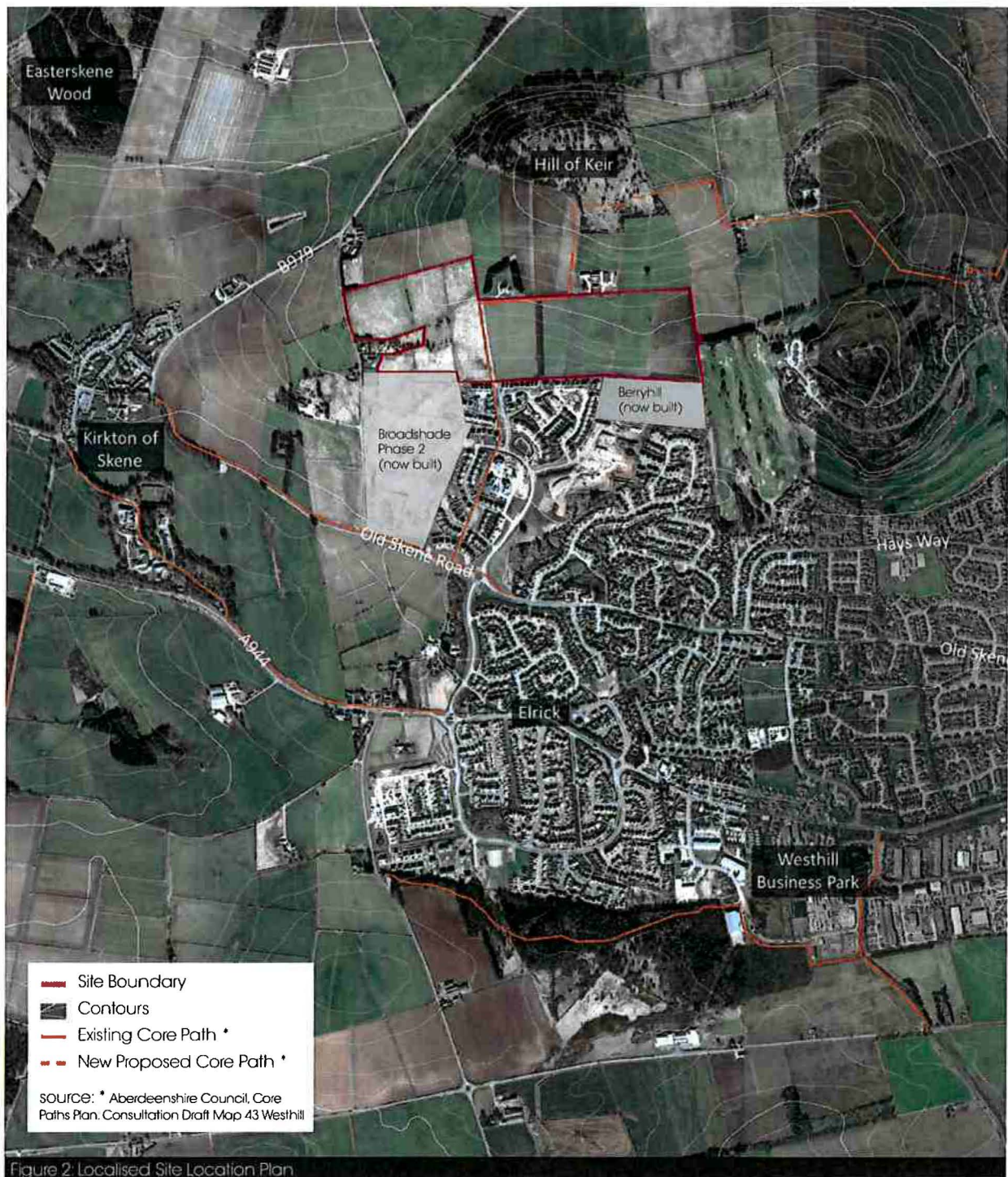


Figure 2: Localised Site Location Plan

2.0 ASSESSMENT

Site Context

2.1 There are a range of facilities within the adjoining Westhill suburb. The range of facilities is described below.

Retail

2.2 Westhill has a wide range of retail facilities, both in the town centre, less than 2 kilometres east of the site, and at Arnhall Business Park adjacent to the A944. There are three hotels, five supermarkets, a number of bars, restaurants, takeaway food shops, and several other locally run shops.

Health

2.3 There is one Medical Centre located within Arnhall Business Park which includes a Dental Practice. A second Dental Practice can be found on Old Skene Road, less than 600 metres from the proposed development. A further two dental practices can be found within Westhill, one at the shopping centre and another at Abercrombie Court.

Education

2.4 There are three primary schools in Westhill; Westhill Primary School, Crombie Primary School and Elrick Primary School, as well as Westhill Academy, the secondary school. These schools are between 1 to 2 kilometres from the site and can be accessed through safe walking and cycling routes.

2.5 The site lies mainly within the catchment of Crombie Primary School, however, a portion is also located within the catchment for Skene Primary School, less than 2 kilometres west of the site.

2.6 Both primary schools and Westhill Academy are operating below capacity.

Employment

2.7 Westhill Business Park and Arnhall Business Park are significant employment areas and are located less than 2 kilometres south east of the site.

2.8 Both business parks have grown in recent years and are important in retaining Westhill as a global centre for subsea excellence.

2.9 Prime Four Business Park is located less than 5 kilometres east of the site and Aberdeen city centre is approximately 12 kilometres east of the site.

Leisure and Recreation

2.10 There are a wide range of leisure and recreation facilities in Westhill, including a swimming pool, golf course, various parks, football fields and a leisure centre.

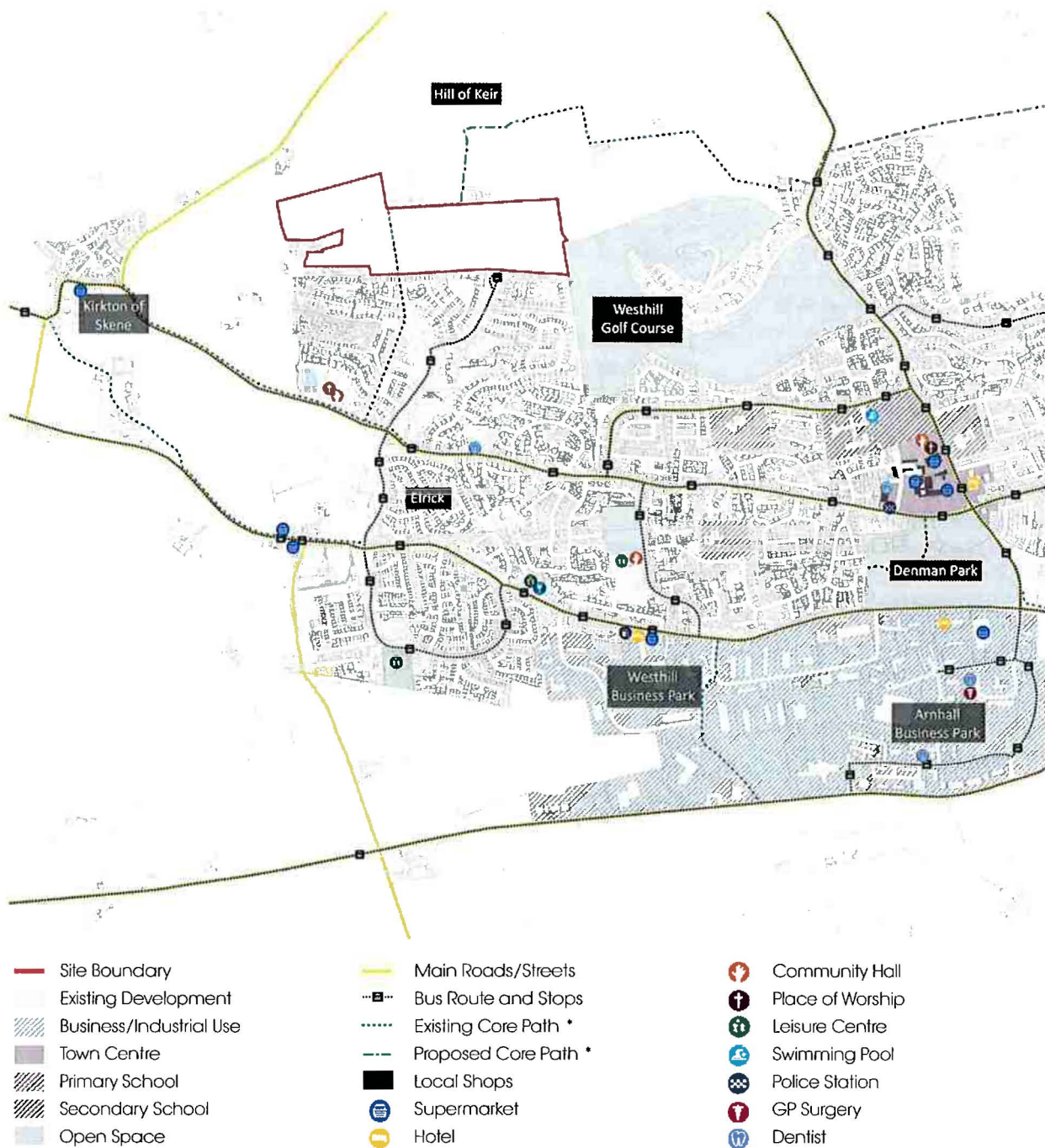
2.11 A multi-purpose playing field is located just over 1 kilometre south of the site.

Public Transport

2.12 At present there are four bus services which run through Westhill connecting the town with Aberdeen, Kingswells, Dunecht, Alford, Inverurie, Oldmeldrum and Dyce Airport.

2.13 The main bus service between Aberdeen and Westhill (service no.X17) has a 15 minute frequency. The X17 bus route begins from a bus stop located less than 30 metres south of the site, on Broadshade Avenue. In addition, service no.220 runs along Old Skene Road, less than 500 metres south of the site, passing at a frequency of every hour.

2.14 There is a 1,000 space Park & Ride facility approximately 3 miles east of the site at Kingswells, from which fast and frequent services operate to and across the city centre via established bus priority routes.



SOURCE: * Aberdeenshire Council, Core Paths Plan: Consultation Draft Map 43 Westhill

Figure 3: Accessibility and Facilities Plan

Site Opportunities and Constraints

2.15 A review has been made of the site opportunities and constraints based on initial surveys and a review of published information. There are a number of factors which have influenced the location and form of development and these are outlined below.

Topography

2.16 The landform within the site generally falls from north to south. Land close to the northern boundary of the site is around 180 metres AOD and falls close to 155 metres AOD on the southern boundary.

Access and Circulation

2.17 The site is crossed by the access track to Sunnybrae House and Berryhill in the north, as well as the new road in the southern area which crosses east west from Broadshade Phase 1 to the Hill of Keir road. There is a small track in the north west area of the site which leads off of the farm dwellings adjacent to the site boundary.

2.18 This track is identified as Core Path 418.02 within the Aberdeenshire Core Paths Plan. It is proposed to extend this Core Path north toward the Hill of Keir, connecting it with the wider path network.

2.19 A new footpath/cycleway has been established along the northern side of Old Skene Road which provides links to Westhill town centre to the east and Kirkton of Skene to the west. The site is within a 10 minute cycle of the whole of the Westhill settlement and the

adjacent cyclepath links with the dedicated cycle way to Aberdeen city centre.

Vegetation

2.20 There is very little tree planting/vegetation on the site, aside from a scattering of trees to the west, adjacent to the farm dwellings of Shalshiach.

Ecology

2.21 The site is currently used for agricultural purposes. There are no areas of known ecological significance within the site. There is an opportunity, through the creation of new habitats, to enhance the site's biodiversity.

Heritage

2.22 There are no known areas of archaeological significance within the site, however, the stone walls/dykes which enclose some of the fields are locally distinctive.

2.23 A Scheduled Ancient Monument (SAM) Berryhill: an iron age enclosure located on the Hill of Keir, sits approximately 260 metres north of the site. No development is proposed to take place within 300m of the SAM.

Buildings

2.24 The immediate surroundings are characterised by residential development to the south of the site, which consists of Broadshade Phase 1 and 2, and the Westhill Golf Course located to the east.

