

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Mundurno, Bridge of Don.
5.2	Site Address	Land at Mundurno, Bridge of Don.
5.3	Postcode	AB23 8BJ
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: N/A
5.5	Is the site currently being marketed?	No Details: It is already under option to a house builder.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: The site lies to the north east of the Bridge of Don centred on Mundurno Farm and straddling the B999. Please see Appendix 2.
5.7	Please provide the National Grid reference of the site.	NJ 945 130
5.8	What is the current use of the site?	Primarily agricultural land.
5.9	Has there been any previous development on the site? If yes please provide details	No Details: N/A

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	
		Part owner	
		Option to purchase	✓
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: The site is under option to Stewart Milne Homes.	
6.3	Is the proposed site included in the ALDP2017?	No Details: Land to the south east and south west of the site comprising OP10 and OP1 were allocated through previous LDPs. Please refer to Appendix 1 for further details.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: The site has been promoted through the 2012 and 2017 LDP processes. Please refer to Appendix 1 for further details.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: N/A	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: In respect of the 2017 LDP the site was allocated Reference B0202. Please refer to Appendix 1 for further details.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: N/A	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details: N/A	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	✓
		Employment	
		Mixed Use	✓
		Retail	✓
		Other (Please Specify)	✓
7.2	Do you have a specific occupier in mind for the site?	Yes Details: The site will be developed by Stewart Milne Homes. Occupiers will be identified for the various components as the development progresses.	
7.3	Site Area (hectares)	71.0 ha or thereby.	
	Housing		
7.4	Approx. no of units.	1,000	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	The development will comprise a mix of apartments, detached, semi-detached and terraced houses ranging from 1-5 bedrooms. The exact mix will be determined by prevailing market conditions and demand at the time of development.	
7.6	Affordable Housing Percentage	25% or such other proportion as agreed in accordance with Planning Policy at the time of development.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: A Partner will be identified should the site be allocated for development.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private and affordable housing.	
	Employment		
7.9	Business and Office	N/A	
7.10	General Industrial		
7.11	Storage and distribution		
7.12	Other Please specify		
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	A local centre has been identified for mixed use development. This will comprise, retail, health, class 4 business uses, community uses and residential apartments. Please refer to Masterplan attached at Appendix 3.	
7.14	Employment		
7.15	Retail		
	Retail		
7.16	Approx. floor area	As above, please refer to Masterplan.	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	As above, please refer to Masterplan.
7.18	Approx. floor area	As above, please refer to Masterplan.

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>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.</p> <p>No Details: The earlier Development Bid in respect of the 2012 LDP was subject to public consultation at community 'drop in' events. If preferred for development through the MIR Stewart Milne Homes would embark on a public engagement exercise.</p>
8.2	Will the proposed development be phased?	<p>Yes Details: Please refer to Masterplan attached at Appendix 3.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 5-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes Details: Funding will be available to permit development of the site following allocation and grant of the necessary consents.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>No Details: N/A</p>

9.	Sustainable Development and Design	
9.1	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 . Please provide the following information:	
	Orientation	
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds
		Some shelter from northerly winds
		Good shelter from northerly winds
9.3	Aspect:- (is the site mainly)	North facing
		East or west facing
		South, south west or south east facing
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes
		If yes approx. what area (hectares or %)
		No
	Flooding & Drainage	
9.5	Flooding (is any part of the site at risk of flooding or has it previously flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)
		Little or No Risk
		Low to Medium Risk
		Medium to High Risk
		If yes approx. what area (hectares or %)
		No
9.6	Has a flooding strategy been developed for the site?	No Details: N/A
9.7	Have discussions been had with the Council's flooding team?	No Details: N/A
9.8	Have discussion been had with Scottish Water?	No Details: N/A
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details: N/A
9.10	Is there water capacity for the proposed development?	Yes Details: N/A

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	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	✓ Refer to Apps 1 & 3.
		No loss or disturbance	
9.12	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	✓
9.13	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	✓ Refer to Apps 1 & 3.
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	✓
		No intrusion	
9.15	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	
9.16	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	✓
9.17	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	✓

