



P1871 – Prime  
Four North  
(housing)

## Aberdeen Local Development Plan Review

### Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

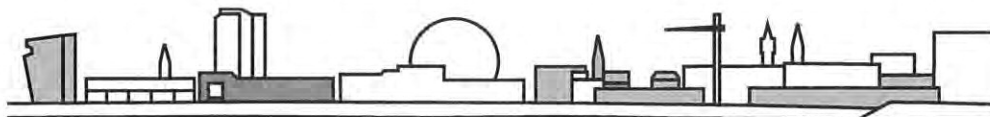
**Please ensure your proposal is with us by 14th June 2013.**

#### Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer: DRUM PROPERTY GROUP c/o HALLIDAY FRASER MUNRO

Date: 14<sup>th</sup> June 2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,  
ABERDEEN

Postcode: AB10 1UR

Telephone:

Email:

2

Name of landowner: Drum Property Group & WMJ Sheran

Address: c/o Agent

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

100 to 125 houses over the two phases with a mix of housing types.

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25%  More  Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes  No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

Not Applicable

- 12 Will the proposed development be phased? Yes  No

If yes, then please provide details of what is anticipated to be built and when.

See attached statement

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes  No  Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

Prime Four has been the subject of extensive public consultation and community liaison. This is expected to be replicated to cover the proposed development opportunity alongside any public consultation carried out for the LDP.

## Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on [www.aberdeencity.gov.uk/localdevelopmentplan](http://www.aberdeencity.gov.uk/localdevelopmentplan)

Please provide the following information:

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

Provided at Prime Four

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

See attached statement

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area?

Secondary Capacity

See attached statement

Primary Capacity

See attached statement

Are there any further physical or service infrastructure issues affecting the site?

None anticipated

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable
Contamination Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

See attached statement for additional information. The proposed bid site will bring additional housing to meet the local and City-wide demand for additional housing close to employment areas. It is also likely to include affordable housing, large areas of open space/parkland that will be newly available to the public and new walking/cycling networks.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document  
(for example if you need it in a different  
format or in another language), please  
phone us on 01224 523317.

---

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমের  
যোগাযোগ সাহায্যের জন্য দয়া করে  
: 01224 523317  
নম্বরে যোগাযোগ করবেন।

---

如果需要語言/傳譯及其他形式的傳訊支援服務，  
請聯絡：01224 523317。

---

Если требуется помощь при выборе  
языка /переводчика или других  
способов общения, звоните по  
телефону: 01224 523317

---

للحصول على مساعدة بخصوص اللغة/ الترجمة  
و وسائل الاتصال الأخرى، الرجاء الاتصال  
بالرقم التالي: 01224 523317

---

Lai saņemtu palīdzību sakarā ar  
valodu/tulkošanu un citiem iespējamām  
komunikāciju atbalsta formātiem, lūdzu  
zvanīt 01224 523317

---

Jej jus turite sunkumu su kalba/ vertimu  
ar kitomis bendravimo formomis,  
skambinkite 01224 523317

---

Jeśli potrzebujesz pomocy językowej /  
tłumacza lub innej pomocy w  
porozumiewaniu się, proszę zadzwonić  
pod numer: 01224 523317



**Thank you for taking the time to complete this form.**  
Please return completed forms to:

Local Development Plan Team  
**Enterprise, Planning and Infrastructure**  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

Or email it to: [ldp@aberdeencity.gov.uk](mailto:ldp@aberdeencity.gov.uk)

March 2013  
[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)



# Development Bid Supporting Statement

Prime Four North,  
Kingswells,  
Aberdeen

On behalf of Drum Property Group

June 2013

**Halliday Fraser Munro**

Chartered Architects & Planning Consultants

Carden Church 6 Carden Place Aberdeen AB10 1UR  
Tel: 01224 388700 Fax: 01224 388777