Pipeline

2.25 A pipeline with a 6 metre standoff crosses the south of the

site. Development on this space will be in line with LDP Policy P4: Hazardous and Potentially Polluting Developments and Contaminated Land and HSE Land Use Planning Advice. It is worth noting that the position of the pipeline has not been identified as a constraint through the previous LDP Examination. This is the same pipeline that traverses Broadshade Phase 2 and thus it is not a constraint to development.

Hydrology

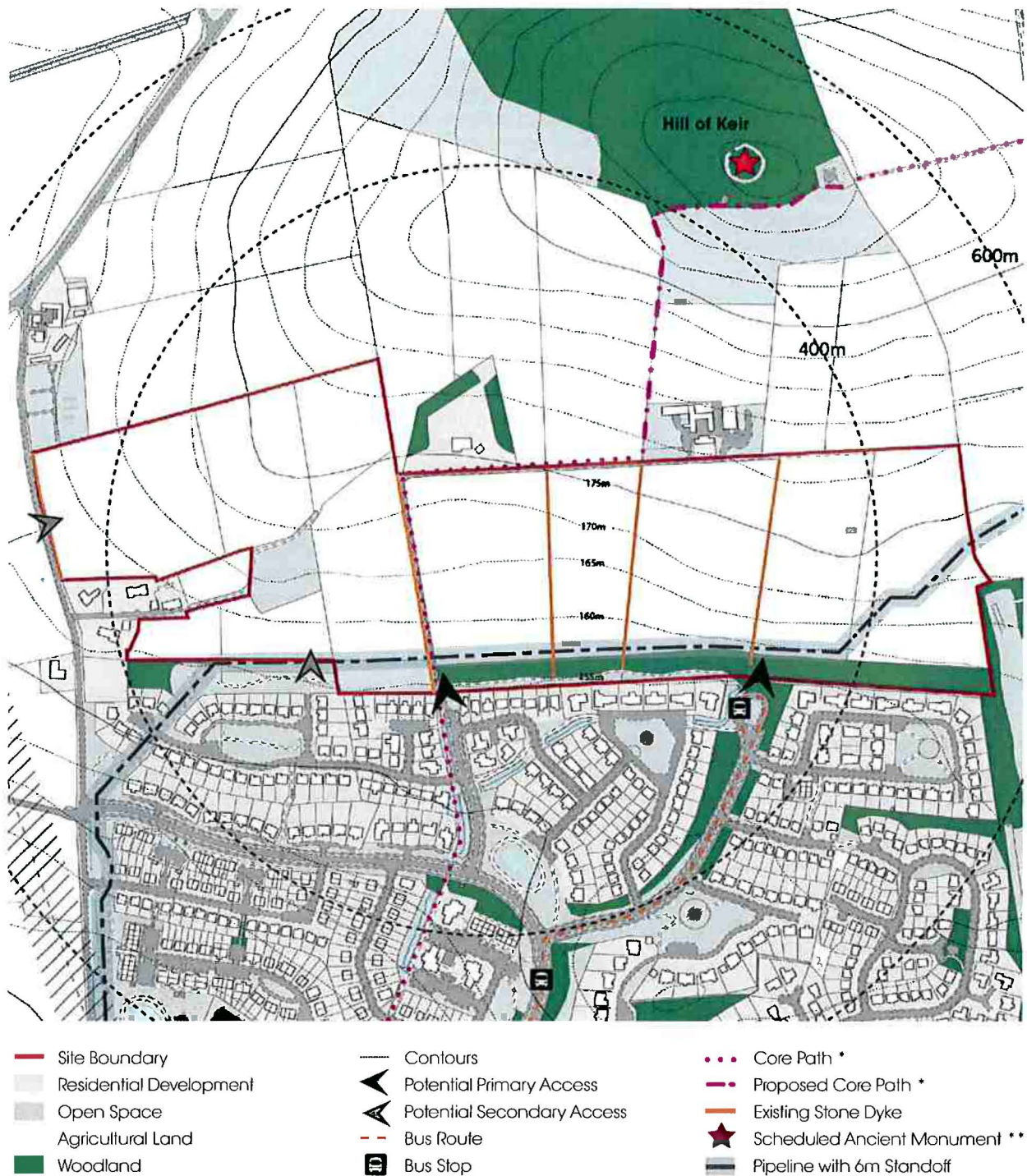
2.26 There are no watercourses within the site.

Summary of Westhill Capacity Study

2.27 The Westhill Capacity Study was updated in 2014. The purpose of this document is to inform the Development Plan.

2.28 Broadshade is identified as part of Area 9 in the capacity study. The assessment finds that the site is broadly free from constraints to development. The proposed development avoids the ridgeline to the north which was identified as visually sensitive.

2.29 While the site achieves lower scores relative to its accessibility to employment and infrastructure on the western edge of Westhill, its scores well in relation to its response to urban grain, where it is considered to feel part of the town and adjacent to residential areas on its recently expanded north western boundary. The site is considered as effectively 'infill development'.



SOURCE: * Aberdeenshire Council, Core Paths Plan: Consultation Draft Map 43 Westhill ** Historic Scotland

Figure 4: Opportunities and Constraints Plan

Landscape and Visual Appraisal

2.30 Figure 5 illustrates the development potential of the site, with reference to important landscape features and visual characteristics. This divides the opportunities and constraints for development (in landscape and visual terms) in the following manner:

- Areas of high landscape/visual constraint: suitable for open space and/or mitigation.
- Areas of moderate landscape/visual constraint: suitable for development that includes retention and reinforcement of existing landscape framework to create a sympathetic development edge and respond to local landscape and townscape character.
- Areas of low landscape/visual constraint: suitable for higher density development that retains and enhances the existing landscape framework, where possible.

2.31 The Concept Masterplan, and associated landscape strategy that has informed the context and basis for the proposed layout, has also been developed in accordance with the principles set out in Planning Advice Note PAN 44: Fitting New Housing Development into the Landscape.

2.32 Key principles identified in the landscape and visual opportunities and constraints mapping that have informed the masterplan development include:

- To retain, protect and enhance existing landscape features including woodland, tree belts and traditional field boundaries, wherever possible;
- To contain the proposed built development areas within the local landform and areas of retained and new strategic planting, to reinforce and strengthen the landscape framework of the site and new settlement edges;
- To provide sufficient open space and links with the wider green network; and,
- To provide an appropriate setting to the proposed built development to create a distinctive sense of place through the quality of the urban design and landscape design and visual appeal.

2.33 Berryhill SAM is located on the Hill of Keir, approximately 260 metres to the north of the site and 40 metres above the highest point of the site. In response to the location of the Berryhill SAM, development would not be located within 300 metres of the SAM and will not extend above the 175m AOD contour line, with development set beyond and below the existing built form at Berryhill and Sunnybrae House. Therefore, panoramic views out across the landscape from the SAM would be retained, with a slight foreshortening of the existing settlement edge to the south. Views to the south would continue to comprise of expansive elevated views of the surrounding landscape, over Westhill, contained by the Grampian Mountains in the distance.

2.34 There are opportunities to provide functional green open space that links into, and extends, the existing Green Network both within Westhill, and the countryside beyond and the associated structural planting would ensure that there would be no adverse effects on the skyline, and would further enhance the habitat network and reinforce the local landscape pattern.

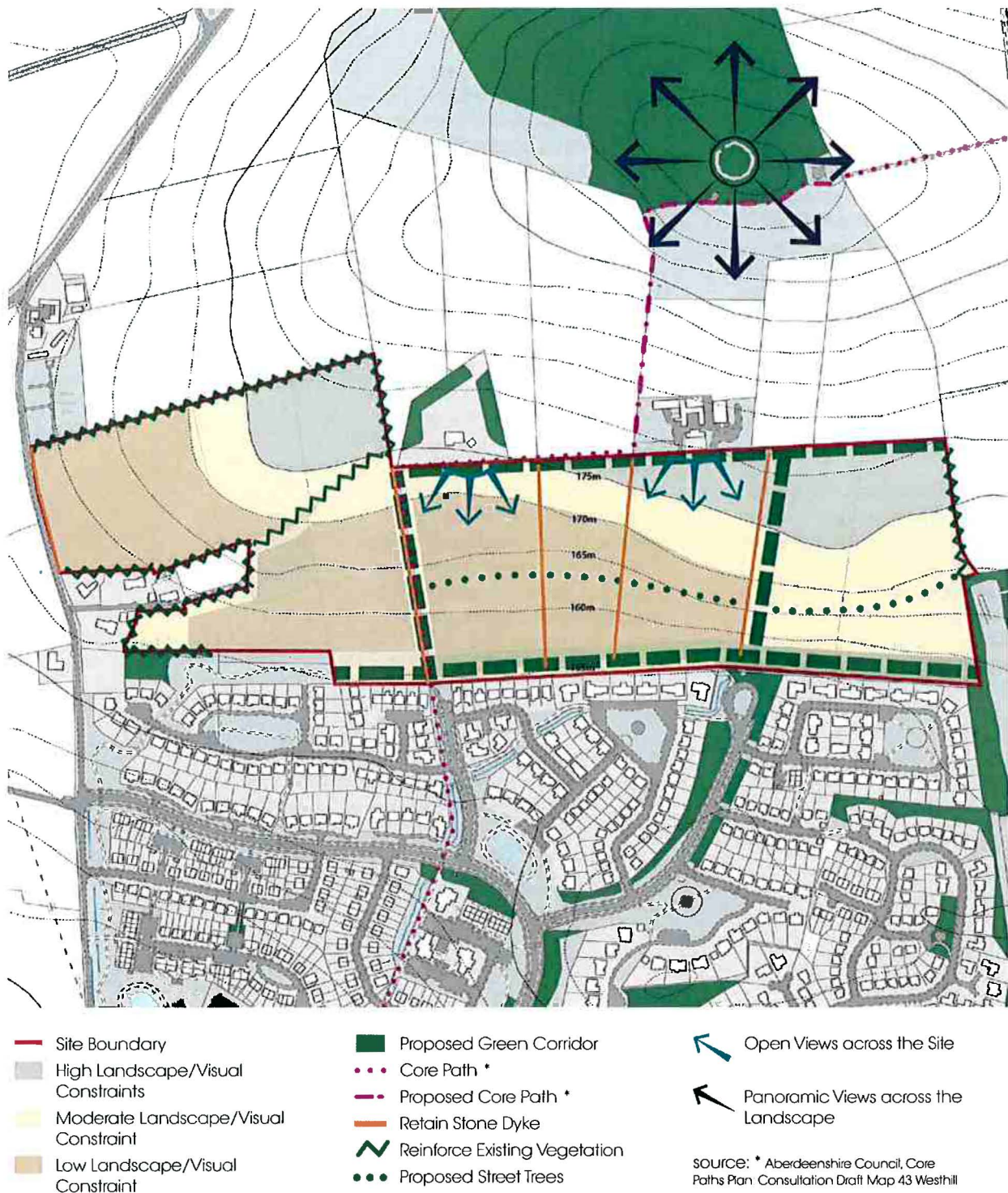


Figure 5: Landscape Opportunities and Constraints Plan

3.0 DEVELOPMENT PARAMETERS

Concept Masterplan

3.1 The development of a concept masterplan for the site is as a result of an assessment of access, topography, boundary conditions, built and landscape context and applying a cohesive and coherent approach to the structure. The masterplan is both responsive to the conditions present but also creates an appropriate design approach which creates a development of its own character.

3.2 The proposed development will continue the delivery of housing at Broadshade.

3.3 Green corridors run east west along the northern and southern boundaries, as well as north south green corridors which extend from green networks within the existing development to the south of the site. Development parcels follow existing field boundaries/stone

dykes, wherever possible. Vehicular access will be taken from the south and west of the site and pedestrian connections will be created throughout the development to increase permeability and sustainable links to the established core path network.

3.4 It is considered that approximately 250 high quality homes can be accommodated on the site. A range of house types and tenures will be orientated to best address the site topography, to front key open spaces and integrate effectively with the existing built form. The design approach adopted for this concept masterplan ensures that a high quality residential development will be created that will deliver an attractive and robust western edge to Westhill and integrate successfully with the surrounding urban area.