9.18	Will the site impact on any water courses?	No Details: Minor drainage ditches are present on site. A water course runs along the southern boundary on adjoining land			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details: N/A			
9.20	Is the development site within the airport safety exclusion zone?	No Details: N/A			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: N/A			
9.22	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		✓	
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: Detailed discussion will follow should the site be preferred for development. Please refer to Appendices 1 and 3 For further details.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: The adjoining A90 will be de-trunked following the opening of the AWPR.			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		Between 400-800m	✓		
		Within 400m			✓
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	All services and facilities will lie within 800m of the completed development. Please refer to the Masterplan attached at Appendix 3.		
		Local shops			
		Sports facilities			
		Public transport networks			
Primary schools					
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			✓

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeency.gov.uk/services/environment/core-paths-plan)	Good range of connections	
9.29	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	✓
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	Yes Details: Existing connections within adjoining development. Measures will be taken by Stewart Milne Homes to ensure connection to high speed broadband.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: There are no heat networks serving the area.	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: A fabric first approach will be taken. Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: N/A	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: Please refer to Masterplan attached at Appendix 3,	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	✓
		Negatively impact the Network	
		Please justify your response: There will be inevitable change as has occurred as a consequence of the AWPR to the north. However, measures will be taken to safeguard green corridors throughout the development. Please refer to Appendix 1 and the Masterplan attached at Appendix 3.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details: The proposals make provision for a new primary school. Please refer to Appendix 1 for further details.
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes Details: 2015 based school roll forecasts show limited capacity at nearby Glashieburn Primary School and Bridge of Don Academy. This will be augmented by a new primary school provided as part of the development.

11.	Community benefits	
	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.)	
11.1	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?	Yes Details: Please refer to Appendix 1 and Masterplan attached at Appendix 2.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: Please refer to Masterplan attached at Appendix 3.

13.	Additional attachments		
	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
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		To follow.
13.4	Habitat/Biodiversity Assessment		To follow.

13.5	Landscape Assessment	✓	
13.6	Transport Assessment		To follow.
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		✓

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	✓
		Please provide details of viability: Stewart Milne Homes, having taken an option on the land are confident that there is residual value following development of the site and provision of necessary infrastructure.	

Appendix 1

**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW (2022)
CALL FOR SITES
MUNDURNO, BRIDGE OF DON, ABERDEEN**

FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

Introduction

This Development Bid is submitted in response to a call for sites by Aberdeen City Council to be considered for inclusion within the Aberdeen Local Development Plan Review (2022). The land which is the subject of the Development Bid is owned by Messrs Leiper and is under option to Stewart Milne Homes North Scotland Ltd. This Bid is submitted on their behalf.

Stewart Milne Homes are part of the Stewart Milne Group, founded in 1975. Since that time, the Group has grown to become one of the UK's leading privately owned housebuilders. The company have a commitment to enterprise and innovation meshed with traditional value for quality services. The Group are currently building homes across the North East of Scotland, Tayside, the Central Belt, and the North West of England.

The Development Proposals which are the subject of this Bid have evolved following a detailed analysis of the land and its capacity to accommodate further development. A residential led mixed use development is proposed to promote a sustainable community and to provide services and facilities. An indicative Masterplan has been prepared and, whilst there has not been any community engagement to date, Stewart Milne Homes are fully committed to that process.

The detail contained herein requires to be read in conjunction with the responses provided in the Bid Form. It expands, where necessary, on the response to each of the questions set out in the Form, particularly where further detail is sought. A Masterplan has also been prepared to accompany the Bid and requires to be referred to in conjunction with this and the response form. The Masterplan is attached at Appendix 3.

