



# 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)

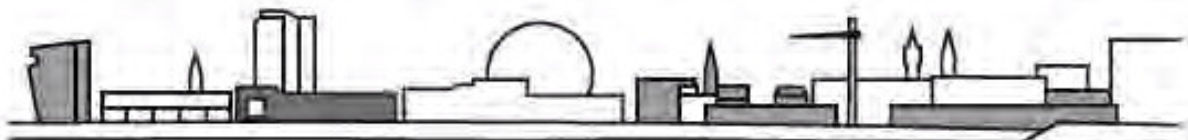
**Please ensure your proposal is with us by 14th June 2013.**

### 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:  Date:

Address:

Postcode:

Telephone:

Email:

2 Name of landowner:

Address:

### The site and your proposal

3 What name would you like the site to be known as?  
[The site name could be descriptive or an address]

Have you any information for the site on the internet? If so please provide the web address:

4 Please provide a map showing the exact boundaries of the site you would like considered.

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

Has there been any previous development on the site? Yes  No

If so, what was it?

7 What do you propose using the site for?

- 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).

Based on a site area of 36.0 ha – assume 60% developable for housing i.e. 21.6 hectares @ 30 houses per hectare = 648 houses.

The anticipated mix comprises flats - 15%, terraces - 30%, semis - 30% and detached - 25%.

- 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.]

A new Neighbourhood centre, with local services and modest retail provision, public open space provision and woodland walks are proposed in addition to housing. There is the potential for this development to contribute to education provision at Countesswells in cognisance of the Report to the Council's Education, Culture and Sport Committee on 07.02.18 on "Nursery/Primary School Estate Review" which provides recommendations on the future provision of Nursery and Primary School Education across Aberdeen. The report identifies recommendations for new secondary school provision in the Countesswells area. In addition, as Kingswells primary school is also over-capacity, the report recommends the establishment of a new secondary zone also in the Countesswells area. This site can contribute to and assist in facilitating the recommendations referred to for both primary and secondary school provision in the area.

- 12 Will the proposed development be phased? Yes  No

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

50 residential completions per year with associated mixed units

- 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.

It is anticipated that this proposal will be subject to a public engagement masterplanning process.

## 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"/> N	<input type="checkbox"/> Y	<input type="checkbox"/> N
Access between 400-800m	<input type="checkbox"/> Y	<input type="checkbox"/> N	<input type="checkbox"/> N
Access within 400m	<input type="checkbox"/> N	<input type="checkbox"/> N	<input type="checkbox"/> N

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

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

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

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?

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

Primary Capacity

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

This site offers the opportunity to contribute towards both primary and secondary education at Countesswells or Oldfold if required. All relevant physical infrastructure and environmental/planning issues, including where relevant the assessments listed below will be assessed through the proposed masterplanning process.

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.)

The proposal relates to a new mixed use development, woodland walks and open space and the potential to offer new green transport links. Whilst other land uses can be considered and incorporated into the masterplanning process, the proposed uses are considered complementary to existing and proposed community facilities and employment uses. It is proposed to provide a choice and range of properties across all price ranges. The development will seek to provide for 25% affordable housing as part of an integrated design and layout.

The use of traditional local architectural styles and traditional building materials are proposed to contribute to the sense of place and to contribute to sustainability objectives. It is intended to progress the proposal further through the masterplanning process.

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

**Appendix 2 - Sustainability Checklist for Development Options  
Aberdeen Local Development Plan Review, April 2013: Foggieton, Countesswells**