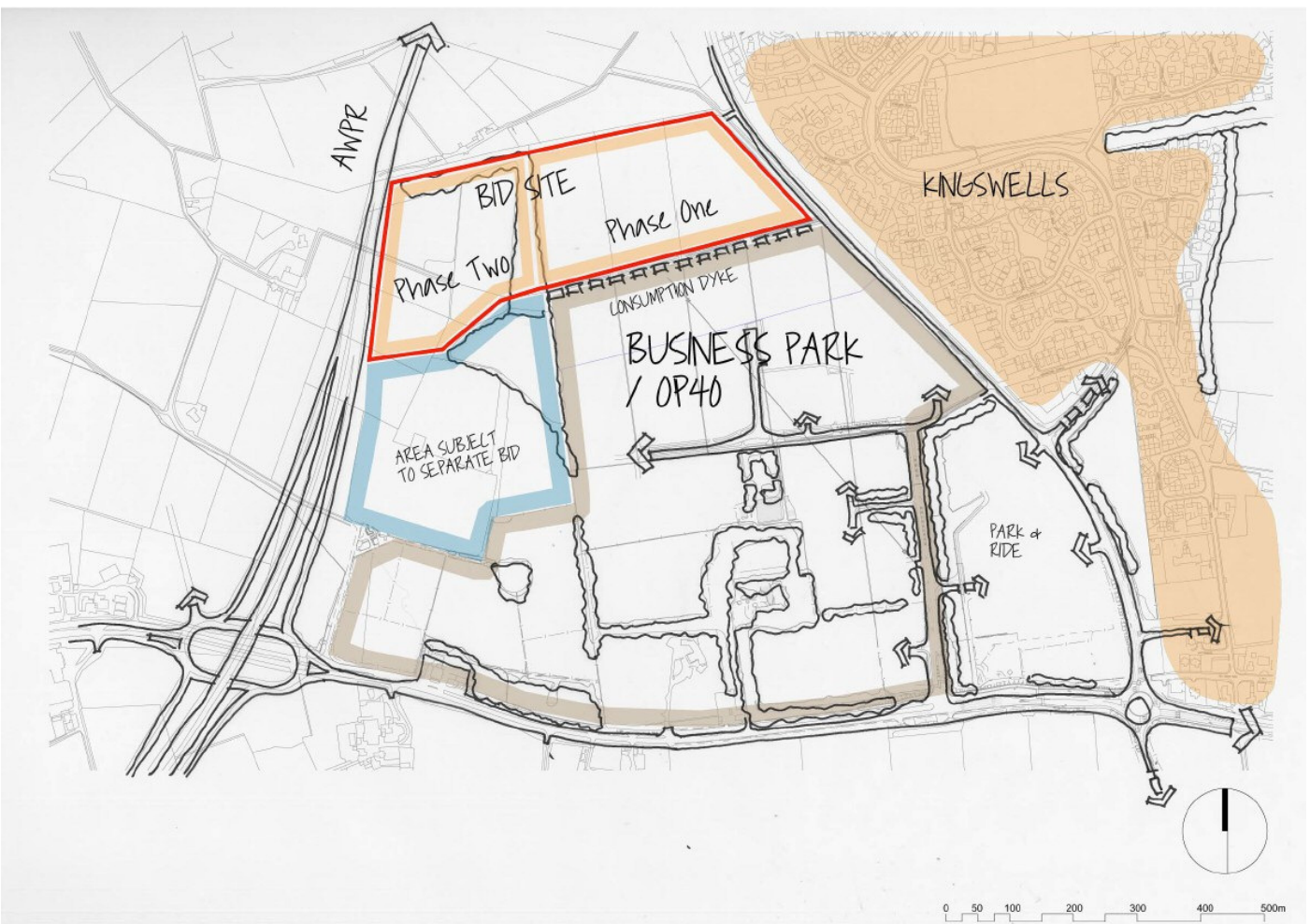
Aberdeen - Belfast - Dundee - Edinburgh - Glasgow

e-mail: [planning@hfm.co.uk](mailto:planning@hfm.co.uk)

**1.0 INTRODUCTION**

The proposed bid sites sit adjacent to the current OP40 employment designation and the Kingswells settlement boundary (between it and the AWPR). The land is currently used as farmland but will be reduced in scale and intersected as a result of the AWPR. The combination of these two factors makes the land much less viable as farmland. But the site also provides positive planning aspects that support it as a development location.