Q5. Site Details

The land under the control of Stewart Milne Homes extends to approximately 71.0 hectares or thereby. A plan highlighting the full extent of the landholding is attached at Appendix 2. It comprises a farm unit set around the disused house and steading of Mundurno, which lies approximately 600m north, north west of the Murcar roundabout where the B999 joins the A90 trunk road. The Development Bid site straddles the B999 with the larger of the two land parcels lying to the east of that road between it and the A90 trunk road. The southern boundary of the site lies immediately to the north of the Mill of Mundurno, now a hotel. The eastern boundary follows the A90 before a 'tongue' extends northwards following the alignment of the old A90 to a point at Harehill where it abuts a mix of employment uses. The boundary returns south westwards before leading north westwards along the boundary of the

former concrete manufacturing yard. Its northern boundary abuts the access to Hill of Tramaud landfill site, beyond which lies agricultural land.

The smaller parcel of land lying to the west of the B999 comprises three fields, the northern boundary of which is formed by the access to Hillhead of Mundurno, which lies to the north west of that land parcel. The western boundary runs southwards to Dubford Cottages where it joins Shielhill Road, which forms the southern boundary and broadly follows that until it connects with the B999.

The land is predominantly in agricultural use for both grazing and arable purposes. The Soil Survey of Scotland identifies the entire farm as Grade 3.2 quality. This is land capable of producing only a moderate range of crops.

In topographic terms the land rises from around 40m AOD north of the Mill of Mundurno to approximately 70m AOD at Hillhead of Mundurno to the north west of the site. Mundurno Farm and steading buildings, lying to the east of the B999, occupy a prominent knoll at around 50m AOD. A valley feature runs parallel to the B999 between it and Mundurno Farm buildings.

The land to the west of the B999 rises from the 45m contour adjacent to Shielhill Road to the 70m contour, which touches the site to the north east at Hillhead of Mundurno. The three fields which form this land parcel have parallel east/west boundaries, which form part of a pattern extending to the north. A Scheduled Ancient Monument comprising a standing stone lies towards the western boundary of the middle field. No other archaeological features are evident on the Bid site. Both parts of the site are gently undulating with only small sections steeper than 1 in 10.

There are many sand and gravel deposits in the area and this is evident by the extent of previous workings, some of which, outwith the site, are now being landfilled. Localised extraction is understood to have taken place on the Bid site, but the extent of such workings are minimal compared to the extent of extraction in the surrounding area. The workings currently lie to the north east of the Bid site and to the south west. A range of business and industrial uses are also located to the north east and landfill operations are currently underway at Hill of Tramaud. The land to the south west on the opposite side of the B999 is allocated in the extant Local Development Plan for the development of 550 houses. Development is nearing completion on this site. A further long established residential development lies 500m beyond this at North Denmore. Beyond the hotel on the south eastern boundary lies the Denmore Industrial Estate, which comprises a mix of business and industrial uses, as well as a number of retail units. To the south east, beyond the A90, Site OP1 is identified in the extant LDP for employment purposes. Extending to 27.0 hectares this is scheduled for development in the period 2027-2035.

Typical of the site's coastal location there is little woodland evident on the site. The main features are small groups and lines of trees around the Mundurno Farm buildings. A number of low hedges and drystone dykes define some of the field boundaries. The Burn of Mundurno runs from west to east beyond the site to the south with a small pond serving the former Mill of Mundurno.

Q6. Legal and Planning History

The site is under the sole ownership of Messrs Leiper, and under option to Stewart Milne Homes. There are no legal impediments to the development as proposed.

Development Bids relative to the site were submitted in 2009 and again in 2013 in response to Calls for Sites from the Council to be considered for inclusion in the Local Development Plan 2012 and the Local Development Plan 2017.

The Main Issues Report (MIR), published by Aberdeen City Council in October 2009, identified the Denmore and Murcar areas to the north of the city as one of eight directions for growth. That was included in the LDP 2012 and carried forward into the LDP 2017. The 2009 MIR considered that development to the north of the city would contribute to delivering the vision set by the Energetica initiative, promoted by the then Aberdeen City and Shire Economic Future (ACSEF), but failed to identify the Mundurno site for development. Despite representations being lodged to the MIR the proposed Plan, published in 2010, failed to include the site for development.