Figure 6: Indicative Site Layout

Land Use, Amount and Scale

Land Use

3.5 Residential development will comprise some 9 ha.

3.6 Open space will comprise some 12 ha, including formal and informal areas of open space.

3.7 Infrastructure will comprise some 2 ha, comprising a hierarchy of street and central square.

Residential	9 ha
Open Space	12 ha
Infrastructure	2 ha
TOTAL	23 ha

Residential Capacity

3.8 The proposed development will deliver up to 250 dwellings with a mix of house types, including affordable.

3.9 Indicative density bands have been shown in response to the site assessments.

Structure and Form

3.10 The proposed structure and form of the development follows the principles set out below:

- A layout based on a perimeter block structure; and,
- A mix of building types and heights to enforce legibility and street hierarchy.



Figure 7: Land Use Plan

Access and Movement

3.11 The access and movement strategy for the site has been developed in line with current national guidance and wider planning and design guidance such as that set out in *Designing Streets*. A summary of the key design principles is set out here.

Access

3.12 Four vehicular access points are proposed; one at the local road to the west and three to the south, the main access leading on to Keirhill Road. The main vehicular access includes for pedestrian footways.

Pedestrians and Cyclists

3.13 The development proposal will deliver footpaths throughout the site, at locations where pedestrians are able to enter and exit the site, as well as at the vehicle entrance points.

3.14 The masterplan will provide a high degree of permeability for pedestrians and cyclists, as well as direct links to the bus stops on Berryhill Circle.

Street Hierarchy

3.15 The street hierarchy is arranged to create a series of different spaces. The hierarchy comprises:

- Primary Street;
- Secondary Street;
- Lane; and.
- Private Drive.



Figure 8. Access and Movement Diagram

Landscape and Open Space

Open Space

3.16 The development parameters has allocated approximately 12ha of land to formal and informal open space and landscape buffer, exceeding the open space requirement generated by this scale of development.

3.17 The provision of play space can be delivered on the site.

Trees

3.18 Where possible, all existing trees will be retained on site. The exception to this may be where vehicle and pedestrian access is proposed.

Landscape Principles

3.19 The proposed development will provide an attractive, robust and legible landscape setting to the proposed built form. This will include a range of native, locally appropriate tree species, as well as wildflower grassland and ornamental shrubs. Key landscape principles relating to this, include:

- Retain and enhance, where possible, existing trees, scrub and hedgerows;
- To provide an attractive and locally characteristic landscape setting to the proposed built form;
- Provide a cohesive open space framework that links with, and extends, the existing open space provision and provides recreational opportunities; and,
- To provide ecological amenity enhancement through the introduction of new tree planting, hedgerows and meadow areas linked to the reinforcement of existing landscape features, wherever possible.



Figure 9: Landscape and Open Space Diagram

4.0 CLIMATE CHANGE

4.1 This section describes the measures incorporated into the development to ensure mitigation through reducing CO₂ emissions and conserving water and adaptation to the predicted changes to the climate and extreme weather events.

4.2 The measures are a fundamental part of an approach which, in itself, is focussed on creating a balance of homes and facilities near jobs and excellent public transport connections. These elements of the scheme are fully integrated into the development in a way which enhances the appeal of the scheme and its distinctiveness. The measures are briefly described below.

Drainage

4.3 The issue of drainage, including the provision for storm water in extreme weather events, has been considered in the development of the masterplan. Measures to be included within the design approach are set out below:

- Reduce the amount of non permeable surfaces and thereby run-off, specifically on road areas and maximise the space devoted to gardens.
- Use of permeable paving where appropriate.
- A Sustainable Urban Drainage system (SUDs) which incorporates the existing watercourses and provides a network of new ditches, swales, wetlands and ponds.

4.4 The SUDs is designed to form a highly positive element in the landscape of the development creating focal points and positive elements in the public realm.

Energy Efficiency

4.5 New shelter belts, incorporating retained vegetation, will create a series of landscape cells. In addition, buildings can be orientated to reinforce the shelter created by the structure planting. These measures will help create the appropriate conditions for energy efficiency.

4.6 The buildings will conform to the guidelines, current at the time of construction, on energy efficiency and insulation. Use will be made of new construction and building material technologies to improve the energy efficiency of buildings. With the southerly aspect there are opportunities for passive solar gain.

Transport and Movement

4.7 The emphasis is on promoting sustainable transport modes offering choice for a wide range of journeys. The modes which can significantly reduce car journeys are:

- Walking and cycling along safe streets and a network of dedicated paths which link with adjoining neighbourhoods and countryside.
- Linking the neighbourhood with the wider settlement.

Ecology

4.8 The strategy for the development includes the following measures to protect, enhance and extend biodiversity:

- New habitats will be created, including wetlands and ponds, as an integrated part of the measurements of SUDs areas;
- The landscape treatment of open spaces and parts of the public realm will encourage wildlife through careful selection of plant species and management regime; and,
- Measures to encourage wildlife will be extended to private space and buildings.

5.0 IMPLEMENTATION

Phasing

5.1 It is likely that all phases of construction could be complete between six and eight years.

- Phase One extends to approximately 9 hectares, providing approximately 130 units.
- Phase Two extends to approximately 9 hectares, providing approximately 70 units.
- Phase Three extends to approximately 5 hectares, providing approximately 50 units.

5.2 These phases are indicative and subject to revision following discussions with Aberdeenshire Council.

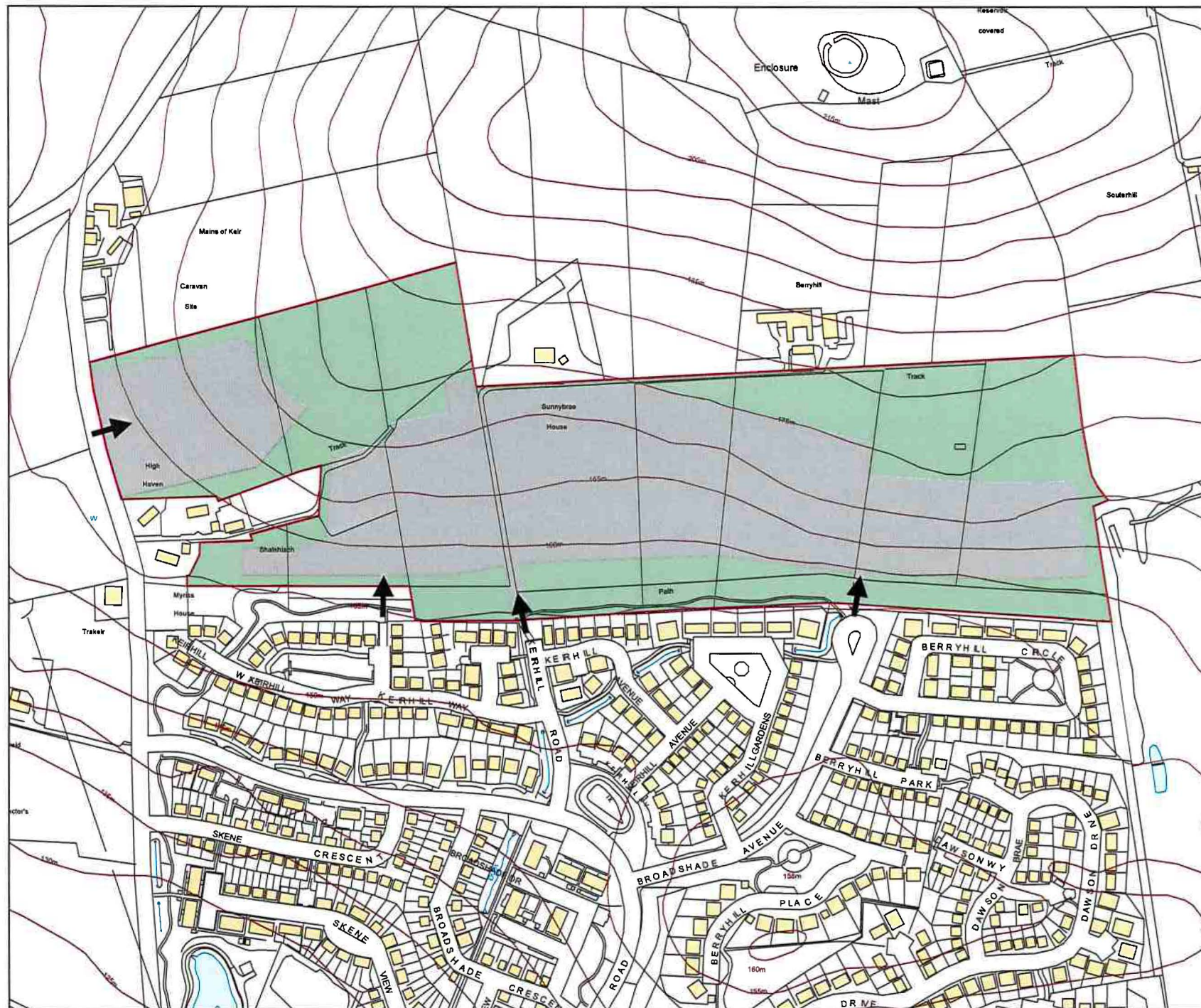
Conclusion

5.3 This submission clearly demonstrates that the site can offer an appropriate, high quality residential development which will integrate effectively with the surrounding urban form. The proposal will also deliver much needed affordable housing and offer a choice of housing types, within an area of strong market demand, and will support the level of employment land which is present within Westhill.

5.4 Accordingly, it is proposed that the site be included within the settlement boundary of Westhill and allocated for residential development within the emerging LDP.



Figure 10: Indicative Phasing Plan



The scaling of this drawing cannot be assured

Revision _____ Date _____ Dm _____ Ckd _____

LEGEND

- Site Boundary
- Residential Development
- Open Space
- Potential Access

0m 100m 200m

Project
**Broadshade,
 Westhill, Aberdeenshire**
 Drawing Title
Site Plan

Date 20.03.18	Scale 1:2,500@A2	Drawn by 	Check by
Project No 28462	Drawing No 02	Revision -	

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BROADSHADE

Westhill

SITE GR064

Representation to Aberdeenshire Main Issues Report 2019

APRIL 2019

**BARTON
WILLMORE**

STEWART
Milne
HOMES



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Introduction

SCOPE & CONTENT

This Representation has been prepared and submitted by Barton Willmore, on behalf of Stewart Milne Homes (SMH) in respect to the land at Broadshade, Westhill (Site GR064), in response to the Aberdeenshire Local Development Plan (LDP) 2021 Main Issues Report (MIR).

This Representation sets out the response to the Aberdeenshire MIR, demonstrating that the site can accommodate an appropriately scaled residential development in an area of high market demand.

The site has been subject to a detailed landscape and visual appraisal in accordance with recognised best practice and policy and is considered suitable to accommodate built development, incorporating existing landscape features and landscape mitigation measures, where required.

Barton Willmore have prepared this Representation including a Indicative Masterplan in support of the identification of their site for residential development. The site and conceptual proposals are the result of an iterative process which commenced with a careful assessment of the opportunities and constraints of the wider area and which take cognisance of the detailed landscape and visual appraisal of the site.

The Masterplan provides an indication as to the potential location and form of development within the site and also how this would integrate with the settlement of Westhill and responds to its landscape context.

The allocation of the site for residential development would assist the Council in meeting future housing requirements in an area where there is strong market demand, without compromising areas important for their qualities in respect of landscape and the natural and built environment.

The site will continue the delivery of housing at Broadshade, which has a proven track record of delivery, and an additional phase will allow for the continued contribution towards the availability of new housing in Westhill, to meet local needs and demands.

Barton Willmore would welcome an opportunity to discuss these proposals with Aberdeenshire Council and would wish to be informed of the Council's consideration of this site.

RESPONSE TO MIR

Westhill Settlement Strategy

The current development plan for the site comprises the approved Aberdeen City and Shire Strategic Development Plan (SDP) (2014) and the adopted Aberdeenshire LDP (2017). Within the SDP, Westhill is identified as being within a Local Growth and Diversification Area and development within these areas 'should relate to local needs' (Page 22). This approach has been carried forward into the forthcoming Development Plan. In the Proposed SDP (August 2018), Westhill continues to be located within the Local Growth and Diversification Area and the Aberdeenshire MIR (January 2019) states that the planning objectives from the town are:

- To maintain opportunities for employment
- To sustain community facilities and services
- To identify an appropriate site for a community sports facility
- To avoid coalescence with Kirkton of Skene.