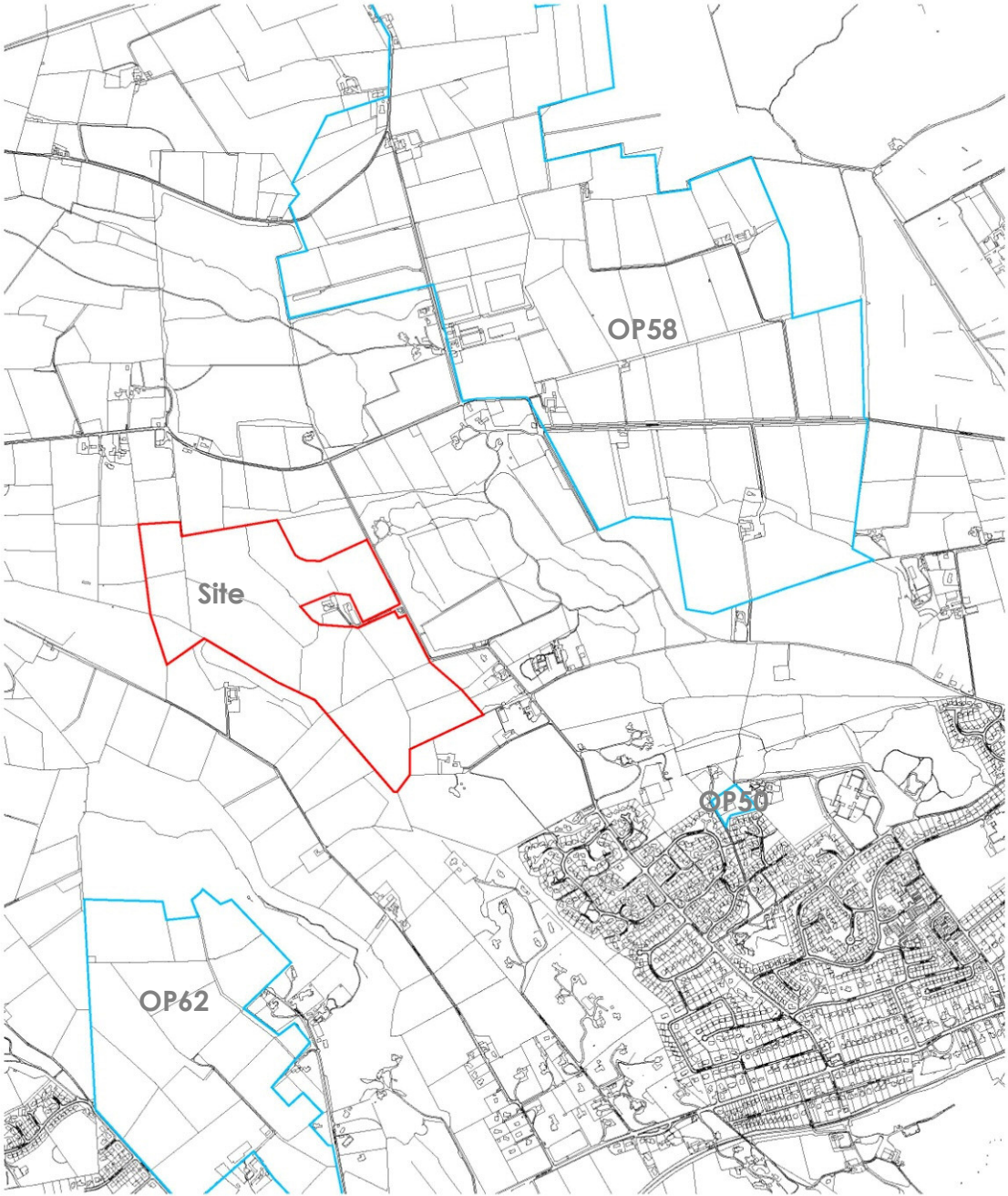
Topic	Comment
Exposure	<p>The climate of the City changes frequently throughout the year, although the temperature remains moderate because of its close proximity to the sea. During the winter the temperature drops down below the freezing point with an average of 8°C, while the temperature reaches an average of 16°C in the summer. Throughout the winter, especially in December, the length of the day is very short, averaging 6 hours and 40 minutes between sunrise and sunset. As winter progresses, the length of the day grows to 8 hours and 20 minutes by the end of January. During summer, the days extend to 18 hours long (approximately).</p> <p>Wind direction statistics have been derived from <a href="http://www.windfinder.com/windstats/windstatistic_aberdeen.htm">http://www.windfinder.com/windstats/windstatistic_aberdeen.htm</a> and are based on observations taken between 11/2000 - 4/2013 daily from 7am to 7pm local time. The dominant wind direction from January to March is primarily northwesterly, southerly in April, southeasterly in May and June, northwesterly in July and August and southerly between September to October. The average wind speed is 10 kts.</p> <p>The site is located to the southwest of Aberdeen approximately 8km from the east coast, and is not impacted by a dominant easterly wind. The site will be protected from the east and south by existing and proposed development. Woodland to the north east and east would provide further protection. There may be some exposure in January to March and July to August from northwesterly winds.</p>
Aspect	<p>The site is southwest facing and mitigation is not required. The site is located in a position which can maximise from solar gain through site layout and design. Landscaping is not required for mitigation, however the indicative site layout plan illustrates a robust landscape framework for the site which will assist in providing for a sense of enclosure.</p>
Slope	<p>The site slopes generally from the northeast to the southwest of the site from approximately 115m AOD to approximately 105m. No mitigation is required. The Gradient is not more than 1 in 12 (0.083) and is calculated at 1 in 60 (approximately) i.e. 0.017.</p>
Flood risk	<p>SEPA's Indicative River &amp; Coastal Flood Map confirms that the site is not located in a flood risk area. <a href="http://go.mappoint.net/sepa/">http://go.mappoint.net/sepa/</a>.</p>
Drainage	<p>No known drainage constraints.</p>
Built / Cultural Heritage Elements	<p>Historic Scotland's website <a href="http://pastmap.org.uk">pastmap.org.uk</a> identifies that there are no Listed Buildings within the site, however there are 3 RCAHMS recordings adjacent at Foggieton, as follows:</p> <ul style="list-style-type: none"> <li>• <b>FOGGIETON- Site Type</b> – BUILDING - <i>Canmore ID 209810</i></li> <li>• <b>FOGGIETON COTTAGE</b> - COUNTESSWELLS ESTATE - <i>Site Type</i> - COTTAGE <i>Canmore ID 180563</i></li> <li>• <b>FOGGIETON- Alternate Name</b> - COUNTESSWELLS ESTATE - <i>Site Type</i> - FARMHOUSE/FARMSTEAD - <i>Canmore ID 180562</i></li> </ul> <p>There are 24 Listed Buildings in the area of search, 165 RCAHMS listings, 2 Scheduled Ancient Monuments</p>