Objections were subsequently submitted to the proposed Plan and these were considered at the Examination in Public into the Plan. The Reporter concluded that adequate housing land had been provided to meet the allowances in the then extant Structure Plan and as such, there was no numerical justification to allocate further housing sites. On a site specific basis he considered that its development would extend built development into the open countryside and as a consequence, the greenbelt boundary, particularly to the west of the B999, would be considerably weakened and the ability to prevent further encroachment into the countryside reduced. He considered removal of the site from the greenbelt and its allocation for development had not been justified.

The subsequent commitment to deliver the Aberdeen Western Peripheral Route (AWPR) and the Third Don Crossing, both of which are now in place, had material implications for the Bridge of Don area and the Mundurno site in particular. As a consequence of these material changes a further Development Bid was submitted in 2013 accompanied by an indicative Development Framework and Access Strategy.

The Development Options Assessment, published within the MIR in January 2014, allocated the site Reference B0202. However, the MIR considered there to be no requirement for additional housing land to be identified through the emerging Plan and consequently failed to identify it as a preferred site for development. The representations in response to the MIR were considered by Officers and reported to a meeting of the Communities, Housing & Infrastructure Committee on 28 October 2014. Officers advised the Committee that “...**irrespective of the suitability of each site for development, the LDP already provides adequate housing and employment land to meet the allowances set in the Strategic Development Plan. We do not believe there are any overriding benefits which would justify allocating these sites for development**”. The Proposed Plan, published in March 2015, failed to make provision for the site. Consequently, further representations were submitted seeking the inclusion of the site. Those representations were considered at an Examination in Public into the Plan.

At the Examination the Reporter concluded that **“...the land is of no great inherent landscape quality, and the southward-facing slope means that development would be unlikely to be excessively prominent in views from further north”**. However, he considered the land to be visible from areas of the city to the south, and from approaches to Aberdeen along the A90 and the B999. As a consequence he felt it contributed to the landscape setting of the city and its greenbelt status served to direct development to those sites identified for development in the proposed Plan.

The Reporter noted that releases of additional greenbelt land are sometimes required, but in this case, concluded that there was very little scope to allocate additional greenfield land. He considered that a release of the scale envisaged at Mundurno would represent an excessive and unjustified over-allocation of housing land when set against the Housing Land Requirement identified in the then Strategic Development Plan. For that reason he concluded that **“...whatever the potential merits of development at Mundurno in the longer term, this land should not be allocated for development in this Local Development Plan”**.

Importantly, the Reporter did not rule out the future development of this site. He found it to be of little landscape quality, but recognised the benefit of retaining it in greenbelt to encourage development of the sites immediately to the south allocated through the LDP. The overriding reason for the site not being allocated was because the Reporter considered there to be no numerical justification at the time for the allocation of additional sites of that scale.

This Development Bid has been informed by a detailed Landscape & Visual Appraisal in accordance with recognised best practice and policy. The site is considered suitable for built development incorporating existing landscape features and landscape mitigation measures, where necessary. Full details are set out in the Masterplan attached at Appendix 3.

Q7. Proposal

The proposal is for a residential-led development with a mixed use central hub providing for retail, business space, community and healthcare facilities, creating a sustainable community adjoining the existing suburb of Bridge of Don. Capable of accommodating around 1,000 houses, this is likely to comprise detached, semi-detached and terraced houses with apartments in the “town centre” providing accommodation ranging from 1-5 bedrooms. It will accommodate a range of tenures with up to 25% affordable housing provision, or such other proportion as agreed in accordance with Planning Policy at the time of development.

The site is well located for direct connections to the trunk road network via the A90 and the AWPR to the north. A realignment of the B999 will facilitate a pattern of movement which improves safety and accessibility. The realignment also allows a series of improvements to the local road network and the creation of a series of east-west and north-south links. It is also well positioned to provide direct vehicular and pedestrian links to the wider Bridge of Don community to the west and south ensuring easy access to existing services and facilities. Located next to major employment areas, including

existing and proposed, the development will help achieve a balance in the distribution of housing and employment, potentially reducing the need to travel to work.