The key sustainability objectives of locating new homes close to jobs, close to a range of transport options and close to existing services are all met by this development bid. Added to that is the ability of the site to create high amenity residential environments with access to parkland, recreational areas, substantial employment areas and new high quality facilities such as the leisure and spa facilities at the De Vere Village Hotel at Prime Four.



**Figure 1 - Location Plan, Prime Four North**

The site is located in an area where accessibility will be significantly improved over the coming years (AWPR and current road/roundabout improvements) and where access to public transport is excellent. As a result the residents of new homes on this site will be able to access the City Centre and other growth areas both on their doorstep at Kingswells and around the Airport a few kilometres to the north. At a more local scale the development is within 400m of Kingswells' Village Centre and only just over that distance from the local Primary School.

Adding new housing to the overall mix in this general location will help create a viable mixed-use development to the west of Kingswells that ties in with the existing settlement and provides new homes associated with additional services and facilities on the adjacent sites.

A parallel bid has been lodged for a site to the south of this bid proposing a wider mix of uses including retail, leisure, services and recreational uses to establish Prime Four as a strategically located sub-regional commercial centre for west Aberdeen. If accepted that bid would help establish this part of Aberdeen as a highly sustainable and effective focus for future investment, new jobs and much needed services.

## **2.0 HOUSING DELIVERY/HOUSING LAND**

Figure 2 below shows that there is a major issue with the delivery of housing over the coming 10 – 20 years in the Aberdeen Housing Market Area [AHMA]. There is an over dependence upon major sites to the extent that only 10 major sites are expected to deliver 22,000 houses over the coming ten years. The problem arises from the fact that these sites will only be able to develop and sell 40% to 50% of that 22,000 based upon the Housing Land Audit (HLA) returns from the key house builders and developers in the North East. Even those returns are optimistic as proven in the recent liaison meetings with house builders and the Councils where delivery expectations were reduced further. The most properties built in any one year in any location in the AHMA was 300 homes in Kintore in 20xx. To achieve similar figures now is considered highly unlikely.

Following agreed 2012 HLA/LDPs													
Reliance on Major Sites													
2007 - 2023													
	Allocation to 2023	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	total
Grandhome	4700	0	0	0	50	100	100	100	100	100	100	100	750
Newhills	3700	0	0	15	105	135	135	135	135	135	135	135	1065
Maidencraig	1700	30	50	50	50	50	50	50	50	50	50	50	530
Countesswells	3000	0	100	200	200	200	200	200	200	200	200	200	1900
Loriston	1100	0	100	100	100	100	100	100	100	100	100	100	1000
Cove	900	78	127	128	128	91	50	50	50	50	50	50	852
Mugiemoss	900	20	100	100	100	100	100	100	100	100	80	0	900
Elsick	4045	0	200	200	200	200	200	200	200	200	200	200	2000
Ellon	988	0	50	50	75	75	100	100	100	100	100	100	850
Uryside	922	0	110	110	110	105	90	70	45	0	0	0	640
<b>Total Major Sites</b>	<b>21955</b>	<b>128</b>	<b>837</b>	<b>953</b>	<b>1118</b>	<b>1156</b>	<b>1125</b>	<b>1105</b>	<b>1080</b>	<b>1035</b>	<b>1015</b>	<b>935</b>	<b>10487</b>
													47.8%
AHMA 2007 - 2023	<b>37250</b>												
Footnotes													
1 Newhills, Maidencraig, Ellon and Uryside are composites of several close sites													
2 Pink shading is Aberdeen, beige is Aberdeenshire													

Figure 2 – Analysis of 2013 HLA and Reliance on Major Housing Sites

This matter is of very serious concern because all agencies involved in the Economic success of the North East (and thus Scottish) Economy maintain that the principal limiting factors to economic growth are labour shortages and this is intrinsically linked to the availability of housing for sale or rent. Not just affordable housing but mainstream housing as well. There are a number of responses available some of which are planning related, others more to do with finance and housing procurement.