In the context of the progression of the Aberdeenshire LDP, it is important to consider that the SDP is also under review and the Proposed SDP was submitted to the Scottish Government for Examination on 20 March 2019. There are a number of unresolved objections to the Proposed SDP relating specifically to Westhill which will be subject to scrutiny by Scottish Government Reporters.

It is maintained that the spatial strategy – which has continually been promoted since 2009 – should be updated and that Westhill should form part of a Strategic Growth Area (SGA) given its strategic importance as a subsea centre of excellence, connectivity to the City and continuing desirability for residential and commercial development opportunities. This is an issue that is due to be considered through the Examination of the Proposed SDP, however in the context of the LDP 2021 identifying the pattern of development in the region for the next 10 years, we would urge the Council to give due consideration to the importance of Westhill to the region by identifying appropriate land for development. It is unclear how the identified planning objectives outlined above are to be achieved if only very limited development is to take place within the next 10-year plan period in the context that only two additional sites (and only one housing site for 33 affordable homes) have been identified for development within the plan period.

In order to maintain the unique success of the town and help meet the four objectives identified in the settlement strategy (above), it is submitted that an appropriate level of new development is required and that failing to identify any new sites for private housing development will only exacerbate the pressure and demand for housing in the town. By effectively placing a moratorium on any new housing development in Westhill for the next 10-years, the pressure for homes in this strong market area will only increase, resulting in a failure to maintain the success of

this sustainable mixed community. This will also have a direct impact on the delivery of affordable homes in the town. As acknowledged by the Aberdeenshire Affordable Housing Forum, 75% of the affordable housing delivered in Aberdeenshire is through the affordable housing policy which highlights the vital contribution that the private sector makes to the delivery of homes in the region. With no new private housing sites identified in Westhill through the forthcoming LDP period and the uncertainty surrounding the funding for affordable homes after 2021, the LDP is failing to give due consideration to the opportunities for sustainable growth in line with the requirements of Scottish Planning Policy (SPP).

MIR Site Assessment

With regard to the Council's assessment of the site in the MIR (Site GR064), it is submitted that many of the conclusions identified in the Council's Site Assessment are not substantiated with background information.

The Site Assessment states that: *'Development could have an adverse impact to the setting of Keir Hill and Berryhill Scheduled Monuments as well as wider negative landscape impacts'*. It is clear that the site has not been the subject of due assessment, given the Council's assertion that the site 'could' have an impact and it is submitted that without due consideration in this respect, the site should not be deemed unsuitable for development.

It is maintained that the site will be seen within the context of the existing modern housing development located on three sides of the site – Broadshade Phase 2 & Berryhill. Furthermore, development on the site will not encroach any further north than the existing Sunnyside House and Berryhill Farm located immediately north of the site. Views into the site from the Hill of Keir Scheduled Monument are largely obscured by the intervening topography and where it is seen, is viewed in the context of the existing development edge. Nevertheless, in response to the comments made by the Council, the development parameters of the site have been reduced and set back from the eastern edge of the site in order to reduce any impact on the Hill of Keir and locate development within boundaries of existing built form.

The Call for Sites submission (March 2018) and this Representation to the MIR includes a detailed Landscape and Visual appraisal of the site to inform the development parameters. There has been no such assessment undertaken or presented by the Council that supports their assertion that development on the site could have negative landscape impacts. It is submitted that the site relates well to the existing built edge of the settlement and the surrounding landform, vegetation and built form result in relatively limited views towards the site. As shown within this Representation, the site at Broadshade has been designed within an enhanced landscape setting to ensure the delivery of an attractive and appropriate residential development.

It is acknowledged that the site lies within the Health and Safety Executive's pipeline consultation zone, as is the majority of the existing Broadshade development area. This is a statement made by the Council, and no further information is provided. The Officer's assessment does not acknowledge the works that have been undertaken to the pipeline by SMH. These upgrade works have reduced the stand-off distance which have been incorporated into the design approach. The existence of the pipeline does not preclude development on this land. The location of the pipeline has remained the same since the publication of the 2013 MIR and the 2017 LDP Examination and the presence of the pipeline has not been identified previously as a restriction. It is maintained that the land is suitable for the delivery of residential development.

Furthermore, the delivery of required road infrastructure has not been raised previously as a constraint to development and it is submitted that extensions to the existing road infrastructure to serve the site can be delivered. Access options have been considered through the design approach adopted and a Transport Assessment will be prepared in support of any planning application. Given the existing road geometry, there will be no constraints to development as confirmed in Transport Appraisals undertaken to date.

MIR Issue 5 – Green Belt

Main Issue 5 relates to the green belt and identifies that the preferred option is to not make any changes to the green belt at this time. We agree with this approach and do not support any extension to the green belt in Aberdeenshire.

Any changes to the green belt in line with the alternative option identified in the MIR requires a comprehensive assessment of the existing and future objectives. This has not been undertaken to date through the preparation of the MIR, or indeed considered to be necessary at a strategic level through the progression of the SDP. Any changes to the green belt policy has therefore not been considered as part of the Development Plan review process, thus has not been subject to appropriate analysis or scrutiny. Any green belt review at this stage would be retrospective given that a Draft Proposed LDP has already been prepared, and the preparation of a truly comprehensive green belt assessment will undoubtedly be influenced by the content of this document.

In the context of Westhill specifically, any extension to the green belt to the west and north is not supported given existing constraints to the east and south of the settlement which limit the opportunities for future development. The option to extend the green belt around Westhill would result in growth opportunities to be constrained on all edges of the town, which is not supported in this area of strong market demand. It should be recognised that this alternative option contradicts the outcomes of the Westhill Capacity Study and does not reflect the approach identified in SDP which clearly shows Westhill to be outwith the green belt.

Additional Comments on the MIR & Draft Proposed LDP

The MIR does not include specific Housing Supply Target (HST) or Housing Land Requirement (HLR) information in respect of how the proposed allocations in the LDP are to meet the LDP Allowances identified within the SDP. It is therefore not clear how these Allowances have been calculated, or if the required level of housing land has been identified for development within the plan to meet the HLR or HST. It is noted, however, within the Draft Proposed LDP that sites within the Rural Housing Market Area (RHMA) have stalled and the Council have sought to re-evaluate the approach and increased allocations within the Aberdeen Housing Market Area (AHMA) (MIR, page 12). This approach is supported, and it has long been submitted that in order to ensure the delivery of homes in places where people want to live, that more housing land should be identified within the AHMA. The Council specifically mention that allocations in the AHMA towns of Pitmedden and Oldmeldrum have been identified in order to redress this balance. It is questioned why – when considering appropriate AHMA towns for further allocations – the largest town in the AHMA outwith an SGA, close to the City, with employment opportunities and extensive public transport connections was not considered to be the most appropriate sustainable location for development opportunities. As acknowledged within the Draft Proposed LDP, AHMA towns are more likely to attract growth (Page 12), and it is considered that Westhill, more than any other, will deliver appropriate development to make a meaningful contribution to the housing land supply.

It is noted that within the Draft Proposed LDP a split of circa. 60% / 40% is identified between Housing Land Allowances in the Aberdeenshire part of the AHMA and the RHMA. It is submitted that this is not appropriate and that this split should be increased. Indeed, the SDP has sought to increase the split between the AHMA (including Aberdeen City) and the RHMA to an 80% / 20% split and unresolved objections to the Proposed SDP seek to increase this split further still. This matter will be Examined by the Scottish Government, and the Council should consider how they could best address any changes in respect of these splits. It is questioned if – in the

context of the Aberdeen MIR having been published in March 2019, some 4 months after the Aberdeenshire MIR – the Council have fully assessed the RHMA / AHMA split across the two local authority areas, and if the LDP Allowances comply with the HST and HLR set within the SDP.

Evidence has continually identified that sites within the RHMA are constrained and are not being delivered. The SDP Housing Methodology Paper identifies that 45% of the identified housing supply within the RHMA is constrained and that 67% of these identified sites have a marketability issue. This is a clear indication that there is a delivery issue with sites within the RHMA. In order to ensure that there is a continual delivery of effective housing sites throughout the lifetime of the Plan, more deliverable sites in marketable locations should be allocated for development.

The proposed site at Broadshade provides the opportunity to deliver a logical extension to Westhill in a sustainable location within close proximity to employment opportunities and facilities and will deliver much needed homes (including affordable) in an area of acute need. The land is controlled by SMH who has a proven track record of housing delivery in this location. This, along with the absence of infrastructure constraints, will ensure short term delivery of housing to assist the Council in meeting their HLR to support the aims of the LDP and objectives of the Westhill settlement strategy.

SITE LOCATION & DESCRIPTION

The site is located on the north west edge of Westhill, a key town within Aberdeenshire. Westhill is approximately 12 kilometres due west of the city of Aberdeen, and approximately 8 kilometres south west of Aberdeen Airport.

Westhill has undergone gradual expansion since 1964 when its status as a Garden Suburb was confirmed. In recent years, major housing expansion has taken place at Elrick and to the west of Westhill. Westhill has also seen huge growth in employment with the town now considered to be a global subsea centre of excellence.

The site is located to the north west of Westhill, surrounded by agricultural land to the north and west, existing development to the south, and Westhill Golf Course to the east. Several newly constructed roads to the south of the site provide access to Old Skene Road, a key arterial route into Westhill town centre.

Westhill town centre lies less than 2 kilometres east of the site and provides a large range of facilities including: local shops, bars, cafés and access to the expansive local park.

The site comprises an area of land which extends to approximately 23 hectares of arable fields.

The landform within the site generally falls from north to south. Land close to the northern boundary of the site is around 180 metres AOD and falls close to 155 metres AOD on the southern boundary.

There are two dwellings located adjacent to the northern boundary; Sunnybrae House and Berryhill. An access track to these buildings runs north south through the centre of site, providing a vehicular link through the Broadshade Phase 1 development and on towards Old Skene Road.

There are three farm dwellings located adjacent to the western boundary; High Haven, Shalshiach and Myriss House. An access track to these buildings extends into the site, providing a pedestrian link towards Sunnybrae House and the existing Core Path.

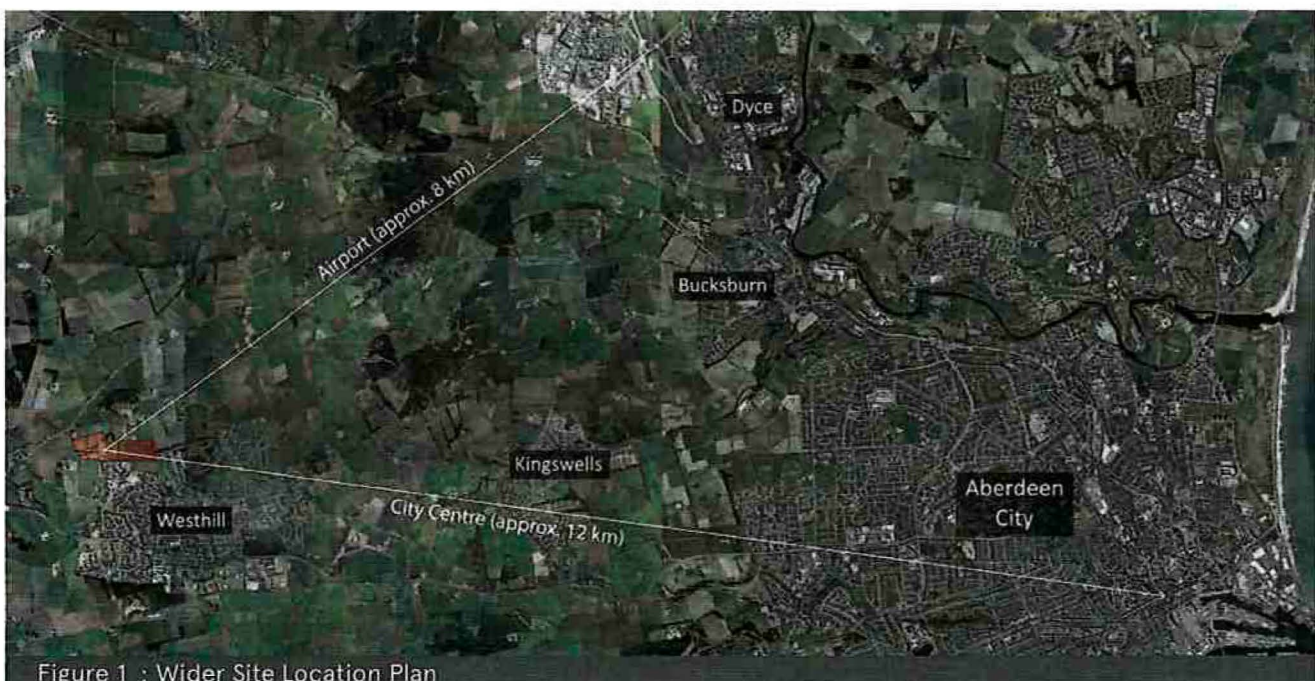


Figure 1 : Wider Site Location Plan



Figure 2 : Site Location Plan

Wider Context Assessment

LANDSCAPE ASSESSMENT

As illustrated on Figure 2, the site is located on the north-western edge of Westhill, immediately to the north of the existing settlement edge. The western boundary of the site is defined by an unnamed road which forms the western edge of Westhill. This unnamed road also serves a number of properties including Mains of Keir, a small caravan site, Shalshiach and Myriss House located directly west to the site. The northern boundary of the site comprises a farm access road, serving Sunnybrae House and Berryhill which lie to the north of the site.