Overall, 33.0 hectares of land is identified for residential purposes with a further 21.0 hectares utilised for open space provision. This will include both formal and informal areas of open space, structural planting, SUDS and green networks. The balance will comprise related infrastructure and accommodate a frequent bus service serving the site and linking it with Dubford, Mundurno, and Murcar enabling residents in the Bridge of Don to better access employment opportunities to the east.

A new landscape structure will be created incorporating retained vegetation which improves the environmental quality, enhances biodiversity, and creates shelter. The retention and sympathetic profiling of the land form will make best use of the topographical value of the site to create a series of open, low hills, which are a distinctive element of the landscape of the area. Full details of the proposals are set out in the Masterplan attached at Appendix 3.

It is envisaged that the site will be developed in three phases as highlighted in the accompanying Masterplan. Phase 1 extends to approximately 27.0 hectares and comprises the central core and the land to the west. Phase 2 proposes the development of the land to the north and extends to 24.0 hectares, whilst the third and final phase develops the balance of the land to the east and provides the connection to the A90.

Q8. Engagement and Delivery

Given the planning history to the site the proposals have been in the public domain for a number of years. The earlier Development Bid in respect of the 2012 LDP was subject to public consultation at community 'drop-in' events. That Bid was subsequently considered through the MIR and proposed Plan processes. Similarly, the Bid in respect of the 2017 Plan, whilst not the subject of a Public Consultation event did form part of the MIR and proposed Plan processes.

Stewart Milne Homes recognises the importance and benefits that can be gained from public engagement and are committed to undertaking Public Consultation at the appropriate time in respect of the development proposals. Should the site be preferred for development through the Main Issues Report, Stewart Milne Homes would intend to meet with the Community Council to explain their proposals and to hold a Public Consultation event. This would take the form of an exhibition of the indicative proposals presented through a drop-in session in a local venue. This would allow the public to make informed comment at the Main Issues Report stage and prior to publication of the proposed Plan.

A phased development is proposed as set out in the Masterplan. If allocated, development would commence in the first period of the Plan with completion following in the second period, depending upon market circumstances at that time. The proposals provide for the natural progression of development northwards providing a seamless continuation of the previously allocated development land to the south. Development is further facilitated by the opening of the new AWPR to the north and the

detrunking of the existing A90 to the west allowing connection to that as well as significant road improvements.

Q9. Sustainable Development and Design

In terms of orientation the site enjoys a south facing aspect, as acknowledged by the Reporter at the previous Examination in Public. The site is gently sloping with some localised areas of slope greater than 1 in 10. These areas are identified in the Site Opportunities & Constraints Plan included as part of the Masterplan. These areas are designed into the development and do not create an impediment to development.

There are no major water courses within the site and consequently, there is no risk of flooding. Localised surface water is highlighted on SEPA Flood Risk Maps, but this is capable of being addressed by improved drainage measures and the SUDS measures to be developed as part of the overall development. The Burn of Mundurno runs from west to east beyond the site to the south, flowing into a small pond formed to serve the former Mill of Mundurno. No flood risk is identified in relation to this.

Mains water and drainage are available nearby to service the site, as are gas, electricity, and telephone/broadband connections. There is understood to be adequate water and drainage capacity to accommodate the scale of development proposed. However, as with any major development, whilst connections are available, network upgrades may be required.

In terms of land use, built and cultural heritage, there are no Listed buildings within the site. However, The Mill of Mundurno lying to the south of the site is a Category B Listed building. However, there is sufficient separation distance between the building and the site, with intervening landscaping to ensure that the setting of the building is not impacted by the proposed development. A Scheduled Ancient Monument, Dubford Standing Stone, is located to the west of the site. This has been recognised by the Masterplan and the proposed development will provide a landscape setting for the monument with development set back at least 100m from the monument.