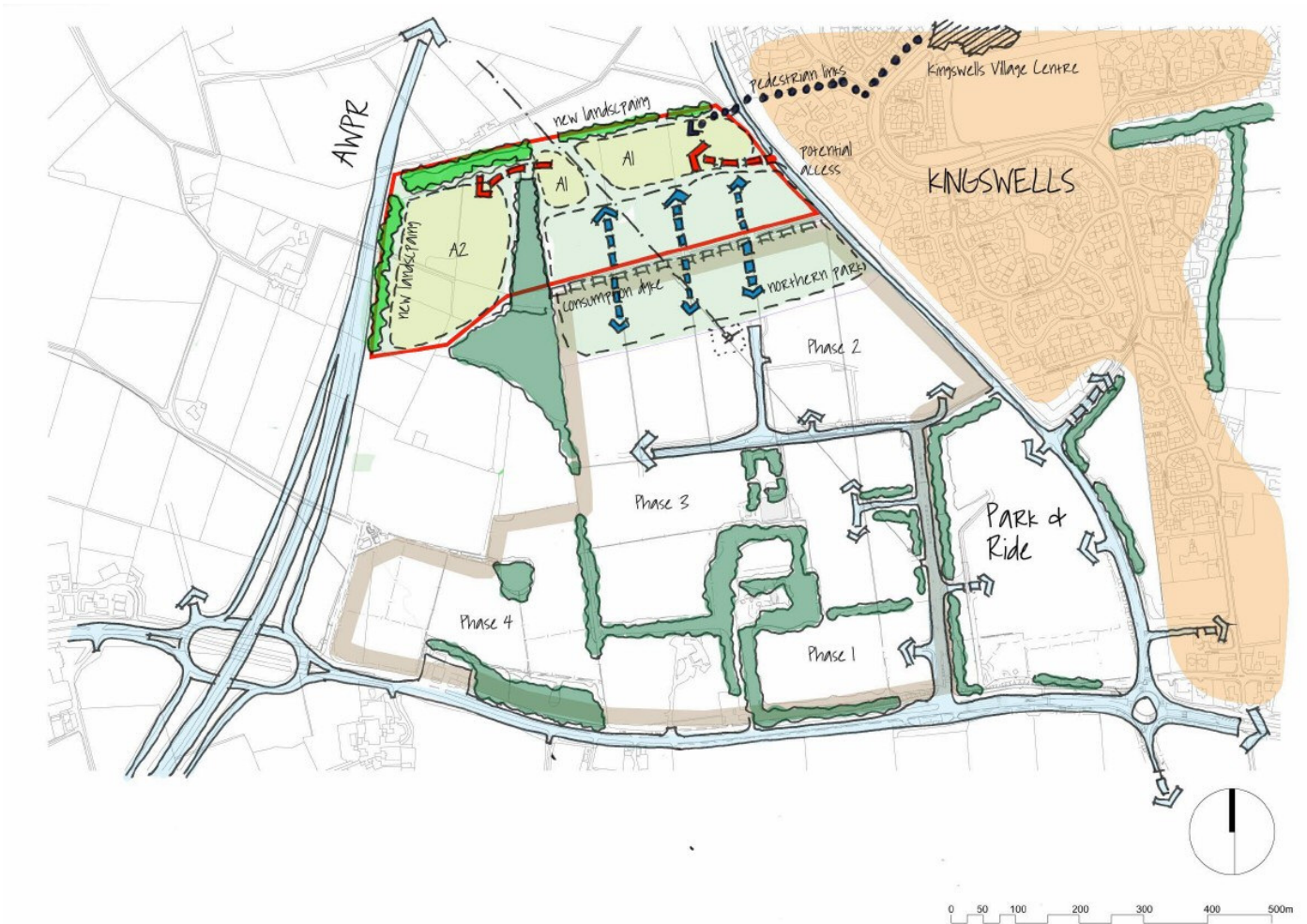
However it is clear that the Planning Authority can't simply state – "we've allocated sufficient land for housing – now it is over to the private sector to deliver". Several planning responses are available to assist with the problem. These include:

- Increasing the number of sites allocated – preferably smaller sites without significant infrastructure issues surrounding them. Planning guidance clearly suggests a 'range of sites, in a range of locations' are required to assist with the effective housing land supply. These smaller sites can help front load the system by delivering development quickly.

Quite clearly this LDP residential bid could assist by adding deliverable housing sites to supplement the effective housing supply and specifically those Major sites that are presently unlikely to deliver in the short term.

**3.0 BID SITES**

The proposal attached is for a single residential bid site split into two distinct areas or phases. This bid promotes both being allocated from 2016 but the physical nature of the site could also allow for these sites being allocated in phases or independently. We are happy to discuss alternative allocation scenarios where appropriate.



**Figure 3 - Indicative Framework Plan**

The area to the east has been identified as Phase 1. We are keenly aware of the potential sensitivities on site as these are very similar to those at Prime Four Business Park where Halliday Fraser Munro is supporting the development as their designers and planning consultants. The design solution at Prime Four has been accepted by the Council and will create extremely high quality amenity, open space and linkages between the various uses. A similar approach can be used on the bid sites to help protect the setting of the Consumption Dyke, reflect the wild

meadow parkland to the south of the Dyke, use the existing landscape features to create the character of the development and create a convenient, pleasant and inspiring place to live.

- The Phase 1 part of the bid site 1 has a developable area of approximately 2Ha.
- The Phase 2 part of the bid site has a developable area of approximately 3Ha.

These 2 bids do not rely on each other and can be developed independently if required. However, we have included a strategic indicative framework plan showing first thoughts on how the area could be developed.

- **Phase 1 should be allocated in the first phase of the LDP.**
- **Phase 2 should be allocated in the first phase of the LDP or to tie in with the construction of the AWPR.**

We have also completed the relevant questionnaire. The following sections expand on the issues raised in that questionnaire and the “Sustainability Checklist for Development Options”.

#### 4.0 SUSTAINABILITY CHECKLIST - ADDITIONAL POINTS

##### *1.Exposure*

The site has tree belts at various locations and will have the AWPR running at a raised level to the west. The mature woodland in particular helps to reduce the effects of exposure from cold northerly winds. None of the land is particularly exposed and the site offers ample opportunities to mitigate against local exposure issues where they may occur.

##### *2.Aspect*

The site is generally south facing providing a clear opportunity to design development to take advantage of passive solar gain.

##### *3.Slope*

The site to the south has been developed as Prime Four Business Park, taking advantage of the south facing slopes. None of that site is particularly constrained by slope and this additional land is generally flatter.

##### *4.Flood Risk*

SEPA's flood extent maps show no flood risk associated with this site. The Denburn runs to the south of the site and any issues in respect of that watercourse have been dealt with as part of the Prime Four development and its associated consents.

##### *5.Drainage*

No waterlogged areas —see engineer's statement.

##### *6.Built/Cultural Heritage Elements*

The wider site includes the Kingswells Consumption Dyke (Scheduled Ancient Monument), Friends Burial Ground (listed) and an area of Ancient Woodland. None of the proposed development areas affect these elements and, as per the planning process for the Prime Four Business Park, can be mitigated for in the design. All of the built and cultural heritage elements will be protected and used to help create the character of the eventual development.

##### *7.Natural Conservation*

A District Wildlife Site covers the woodland to the west of the Consumption Dyke. Much of this woodland is mature but there are areas where it is less dense and may offer the opportunity to create new access from east to west. If

this isn't possible then potential alternative accesses can be investigated including from the South where a parallel bid is being progressed for a mixed-use development.