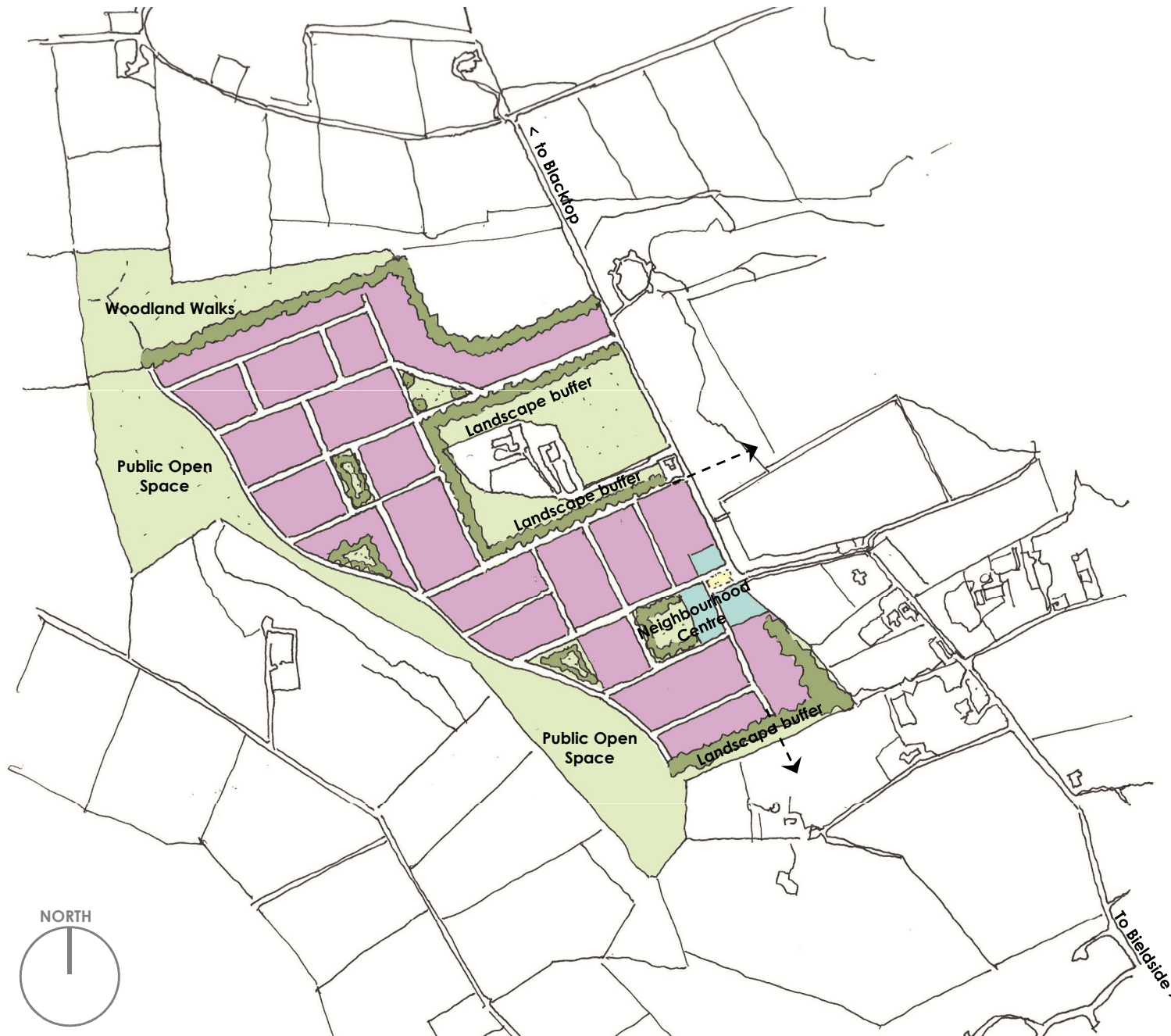
Topic	Comment
	and no Gardens and Designed Landscape. None of the recorded features outwith the site are considered to have an impact on its future development.
Natural Conservation	Scottish Natural Heritage's Interactive Map [www.snh.gov.uk/publications-data-and-research/snhi-information-service/map/] identifies that there are no statutory designations on the site. The adopted LDP constraints map identifies 3 District Wildlife Sites near to the site to the northeast, and to the northwest and southwest.
Landscape Features	The site does not benefit from any obvious landscape features which would prevent development. The indicative site layout plan identifies opportunities for landscape and biodiversity enhancement. The site is located in the Green Belt and also has a Green Space Network designation.
Attractive / managed surroundings / Landscape Fit	<p>The site provides for a new neighbourhood of a significantly smaller scale than Countesswells and the proposal can provide for an attractive new residential area within close proximity to the City, in a location which does not benefit from any statutory landscape designations, but where there is the opportunity to create a new attractive high quality development which provides the opportunity for connectivity into the countryside and adjoining area</p> <p>The indicative Site Layout Plan (Appendix 1) identifies a landscape and development framework for the site and it is considered that as such any landscape impacts can be mitigated, with positive biodiversity effects, together with opportunities for connectivity with the surrounding area.</p>
Relationship to existing settlement	The site fits well with the existing settlement pattern (existing and proposed), having regard to the proximity of Bieldside to the southeast and proposed new development at Sites OP58 and OP62, whilst providing for a new neighbourhood on the fringe of the existing urban area.
Land Use Mix / Balance / Service Thresholds	The proposal aims to secure new housing, a new neighbourhood centre, providing local services and a modest retail provision, and open space in a location which complements existing recent allocations and proposed land uses identified in the LDP. Site OP62 (Oldfold) is designated for 550 homes (up to 2023) and 5 ha employment land. Site OP58 (Countesswells) is allocated for 3,000 homes (up to 2023) and 10ha of employment land. Site OP40 at Kingswells is allocated for 50ha of business land. New medium/long term residential development at Foggieton along with the provision of modest local services offers the opportunity to supply further housing to complement the employment provision and new community services.
Accessibility	The Train Station in Aberdeen is located approximately 6km to the east. There is an existing bus route at Bieldside along the N. Deeside Road and the Countesswells Community Exhibition identified a bus route proposal through the development. A bus link from N Deeside Road northerly along Ballieswells Road, linking in with Countesswells' western boundary would provide direct access adjacent to this site. The site is located approximately 700m north of the N. Deeside Road (A93).
Proximity to community and civic facilities – schools / shopping / health / recreation	<p>There is significant employment land provision in the area, including large allocations at Kingswells, Countesswells and Oldfold. Further community services and facilities, including schools are proposed at Oldfold and Countesswells and there are existing services at Bieldside at a distance of 400m from the site. Cults Academy and Primary School are located just over 800m to the southeast. Deeside Golf Club is located just over 1km to the south of the A93.</p> <p>The Report to the Council's Education, Culture and Sport Committee on 07.02.13 on 'Nursery/Primary School</p>