Much of the site is actively farmed and there are no known species or habitats of significant importance within the site. Given its coastal location there is limited vegetation, in terms of woodland, within the site. Consequently, the development provides an opportunity to enhance biodiversity through appropriate landscape treatment and the maintenance of wildlife corridors through the site.

A Landscape & Visual Appraisal has been carried out for the site in accordance with the principles set out in Planning Advice Note 44: Fitting New Housing Development into the Landscape. This has informed the Masterplan attached at Appendix 3. Much of the land is of urban fringe character and in the wider area, degraded by former mineral workings, some of which are now being infilled, and redundant industrial buildings, often related to those earlier workings. These detract from the appearance of the area and significant benefits would accrue from development, which in turn, would provide substantial areas of strategic landscaping to mitigate those existing impacts. The construction of the AWPR has also introduced a significant new element into the landscape, which impacts on the

sense of arrival into the Bridge of Don. The development of the site provides an opportunity to enhance the gateway experience along the A90; to reinforce the structural landscape on the northern edge of the Bridge of Don; and, to extend the green network to protect and enhance the wildlife, recreational, landscape, and access value of the open space network in this area.

The proposal has been designed to integrate with the existing community of Bridge of Don, providing additional housing and services to complement the existing and proposed employment areas to the south and south east. Access is taken directly from the existing road network. The provision of a new link between the B999 and the A90 provides an opportunity to restructure the pattern of circulation in the area focusing on an east-west access favoured in Council responses, in respect of accessing adjoining development allocations at Dubford and Murcar. Details are set out in the attached Masterplan.

Presently, the scale of the employment land allocation to the east of Bridge of Don is out of proportion to the housing allocation in the area. More housing land requires to be identified in the area to improve the integration of housing and employment uses and encourage sustainable walking and cycling linkages between the two.

The allocation of the land at Mundurno for residential-led development, in conjunction with the sites previously allocated for development, would help address these issues. The site lies within walking and cycling distance of the main employment land allocation, which is the anchor for the Energetica Corridor. The detrunking of the A90 adjacent to the site also enables improved connections between the residential and employment areas. The phased development of both sites would achieve the critical mass considered necessary by the Council to provide neighbourhood facilities. Bus routes are proposed through the site connecting it with Dubford, Denmore, and Murcar providing for circulation within the existing and future extended residential and employment area and connecting with existing services.

Gas, electricity, and broadband services are all available within the immediate vicinity of the site. It is understood adequate capacity is available to provide connections to the proposed development. In common with the majority of housebuilders, Stewart Milne Homes advocate a 'Fabric First' approach to ensure energy conservation and thus, minimise carbon footprint. Appropriate technologies available at the time will be considered as a means to deliver reduced energy consumption and heat generation. There are presently no heat networks serving this area.

As demonstrated by the Masterplan, generous levels of open space are proposed with green corridors providing continued linkages through the site for wildlife. Whilst elements of the Green Space Network will be lost, this will be compensated for by strategic landscaping provided as part of the development. The development need not be a barrier to wildlife movement through the site.

Q10. Education

The proposal site falls within the catchment for Bridge of Don Academy and is served by Glashieburn and Greenbrae Primary Schools. The 2015 based school roll forecasts demonstrate that Bridge of Don Academy has capacity for 155 pupils at 2022. Using the pupils per household ratio set out in the school roll forecasts there would be adequate capacity within the Academy to accommodate the scale of development proposed.

Glashieburn Primary School has a falling roll and capacity for 189 pupils at 2022, increasing to 201 at 2023. Greenbrae Primary School on the other hand has an increasing school roll and is presently over capacity. However, the forecasts demonstrate that the school roll starts to fall post-2021. Accordingly, there may be scope within the existing school estate to accommodate the scale of development proposed.

However, any deficiencies in education provision can be addressed through developer obligations. Should it be required there is also scope to accommodate a new primary school within the proposed development.