To the west, Kirkton of Skene lies beyond the B979 and pockets of ancient woodland and mature vegetation surround the settlement and contribute to the sense of separation between Kirkton of Skene and Westhill.

There are numerous Listed Buildings and Ancient Monuments in the wider landscape setting. The closest to the site, located approximately 260m to the north, is the Scheduled Monument on the Hill of Keir: Berryhill. Berryhill includes a circular stone wall enclosure on the summit of the hill and includes an area of well preserved rig and furrow to the west. The Scheduled Monument is located on the crest of the hill, at approximately 222m AOD, where it is afforded extensive views in all directions, with long distance views across the wider landscape.

The topography of the area is strongly undulating and there are a number of local hills and ridgelines surrounding the site. The site is located on a south-facing slope between approximately 155m and 180m AOD. Westhill extends across the undulating landform, varying between approximately 115m and 200m AOD. To the west, Kirton on Skene lies between 115m and 130m AOD. Sunnybrae House and Berryhill Farm are located to the north of the site, at 175m and 180m AOD respectively.

The agricultural land to the north-west of Westhill is predominantly used for pasture, with field boundaries generally defined by dry stone walls and post and wire fences. There are substantial woodlands and deciduous forests to the south, north and west of Westhill. The

structural vegetation in and around the site is an important feature of the local landscape, and reinforces the containment and screening of the undulating landform.

The site is not subject to any landscape designations, and lies outwith the Green Belt and immediately adjacent to the existing settlement edge of Westhill.

LANDSCAPE CHARACTER APPRAISAL

The landscape character assessment of South and Central Aberdeenshire (no. 102) was published in 1998. This acknowledges that development within towns relieves the intensity of pressure for housing in the countryside. Whilst it acknowledges that this can present dilemmas for the landscape which include disruption to existing urban character and settlement shape; possible erosion of setting, the visual relationship between a town and its surroundings; and encroachment into greenfield areas and loss of landscape resources; however adhoc development in the countryside has become the most significant force for change affecting the landscape of Aberdeenshire.

The site lies within the Agricultural Heartlands Landscape Type and Landscape Character Area 12: Central Wooded Estates. Key characteristics of the LCA include:

- Rolling landscape of low hills and wide valleys.
- Strong woodland structure associated with numerous estate policies, adding rich and diverse texture.
- Clumps of trees atop mounds and hillocks, often bounded by circular stone walls; mature shady beech avenues; conifer plantations distributed amongst broadleaves.
- Mixed farmland with varying size and pattern of fields.
- Mosses within lowland hollows where birch and Scots pine predominate.
- Numerous and varied archaeological features, including henges, carved stone balls, recumbent stone circles and pictish monuments.

- Numerous towns and villages, many subject to recent residential expansion.
- Frequent settlement with a variety of sizes and styles of architecture; local vernacular stone buildings with conversions and extensions, modern bungalows and houses.
- Long views across open farmland contrast with sudden enclosure by woodland as one passes through area.

The Assessment recognised the significant pressures for new built development on the LCA, as has been evidenced over the 21 years since it was published. Guidance for this LCA include conserving the wooded character and setting of estates and archaeological features and to integrate new development into the landscape.

Proposed measures to integrate new development in the landscape include:

- Native broadleaf trees may be used to integrate and contain new housing estates and soften the edge of urban developments.
- In exposed locations, simple styles and forms of housing are more appropriate, especially where they may compete with views of more distinguished landmarks; development should avoid exposed locations especially where such visual conflict might occur.
- Use (or re-use) of local stones can help to integrate buildings in the landscape

The site comprises of degraded agricultural land on the urban edge of Westhill, contained by the Hill of Keir to the north. There are few landscape features within the site, with the main feature being dry stone dykes that subdivide the fields.

SETTLEMENT CHARACTER APPRAISAL

Westhill is a planned new town that was created in 1964 as an overspill town for Aberdeen out of the existing villages of Westhill and Elrick and extending over land that was previously agricultural land interspersed with small farmhouses and barns.

The settlement character is described as being quite uniform and distinct due to the relatively new and deliberate development of Westhill. The town has no historic core and the style of residential development is generally consistent, comprising small, curvilinear developments. There are some open spaces and green areas that act as buffers between housing developments, with employment uses typically clustered to the south of the A944.

VISUAL APPRAISAL

On the basis of the visual appraisal, the site was found to relate very well to the existing built up edge. Although the site is relatively elevated, the nature of the surrounding landform, vegetation and built form result in relatively limited views towards the site from points of public access.

Typically views are limited to views from local roads and houses in the immediate vicinity and from the newly constructed footpath to the south of the site. Views are obtained from the local Golf Course to the east of the site, and from Sunnybrae House and Berryhill Farm to the north.

When the site is seen in longer distance views, it is seen in the context of the existing built up edge of Westhill and contained by the rising ground beyond, as illustrated in Figure 4 : View from Straik Road, taken from over 900m to the south of the site.

Views from the north and Kirkton of Skene are screened by intervening landform.

Views into the site from the Hill of Keir Scheduled Monument (Figure 3) are largely obscured by the intervening topography due to the position of the circle on the crest of the hill. Where the site can be seen, it is viewed in the context of the existing modern housing, over which long distance open views are afforded.



Figure 3 : View from Hill of Keir towards Westhill

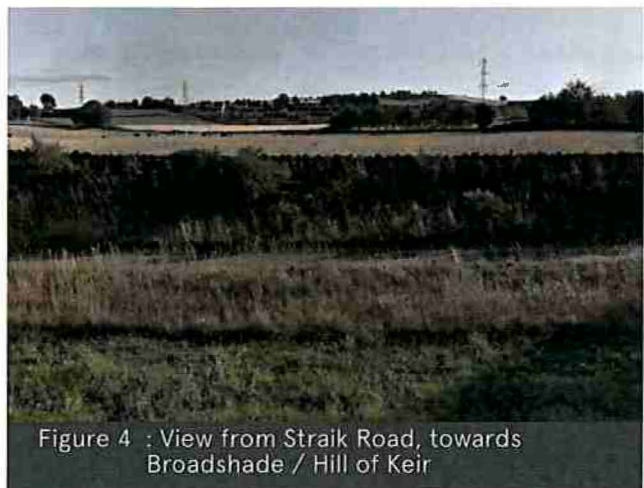


Figure 4 : View from Straik Road, towards Broadshade / Hill of Keir

FACILITIES & ACCESSIBILITY

There are a range of facilities within the adjoining Westhill suburb. The range of facilities is described below.

Retail

Westhill has a wide range of retail facilities, both in the town centre, less than 2 kilometres east of the site, and at Arnhall Business Park adjacent to the A944. There are three hotels, five supermarkets, a number of bars, restaurants, takeaway food shops, and several other locally run shops.

Health

There is one Medical Centre located within Arnhall Business Park which includes a Dental Practice. A second Dental Practice can be found on Old Skene Road, less than 600 metres from the proposed development. A further two dental practices can be found within Westhill, one at the shopping centre and another at Abercrombie Court.

Education

There are three primary schools in Westhill; Westhill Primary School, Crombie Primary School and Elrick Primary School, as well as Westhill Academy, the secondary school. These schools are between 1 to 2 kilometres from the site and can be accessed through safe walking and cycling routes.

The site lies mainly within the catchment of Crombie Primary School, however, a portion is also located within the catchment for Skene Primary School, less than 2 kilometres west of the site.

Both primary schools and Westhill Academy are operating below capacity.

Employment

Westhill Business Park and Arnhall Business Park are significant employment areas and are located less than 2 kilometres south east of the site.

Both business parks have grown in recent years and are important in retaining Westhill as a global centre for subsea excellence.

Prime Four Business Park is located less than 5 kilometres east of the site and Aberdeen city centre is approximately 12 kilometres east of the site.

Leisure and Recreation

There are a wide range of leisure and recreation facilities in Westhill, including a swimming pool, golf course, various parks, football fields and a leisure centre.

A multi-purpose playing field is located just over 1 kilometre south of the site.

Public Transport

At present there are four bus services which run through Westhill connecting the town with Aberdeen, Kingswells, Dunecht, Alford, Inverurie, Oldmeldrum and Dyce Airport.

Most of the developable area is within 400 metres of a bus stop.

The main bus service between Aberdeen and Westhill (service no.X17) has a 12 minute frequency. The X17 bus route begins from a bus stop located less than 30 metres south of the site, on Broadshade Avenue. In addition, service no.218 runs along Old Skene Road, less than 500 metres south of the site, passing at a frequency of every hour.

There is a 1,000 space Park & Ride facility approximately 3 miles east of the site at Kingswells, at the junction with the Aberdeen Western Peripheral Route (A90), from which fast and frequent services like the service X17 and 218 operate to and across the city centre via established bus priority routes offering connections to the wider area.

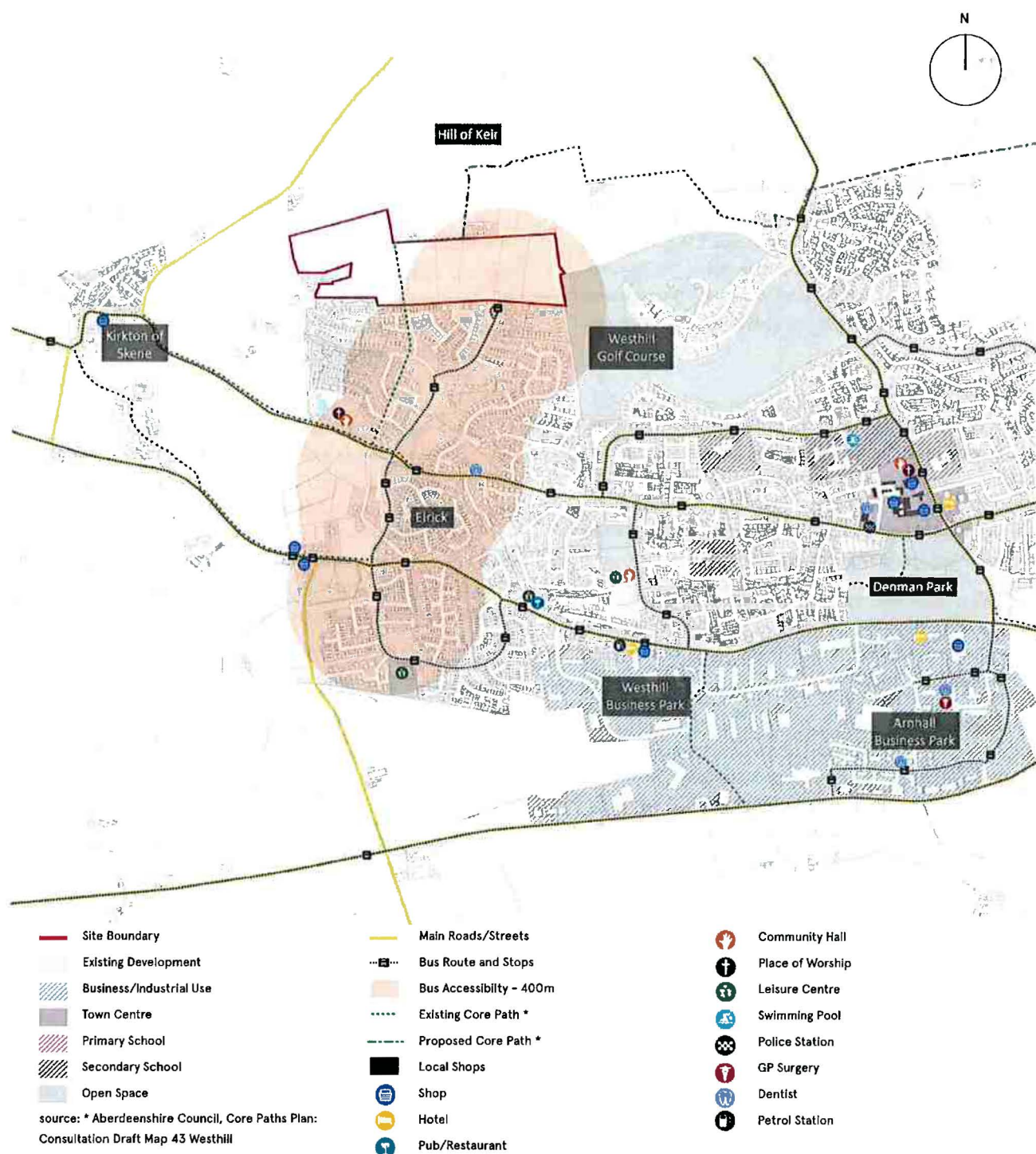


Figure 5 : Accessibility & Facilities Plan

Site Assessment

SITE OPPORTUNITIES & CONSTRAINTS

A review has been made of the site opportunities and constraints based on initial surveys and a review of published information. There are a number of factors which have influenced the location and form of development and these are outlined below.