The remainder of the site is open farmland punctuated by field boundaries. Where possible these field boundaries can be incorporated into development to maintain their presence and character. The area of land between the development areas and the Consumption Dyke has been retained as wildflower meadow park to mirror the area to the south of the Consumption Dyke. This has the potential to increase biodiversity by providing new opportunities for wildlife to thrive.

### *8.Landscape Features*

There will be very little loss of landscape features as the majority are either remaining untouched or being incorporated into the development.

### *9.Attractive/Managed Surroundings/Landscape Fit*

The landscape character in this area is one of developed landscape where there is a mix of housing, major roads, employment use and farmland in very close proximity to each other. The proposed housing development area to the east will be seen from the C89 road but this is a busy commuter route. The proposed housing area to the west will be seen from the AWPR against the context of wider Kingswells. Both areas will be seen in relation to the Prime Four Business Park.

In that respect the development will be visible but once in place it will be seen as an extension to Kingswells rather than a standalone development. The existing mature woodland will also act as both a screen and a backdrop to the development mitigating the overall impact. We do not believe, therefore, that it will have a significant impact on the landscape.

New landscape features such as the wildflower meadow will assist in creating an attractive landscape fit for the proposed development.

### *10.Relationship to Existing Settlement*

Kingswells now includes the Prime Four Business Park, which is presently being developed. By the time the new LDP is Adopted the majority of Phases 2 and 3 should have been constructed. The proposed residential development is therefore immediately adjacent to Kingswells (at its western and northern edges) in terms of employment land and existing housing. See illustrative plans lodged with this bid.



## *11.Land Use Mix/Balance/Service Thresholds*

The current focus of development at Kingswells is on employment use at the OP40 site. This is progressing well with significant new office floorspace, a high quality hotel and spa and a major public square. The overall development area of OP40 is approximately 50Ha. Housing development on the other hand is restricted in Kingswells and very little new housing is allocated or being delivered. Locating housing close to employment uses is central to creating sustainable settlements. Housing at the proposed locations will not only help create new opportunities for the new workers at Prime Four to buy a home close to their place of work but will provide them with access to the social , leisure and recreational opportunities available at Prime Four and at Kingswells.

## *12.Accessibility*

The sites can be accessed from a number of locations and, via proposed new footpath/cycle networks, will be easily accessible to the Kingswells Park & Ride and Kingswells village centre. The C89 is immediately adjacent and links to the improved Kingswells roundabout, A944 and the AWPR. Prime Four Business Park will be served by improved or altered public transport provision and residents should have convenient access to such services as well as the existing Park & Ride services.

## *13.Proximity to Community and Civic Facilities – schools/shopping/health/recreation*

A radius of 1.6km covers the majority of Kingswells and the whole of the OP40 designation. In particular it covers Kingswells Village Centre and the retail, community facilities and primary school located there. The Village Centre is approximately 400m from the eastern edge of the bid site and therefore within easy walking distance.

1.6km also covers many of the local recreational facilities and open space and facilities on the bid site's doorstep at Prime Four. This includes a new and significant public park, spa and health club, public square with sports facilities and high amenity spaces and café facilities.

## *14.Direct Footpath/Cycle Path Connection to Community and recreational facilities/resources*

The proposed development will have direct footpath and cycle path connections to the Prime Four Business Park and its associated leisure, recreational and community resources, the adjacent Northern Park and Kingswells village centre. New and improved footpath networks are easily achievable.

## *15.Proximity to employment services*

The site is adjacent to the 50Ha OP40 employment site as allocated in the extant LDP. The Prime Four Business Park is already well under way and already provides significant new employment opportunities within easy walking distance. Future phases of Prime Four will strengthen the proximity to extensive employment opportunities.

## *16. Contamination*

Extensive contamination studies on adjacent land have indicated no contamination and as this land is similar in nature i.e. farmland, we expect that none will be present.