Topic	Comment
	Estate Review' provides recommendations on the future provision of Nursery and Primary School Education across Aberdeen. The site falls within the Cults Associated School Group, however, due to proposed allocations at Oldford and Countesswells, new schools are being provided, both secondary and primary. As this is a medium/long term proposal, it is anticipated that school capacity will be resolved or that this site can contribute to the provision. The site is well located in relatively close proximity to any of the future potential options.
Direct footpath / cycle connection to community and recreation facilities and resources.	Whilst there are no formal cycle routes, Baillieswells Road is considered to be cycle friendly. There are a number of core paths on the east side of Baillieswells Road, forming a trail within the woodland and also to the north and west. The development of this site offers the opportunity to provide further connections to the surrounding countryside as illustrated on the indicative layout and also to provide new woodland walks within the site.
Proximity of employment opportunities	There is a significant employment land provision in the area, including large allocations at Kingswells, Countesswells and Oldfold. There are existing employment opportunities at Bielside and Cults and within the City.
Contamination	No known contamination constraints.
Land Use Conflict	No known conflicts.
Physical Infrastructural Capacity	No known constraints.
Service Infrastructural Capacity	No known constraints.
Other Constraints	N/A

— Currently allocated sites  
— Proposed site



FOR ILLUSTRATION PURPOSES ONLY  
May 2013



**Legend**

- ← - - - Allowance for connection to future development
- Residential Development
- Mixed Use Development



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