Topography

The land falls from approximately 180 metres AOD in the north to approximately 155 metres AOD to the south, creating slopes of approximately 1:10 and 1:15 throughout the site. Broadshade Phase 1 to the south of the site was developed on land of varying landform, with areas steeper than 1:10 in its centre, and more gentle slopes to the north and south.

Access and Circulation

The site is crossed by the access track to Sunnysbrae House and Berryhill in the north, as well as the new road in the southern area which crosses east west from Broadshade Phase 1 to the Hill of Keir road. There is a small track in the north west area of the site which leads off of the farm dwellings adjacent to the site boundary.

This track is identified as Core Path 418.02 within the Aberdeenshire Core Paths Plan. It is proposed to extend this Core Path north toward the Hill of Keir, connecting it with the wider path network.

A new footpath/cycleway has been established along the northern side of Old Skene Road which provides links to Westhill town centre to the east and Kirkton of Skene to the west. The site is within a 10 minute cycle of the whole of the Westhill settlement and the adjacent cyclepath links with the dedicated cycle way to Aberdeen city centre.

Vegetation

There is very little tree planting/vegetation on the site, aside from a scattering of trees to the west, adjacent to the farm dwellings of Shalshiach.

Ecology

The site is currently used for agricultural purposes. There are no areas of known ecological significance within the site. There is an opportunity, through the creation of new habitats, to enhance the site's biodiversity.

Heritage

There are no known areas of archaeological significance within the site, however, the stone walls/dykes which enclose some of the fields are locally distinctive and these continue outwith the site, stretching up Hill of Keir.

A Scheduled Monument (SM) Berryhill: an iron age enclosure located on the Hill of Keir, sits approximately 260 metres north of the site. No development is proposed to take place within 300m of the SM.

Buildings

The immediate surroundings are characterised by residential development to the south of the site, which consists of Broadshade Phase 1 and 2, and the Westhill Golf Course located to the east.

Pipeline

A pipeline with a 6 metre standoff crosses the south of the site. Development on this space will be in line with LDP Policy P4: Hazardous and Potentially Polluting Developments and Contaminated Land and HSE Land Use Planning Advice. It is worth noting that the position of the pipeline has not been identified as a constraint through the previous LDP Examination. This is the same pipeline that traverses Broadshade Phase 1 and thus it is not a constraint to development.

Hydrology & Flooding

There are no watercourses within the site and no part of the site is identified as likely to flood on SEPA flood maps.

Summary of Westhill Capacity Study

The Westhill Capacity Study was updated in 2014. The purpose of this document is to inform the Development Plan.

Broadshade is identified as part of Area 9 in the capacity study. The assessment finds that the site is broadly free from constraints to development. The proposed development avoids the ridgeline to the north which was identified as visually sensitive.

While the site achieves lower scores relative to its accessibility to employment and infrastructure on the western edge of Westhill, its scores well in relation to its response to urban grain, where it is considered to feel part of the town and adjacent to residential areas on its recently expanded north western boundary. The site is considered as effectively 'infill development'.



Figure 6 : Opportunities and Constraints Plan

LANDSCAPE & VISUAL CAPACITY

Figure 7 illustrates the development potential of the site, with reference to important landscape features and visual characteristics. This divides the opportunities and constraints for development (in landscape and visual terms) in the following manner:

- Areas of high landscape/visual constraint: suitable for open space and/or mitigation.
- Areas of moderate landscape/visual constraint: suitable for development that includes retention and reinforcement of existing landscape framework to create a sympathetic development edge and respond to local landscape and townscape character.
- Areas of low landscape/visual constraint: suitable for higher density development that retains and enhances the existing landscape framework, where possible.

The landscape strategy that has informed the context and basis for the indicative Masterplan, has also been developed in accordance with the principles set out in Planning Advice Note PAN 44: Fitting New Housing Development into the Landscape.

Key principles identified in the landscape and visual opportunities and constraints mapping that have informed the Masterplan development include:

- To retain, protect and enhance existing landscape features including woodland, tree belts and traditional field boundaries, wherever possible;
- To contain the proposed built development areas within the local landform and areas of retained and new strategic planting, to reinforce and strengthen the landscape framework of the site and new settlement edges;
- To provide sufficient open space and links with the wider green network; and,

- To provide an appropriate setting to the proposed built development to create a distinctive sense of place through the quality of the urban design and landscape design and visual appeal.

Berryhill SM is located on the Hill of Keir, approximately 260 metres to the north of the site and 40 metres above the highest point of the site. In response to the location of the Schedule Monument and the Inspector's concern regarding its proximity, development should not be located within 300 metres of the SM and will not extend above the 175m AOD contour line. Built form will not extend to the east of Berryhill Farm or to the west of Sunnybrae House, thereby maintaining the open visual corridors either side of these properties. Therefore, development would be tucked behind and below the existing built form and associated vegetation at Berryhill and Sunnybrae House.

Panoramic views out across the landscape from the SM would be retained, with a slight foreshortening of the existing settlement edge to the south, albeit this is largely screened due to the intervening topography and existing buildings. Views to the south would continue to comprise of expansive elevated views of the surrounding landscape, over Westhill, contained by the Grampian Mountains in the distance.

With respect to the setting of Hill of Keir, development would result in a slight extension of the settlement edge up the hill, but would be below and contained by the existing properties and vegetation to the north, with the open nature of the upper slopes of the Hill maintained.

The proposed development could improve the relationship between the settlement edge and wider landscape through strategic planting. There are also opportunities to provide functional green open space that links in to, and extend, the existing Green Network both within Westhill, and the countryside beyond and the associated structural planting would ensure that there would be no adverse effects on the skyline, reinforcing the local landscape pattern and further enhancing the habitat network.



Figure 7 : Landscape Opportunities & Constraints Plan

Development Parameters

The evaluation of site opportunities and constraints has informed a set of development parameters through which a Masterplan can be developed.

LAND USE

Residential development is the single use on site and will comprise some 7 ha. Open space will comprise some 14 ha, including formal and informal areas of open space and SUDS.

Residential Capacity

It is anticipated that the proposed development will deliver up to 250 dwellings with a mix of house types including affordable homes. Indicative density bands have been shown in response to the site assessment.

ACCESS & MOVEMENT

The access and movement strategy for the site has been developed in line with current national guidance and wider planning and design guidance such as that set out in Designing Streets. A summary of the key design principles is set out here.

Three vehicular accesses are proposed from Keirhill Road, Hill of Keir Road and Broadshade Avenue to the south and west of the site. Pedestrian/cycle paths are proposed within the development which will connect with the existing Core Path running through the site.

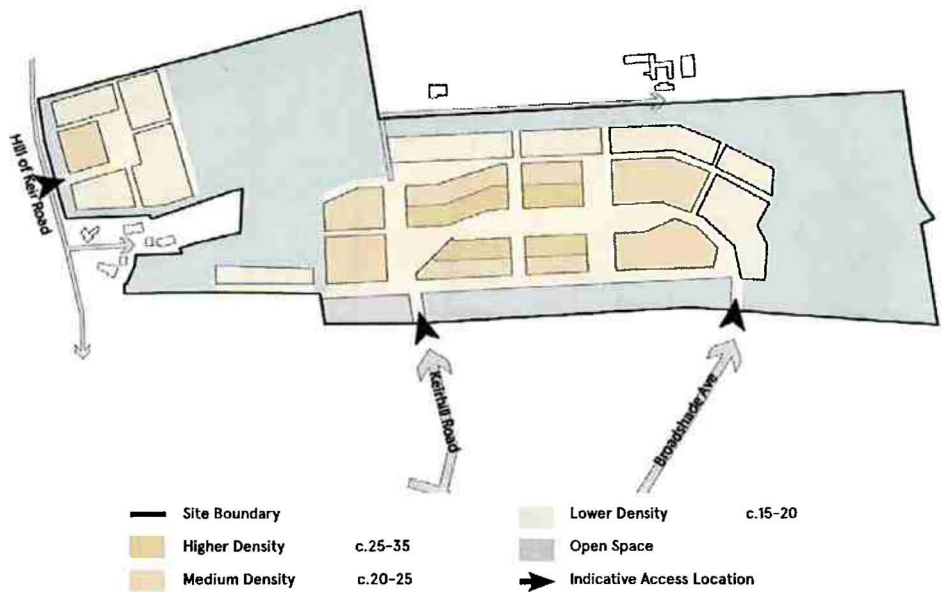


Figure 8 : Land Use Diagram

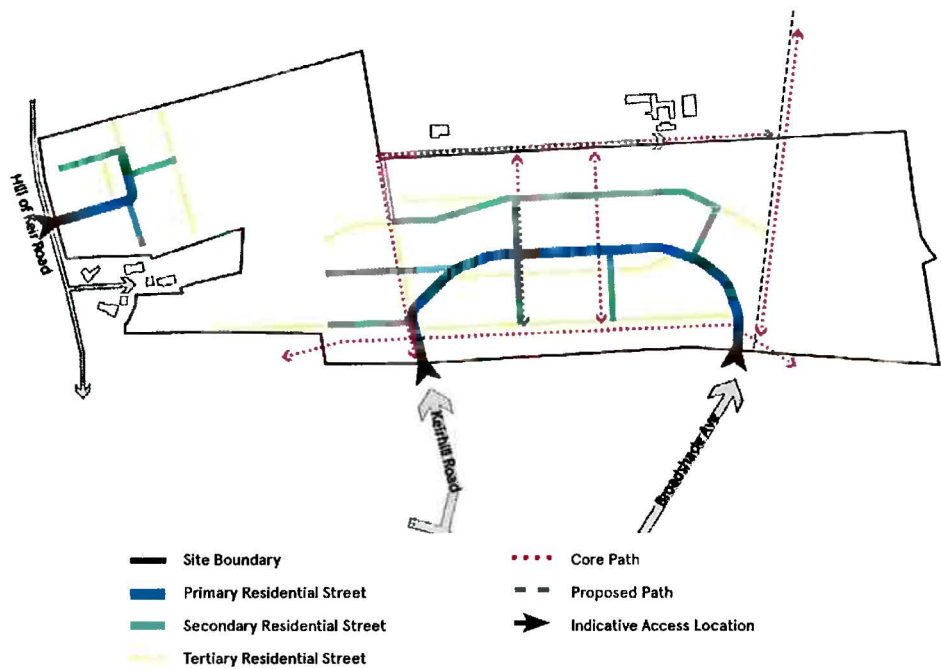


Figure 9 : Access & Movement Diagram

LANDSCAPE

The proposed development will sensitively incorporate existing landscape features on the site. Additional screen planting is proposed to the north-west, the south and the north east.