## *17. Land Use Conflict*

The AWPR will run to the west of the proposed development areas. This will generate some road noise but that can be mitigated by creating natural planted buffers and woodland and locating development in areas where road noise is less intrusive. As development moves further east road noise from the AWPR will become less intrusive.

The C89 to the east of the proposed bid site already runs adjacent to the housing at the western edge of Kingswells. Development on this site will be in a similar position although, as it runs east to west, most of the site will be further away from the C89 road than other existing houses at Kingswells. We therefore don't believe that the road will create significant conflict with the proposed residential use.

The parkland to the south and the existing woodland will provide a peaceful landscape feature and create an attractive amenity for the proposed housing.

## *18. Physical Infrastructure Capacity*

The developers at Prime Four have already invested heavily in improvements to the local infrastructure and we have provided a statement from their engineers confirming that the existing infrastructure can be fairly easily modified to serve the proposed development.

## *19. Service Infrastructure Capacity*

This is a limited development of approximately 5ha (split 2Ha and 3Ha on two adjacent sites). This level of development is unlikely to have significant impacts on the service infrastructure capacity (health, education, emergency services). Kingswells Primary School has a falling roll to 2019 and Bucksburn Academy is at or around capacity about the same time. Nonetheless, school capacity changes over time and future planning for schooling should be coordinated with the development strategy contained in the Local Development Plan.

Aberdeen City Council has been carrying out a review of the education provision across the City. The consultation element of this was reported to the Education, Culture and Sport Committee on 7th February 2013 under the title "Nursery/Primary School Estate Review". The key findings from that report includes:

- A growing school roll forecast across the City, primarily linked to the 36,000 new homes allocated to Aberdeen under the Local Development Plan. School capacity issues, however, are different across differing areas with some under capacity and others already or soon to be at or over capacity. 20 of the City's Primary Schools are predicted to exceed capacity over the next four years.

The recommendations of that report are clear for the Kingswells Primary School and Bucksburn Academy catchments. These include:

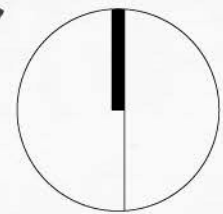
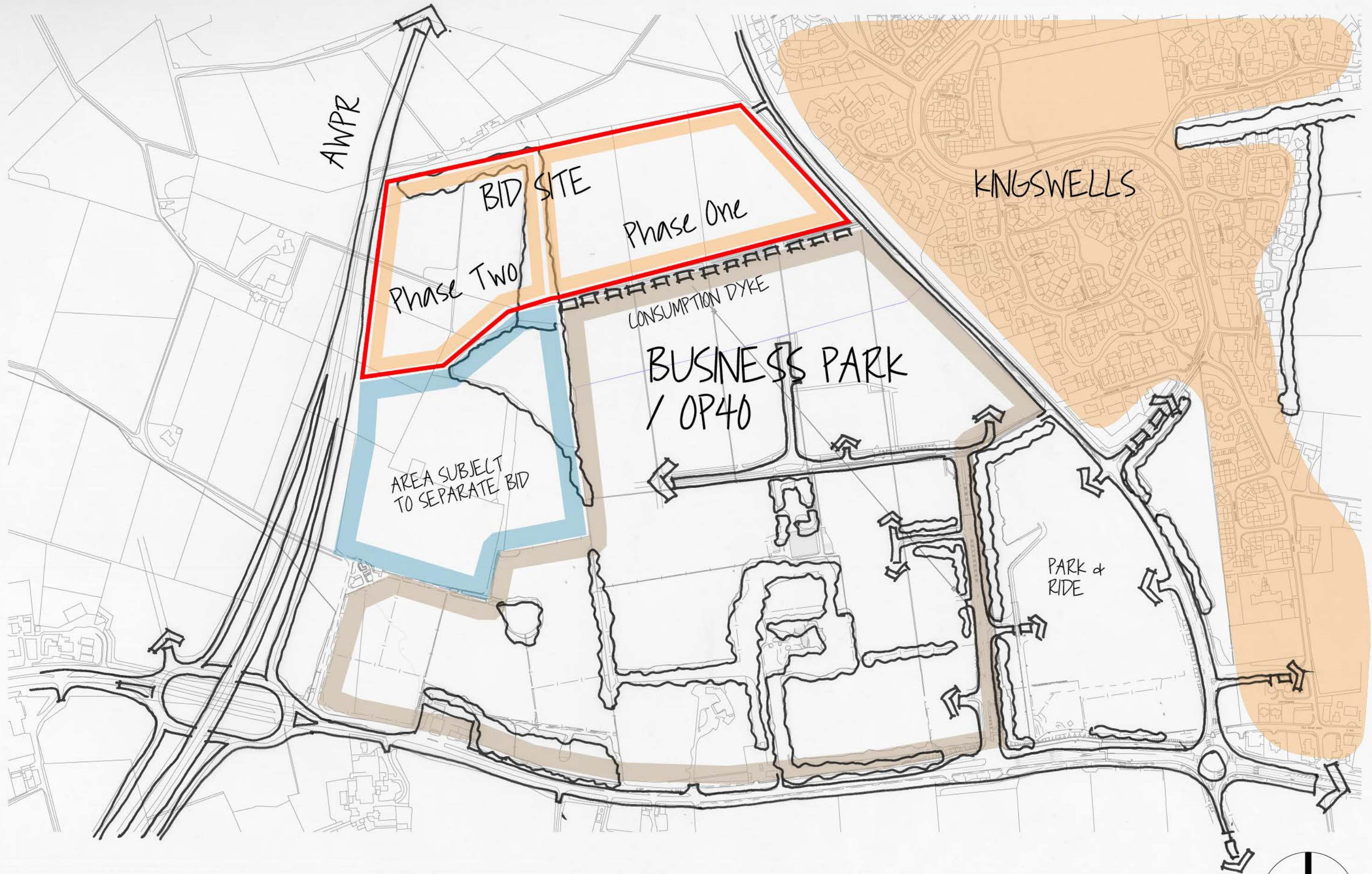
- Establishing new catchment zones in the Countesswells Area; and
- Re-zoning Kingswells secondary pupils from Bucksburn Academy to the new secondary provision at Countesswells new settlement.

These two actions will free up capacity in Kingswells Primary School and provide a new secondary catchment, and therefore new capacity, at Countesswells. On a broader scale, school capacity is an issue across the City that should be considered in light of LDP allocations rather than driving the allocations. The scale of this LDP bid will not create a significant impact on the future of school capacities in the area.

### *20. Other Constraints*

None known







## Steve Crawford

---

**From:** Murray Peden [REDACTED]  
**Sent:** 14 June 2013 09:09  
**To:** Steve Crawford  
**Cc:** Paul Doherty  
**Subject:** 99241: LDP Submission

Steven,

As discussed:-

It is the opinion of Fairhurst Consulting Structural & Civil Engineers who have been assisting in developing the infrastructure for the adjacent OP40/Primefour Development and this proposed development that the existing infrastructure can be fairly easily modified to serve this proposed development.

The land generally falls to the north and there is a surface water ditch on the land to the east. We are not aware of any waterlogged areas of the site, but even if small areas do exist these could easily be accommodated in the development of the proposal.

Regards,

Murray

Murray Peden  
Partner  
Fairhurst  
88 Queens Road  
Aberdeen  
AB15 4YQ

[REDACTED] Website: [www.fairhurst.co.uk](http://www.fairhurst.co.uk)

---

This email message and accompanying data are for the sole use of the intended recipient(s) and may contain confidential information and/or copyright material. Unauthorised use, copying or disclosure of any of it is prohibited and may be unlawful. If you received this email message in error, please notify us immediately and erase all copies of this message and attachments.

Fairhurst scans and monitors incoming and outgoing mail in accordance with its Email Policy. This email has been scanned for viruses but Fairhurst accept no liability for any virus which may be attached.

A full list of partners is available for inspection at any of the firm's offices.

---