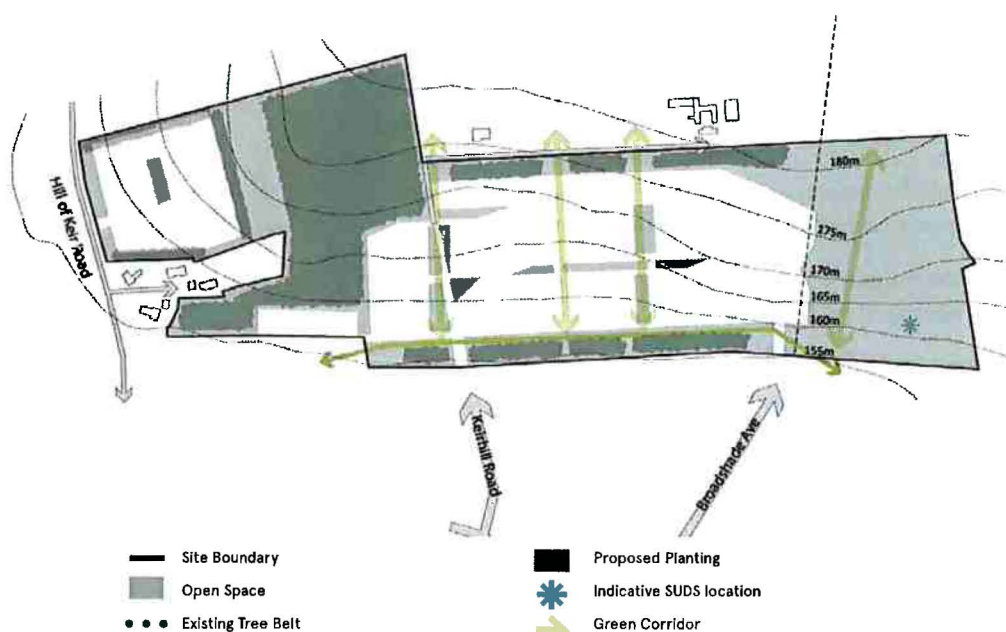


Figure 10 : Landscape & Open Space Diagram

URBAN FORM

Perimeter blocks provide a clear distinction between public and private space and create a legible and permeable environment. All streets, spaces and paths will be well overlooked. Feature buildings (defined by scale, detailing and materials) will emphasise spaces and routes to support legibility.

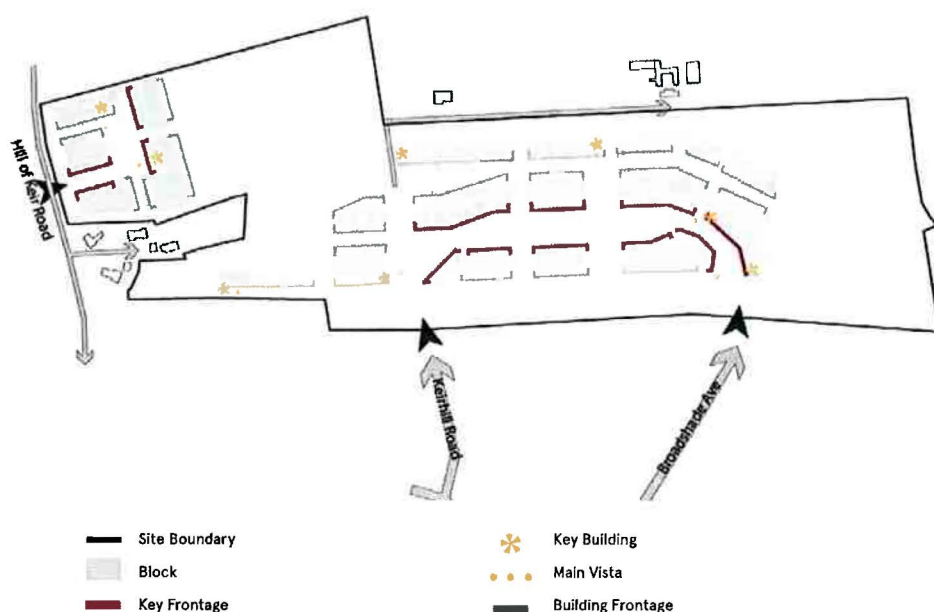


Figure 11 : Urban Form Diagram

Indicative Masterplan

KEY PRINCIPLES

The development of the indicative Masterplan for the site is as a result of an assessment of access, topography, boundary conditions, built and landscape context and applying a cohesive and coherent approach to the structure. The Masterplan is both responsive to the conditions present but also creates an appropriate design approach which creates a development of its own character.

The proposed development will continue the delivery of housing at Broadshade.

Green corridors run east west along the northern and southern boundaries, as well as north south green corridors which extend from green networks within the existing development to the south of the site. Development parcels follow existing field boundaries/stone dykes, wherever possible. Vehicular access will be taken from the south and west of the site and pedestrian connections will be created throughout the development to increase permeability and sustainable links to the established core path network.

It is considered that approximately 250 high quality homes can be accommodated on the site. A range of house types and tenures will be orientated to best address the site topography, to front key open spaces and integrate effectively with the existing built form. The design approach adopted for this Indicative Masterplan ensures that a high quality residential development will be created that will deliver an attractive and robust western edge to Westhill and integrate successfully with the surrounding urban area.

Quantum of Use	
Residential Land	c. 9 ha
Open Space (Including SUDS)	c. 14 ha
TOTAL	c. 23 ha

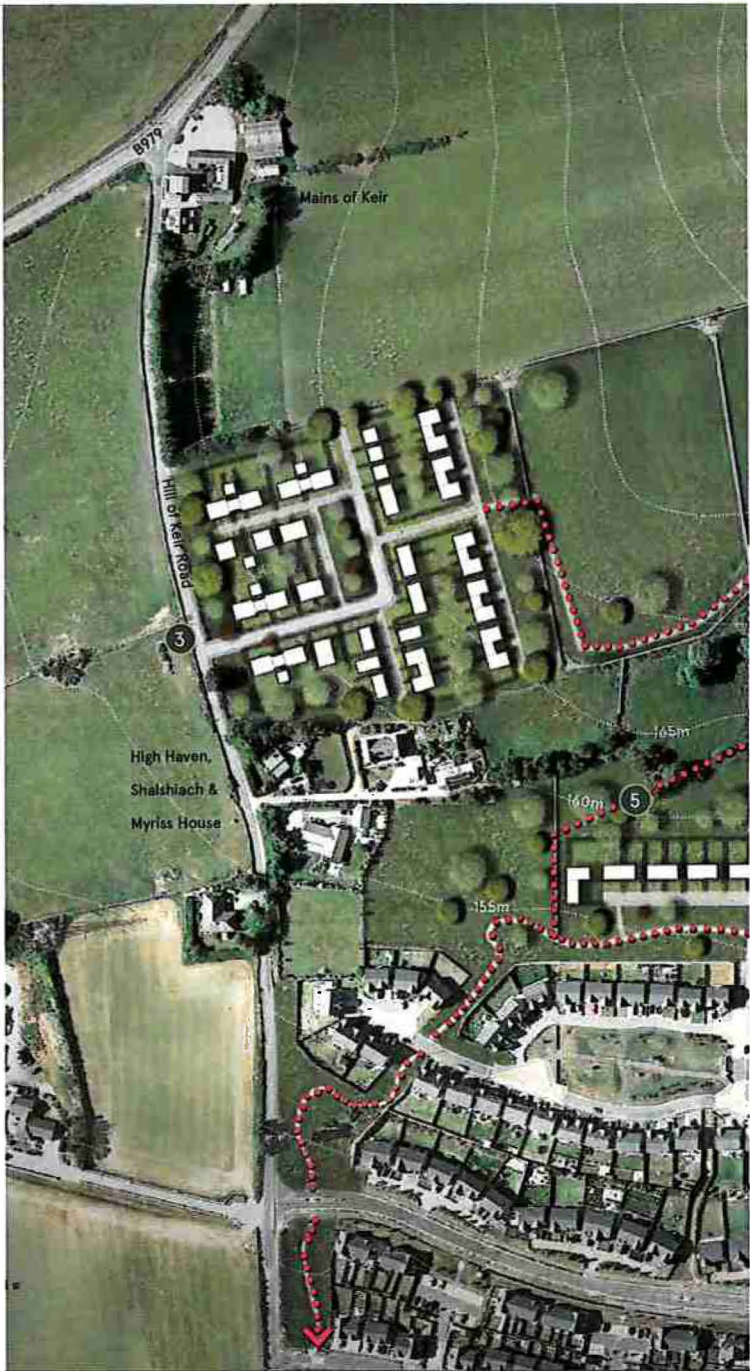


Figure 12 : Indicative Masterplan



Technical Matters

DRAINAGE

The issue of drainage, including the provision for storm water in extreme weather events, has been considered in the development of the Masterplan. Measures to be included within the design approach are set out below:

- Reduce the amount of non permeable surfaces and thereby run-off, specifically on road areas and maximise the space devoted to gardens.
- Use of permeable paving where appropriate.
- A Sustainable Urban Drainage system (SUDS) which incorporates the existing watercourses and provides a network of new ditches, swales, wetlands and ponds.

The SUDS is designed to form a highly positive element in the landscape of the development creating focal points and positive elements in the public realm.

TRANSPORT AND MOVEMENT

The emphasis is on promoting sustainable transport modes offering choice for a wide range of journeys. The modes which can significantly reduce car journeys are:

- Walking and cycling along safe streets and a network of dedicated paths which link with adjoining neighbourhoods and countryside.
- Linking the neighbourhood with the wider settlement.

ECOLOGY

The strategy for the development includes the following measures to protect, enhance and extend biodiversity:

- New habitats will be created, including wetlands and ponds, as an integrated part of the measurements of SUDS areas;
- The landscape treatment of open spaces and parts of the public realm will encourage wildlife through careful selection of plant species and management regime; and,
- Measures to encourage wildlife will be extended to private space and buildings.

PHASING

It is likely that all phases of construction could be complete between five and seven years.

- Phase One extends to approximately 10 hectares, providing approximately 120 units.
- Phase Two extends to approximately 8 hectares, providing approximately 80 units.
- Phase Three extends to approximately 5 hectares, providing approximately 50 units.

These phases are indicative and subject to revision following discussions with Aberdeenshire Council.

Conclusion

This Representation clearly demonstrates that the site can offer an appropriate, high quality residential development which will integrate effectively with the surrounding urban form, without adversely impacting adjacent cultural and heritage assets or have any unacceptable visual impacts. The proposal will also deliver much needed housing (including affordable) and offer a choice of housing types, within an area of strong market demand, and will support the level of employment land which is present within Westhill.

Accordingly, it is proposed that the site be included within the settlement boundary of Westhill and allocated for residential development within the emerging LDP.

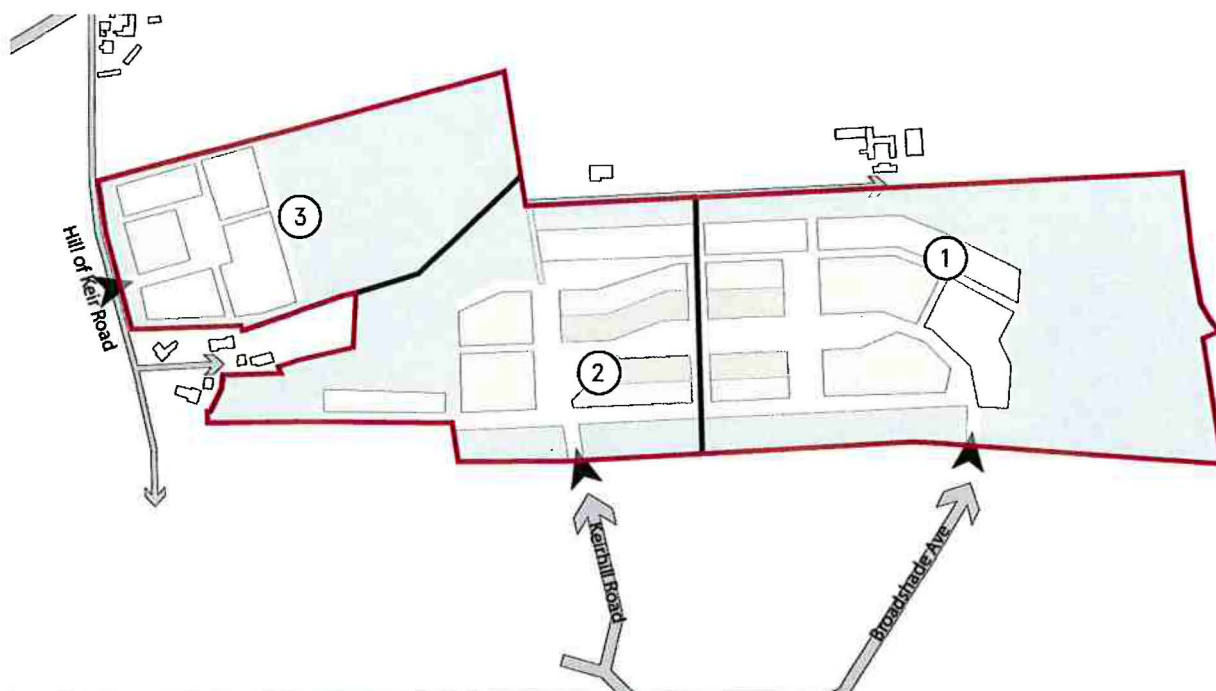


Figure 13 : Phasing Plan



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LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is
Aberdeenshire Council.

The Data Protection Officer can be contacted at Town
House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following
purposes:

- To provide public comment on the Aberdeenshire Local
Development Plan. The data on the form will be used to
inform Scottish Ministers and individual(s) appointed to
examine the Proposed Local Development Plan 2020. It
will inform the content of the Aberdeenshire Local
Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either
Performance of a Contract or Legal Obligation, please note
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information:

It is a Statutory Obligation under Section 18 of the Town
and Country (Scotland) Act 1997, as amended, for
Aberdeenshire Council to prepare and publish a Proposed
Local Development plan on which representations must be
made to the planning authority within a prescribed period
of time. Failure to provide details requested in the 'Your
Details' section of this form will result in Aberdeenshire
Council being unable to accept your representation.

Your information will be shared with the following recipients
or categories of recipient:

Members of the public are being given this final
opportunity to comment on the Proposed Aberdeenshire
Local Development Plan. The reasons for any changes
that the Council receives will be analysed and reported to
Scottish Ministers. They will then appoint a person to
conduct a public examination of the Proposed Plan,
focusing particularly on the unresolved issues raised and
the changes sought.

Your name and respondent identification number (provided
to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your
completed response on the Proposed Local Development
Plan website (contact details and information that is
deemed commercially sensitive will not be made available
to the public).

In accordance with Regulation 22 of the Town and Country
(Development Planning) (Scotland) Regulations 2008
where the appointed person determines that further
representations should be made or further information
should be provided by any person in connection with the
examination of the Proposed Plan the appointed person
may by notice request that person to make such further
representations or to provide such further information.

Your information will be transferred to or stored in the
following countries and the following safeguards are in
place:

Not applicable.

The retention period for the data is:

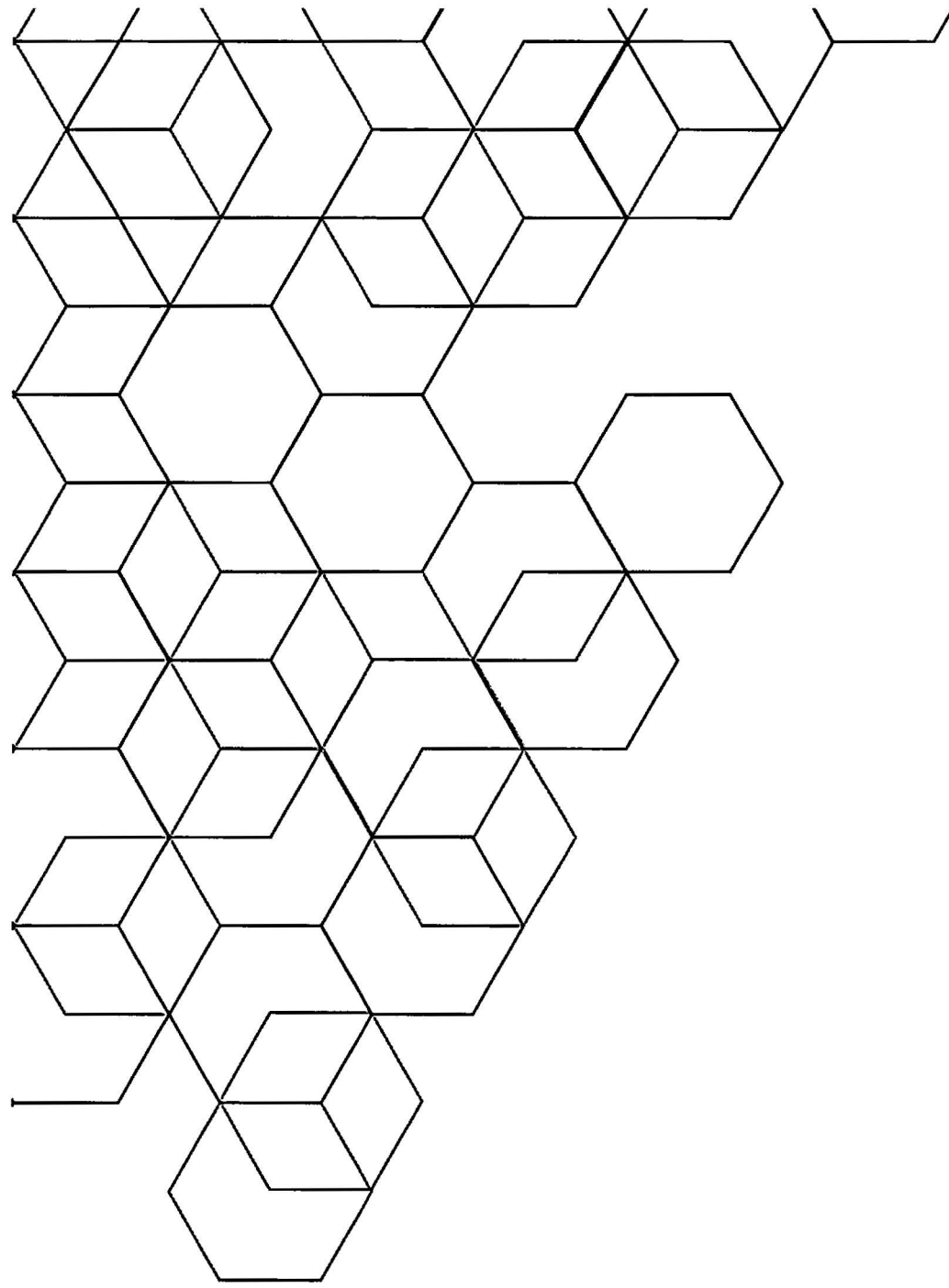
Aberdeenshire Council will only keep your personal
data for as long as is needed. Aberdeenshire Council
will retain your response and personal data for a retention
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collected. After 5 years Aberdeenshire Council will review
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information for a longer period. A redacted copy of your
submission will be retained for 5 years beyond the life of
the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including
profiling, will be undertaken:

Not applicable.

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- to withdraw consent at any time, where the Legal Basis
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- to request access to your personal data;
- to data portability, where the legal basis specified above
is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data,
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For internal use only

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019

Main Issues Report Response Form

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	
Organisation (optional)	Barton Willmore
On behalf of (if relevant)	Stewart Milne Homes
Address	
Postcode	
Telephone (optional)	
E-mail (optional)	



Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email: ☐

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter: ☒

Fair processing notice

Please tick to confirm your agreement to the following statements: ☒

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

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- [REDACTED] Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.



Which document(s) are you commenting on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Please note that these Comments should be read in conjunction with the Representation Document for Site GR064 submitted with this form.

Main Issue 5 – Green Belt

Main Issue 5 relates to the green belt and identifies that the preferred option is to not make any changes to the green belt at this time. We agree with this approach and do not support any extension to the green belt in Aberdeenshire.

Any changes to the green belt in line with the alternative option identified in the MIR requires a comprehensive assessment of the existing and future objectives. This has not been undertaken to date through the preparation of the MIR, or indeed considered to be required at a strategic level through the progression of the SDP. Any changes to the green belt policy has therefore not been considered as part of the Development Plan review process, thus has not been subject to appropriate analysis or scrutiny. Any green belt review at this stage would be retrospective given that a Draft Proposed LDP has already been prepared, and the preparation of a truly comprehensive green belt assessment will undoubtedly be influenced by the content of this document.

In the context of Westhill specifically, any extension to the green belt to the west and north is not supported given existing constraints to the east and south of the settlement which limit the opportunities for future development. The option to extend the green belt around Westhill would result in growth opportunities to be constrained on all edges of the town, which is not supported in this area of strong market demand. It should be recognised that this approach contradicts the outcomes of the Westhill Capacity Study and does not reflect the approach identified in SDP which clearly shows Westhill to be outwith the green belt.

Main Issue 10 – Housing Density

It is noted that in direct response to the increase in the HST identified in the SDP, the Council reconsidered the densities of housing sites in order to address this increase. The LDP 2021 Newsletter (August 2018) noted that 'resolution is proposed that looks at the densities of new sites and provides a realistic assessment of the numbers of homes that each site can provide'. However, from the MIR and Draft Proposed LDP published, the approach has been to introduce a blanket density increase.

Many of the historic sites carried forward from the LDP 2017 have an increased housing density. However, open space and amenity policies have remained largely unchanged. It is therefore questioned how historic housing sites will be able to achieve a significant increase in density whilst at the same time complying with all other policies contained within the plan and question whether all technical standards can be met (e.g. appropriate number of access points).

It is not considered that increasing notional density requirements across the Authority area rather than allocating more suitable sites is an appropriate approach to the delivery of new homes. This does not acknowledge the need for a choice of housetypes across a range of locations, particularly in the context of ensuring that sites are deliverable throughout the lifetime of the LDP.

The Proposed SDP sets a density of no less than 30 dwellings per hectare in SGAs. It is unclear how the preferred option in the MIR aligns with the SDP policy on density and how each will be achieved. It is important to note that any new densities cannot be retrofitted to existing sites, simply resulting in an increase in the number of homes on that site to prevent the allocation of additional new homes through the LDP review process.

The LDP approach to density should be flexible, particularly due to the varying nature of the authority area. Ultimately in order to address the HLR – rather than introducing a simplified increased density approach – additional sites are required to be allocated.

General

The MIR does not include specific HST or HLR information in respect of how the proposed allocations in the LDP are to meet the LDP Allowances identified within the SDP. It is therefore not clear how these Allowances have been calculated, or if an appropriate level of housing land has been identified for development within the plan to meet the HLR or HST. It is submitted that the housing supply is a 'Main Issue' and should have therefore been included within the MIR.

Draft Proposed LDP

The Draft Proposed LDP states that within the Rural Housing Market Area (RHMA) have stalled and the Council have sought to re-evaluate the approach and increased allocations within the Aberdeen Housing Market Area (AHMA) (Page 12). This approach is supported, and it has long been submitted that in order to ensure the delivery of homes in places where people want to live, that more housing land should be identified within the AHMA. It is questioned why – when considering appropriate AHMA towns for further allocations – the largest town in the AHMA outwith an SGA, close to the City, with employment opportunities and extensive public transport connections (i.e. Westhill) was not considered to be the most appropriate sustainable location for development opportunities. As acknowledged within the Draft Proposed LDP, AHMA towns are more likely to attract growth (Page 12), and it is maintained Westhill, more than any other, will deliver appropriate development to make a meaningful contribution to the housing land supply.

It is noted that within the Draft Proposed LDP a split of circa. 60% / 40% is identified between Housing Land Allowances in the Aberdeenshire part of the AHMA and the RHMA. It is submitted that this does not go far enough and that this split should be increased. Indeed, the SDP has sought to increase the split between the AHMA (including Aberdeen City) and the RHMA to an 80% / 20% split and unresolved objections to the Proposed SDP seek to increase this split further. This matter will be Examined by the Scottish Government, and the Council should consider how they will address any changes in respect of these splits. It is questioned if – in the context of the Aberdeen MIR having been published in March 2019, some 4 months after the Aberdeenshire MIR – the Council have fully assessed the RHMA / AHMA split across the two local authority areas, and if the LDP Allowances comply with the HST and HLR set within the SDP.

Your comments (continued)