Q11. Community Benefits

The proposed development will bring much needed family housing to the area providing range and choice in a location close to employment opportunities. It creates a balance of homes and jobs in the area. A range of tenures will also be included with 25%, or such other amount as agreed by Policy at the time, provided as affordable housing. The development will enhance an urban fringe area which has been impacted by previous sand and gravel extraction activities and landfill on adjoining land. Whilst generating benefits, it will have little impact on the environment and provides scope to enhance ecological interest and biodiversity.

Q14. Development Viability

Stewart Milne Homes, having taken an option on the land, and the landowners, are confident that there is residual value following development of the site and the provision of the necessary infrastructure. Infrastructure constraints have been considered and Stewart Milne Homes are confident they can be addressed, and do not impose an impediment to development.

Stewart Milne Homes are a long established housebuilder headquartered in the North East. Consequently, they have significant experience in delivering large scale residential-led developments in and around the city.

Appendix 2

Appendix 3

MUNDURNO

The Expansion of Bridge of Don

Masterplan Report

May 2018

Project Ref	28459
Revision	E
Date	May 2018
Prepared by	CT
Checked by	-

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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 Mundurno for mixed use development through Aberdeen City Council's Local Development Plan (LDP) 2022.

1.2 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.

1.3 Barton Willmore have prepared this Masterplan Report, including a Concept Masterplan, in support of the identification of the site for mixed use 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.

1.4 The concept masterplan provides an indication as to the potential shape and form of development within the site and also how this would integrate with the settlement of Bridge of Don.

1.5 The allocation of the site for mixed use 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.

1.6 Barton Willmore would welcome an opportunity to discuss these proposals with Aberdeen City 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 LDP.

Planning Context

1.7 The current Development Plan for the area comprises the Aberdeen City and Shire Strategic Development Plan, approved by Scottish Ministers in June 2014, and the Aberdeen Local Development Plan, adopted in conformity with the Strategic Development Plan by Aberdeen City Council on 20 January 2017.

1.8 The Strategic Development Plan continues the Spatial Strategy set by the 2009 Structure Plan and identifies Aberdeen as a Strategic Growth Area where around half of all new development in the city region will be accommodated. It identified a requirement for over 30,000 houses in the Aberdeen Housing Market Area between 2011 and 2035. To help deliver this it set a greenfield housing allowance for the City of some 21,000 houses in the period to 2035. It also identified a requirement for an additional 105 hectares of employment land in Aberdeen City up to 2026 with a further 70 hectares to be identified as Strategic Reserve Land for the period 2027-2035.

1.9 The objective of the Aberdeen LDP 2017 is to set out a spatial framework to meet city development needs over the next 10-20 years and promote the sustainable growth of the City over this period. It identifies sites to accommodate the Strategic Development Plan housing allowances primarily through to 2026. The Plan identifies the proposal site as falling within the Green Belt with the southern portion also falling within the Green Space Network.

1.10 The Development Plan requires to be reviewed every five years. To achieve this a new Strategic Development Plan should be in place by 2019. The Main Issues Report, which is the first step in the process of preparing a new Strategic Development Plan, is overdue. It was reported to a meeting of the SDP Authority on 1 February 2018 and approved for public consultation. This consultation ended on 21 May. To meet the housing requirement identified in the MIR it envisages an

allowance for some 3,500 houses in the City between 2016-2030. Beyond this, in the period 2031-2035, the allowance is for 4,700 units followed by 4,800 in the period 2036-2040. SMH have submitted representations to the MIR arguing that these figures are incorrect and should be augmented. It is for the review of the Aberdeen LDP to identify suitable sites to accommodate the housing allowance. These allowances may be subject to change following publication of the Proposed Plan and subsequent Examination in Public. Consequently, this site is promoted in an effort to help satisfy the SDP housing allowances.

Strategic Location

1.11 The site is located to the north of Aberdeen and lies to the west of the A90. It sits north of Masterplan Zone 1 in the existing Aberdeen Local Development Plan and forms part of the Energetica corridor; a 30 mile corridor between Aberdeen and Peterhead which will create a concentration of energy technology companies, housing and leisure facilities. Aberdeen airport is approximately 3 miles to the east. The site is subdivided by the B999.

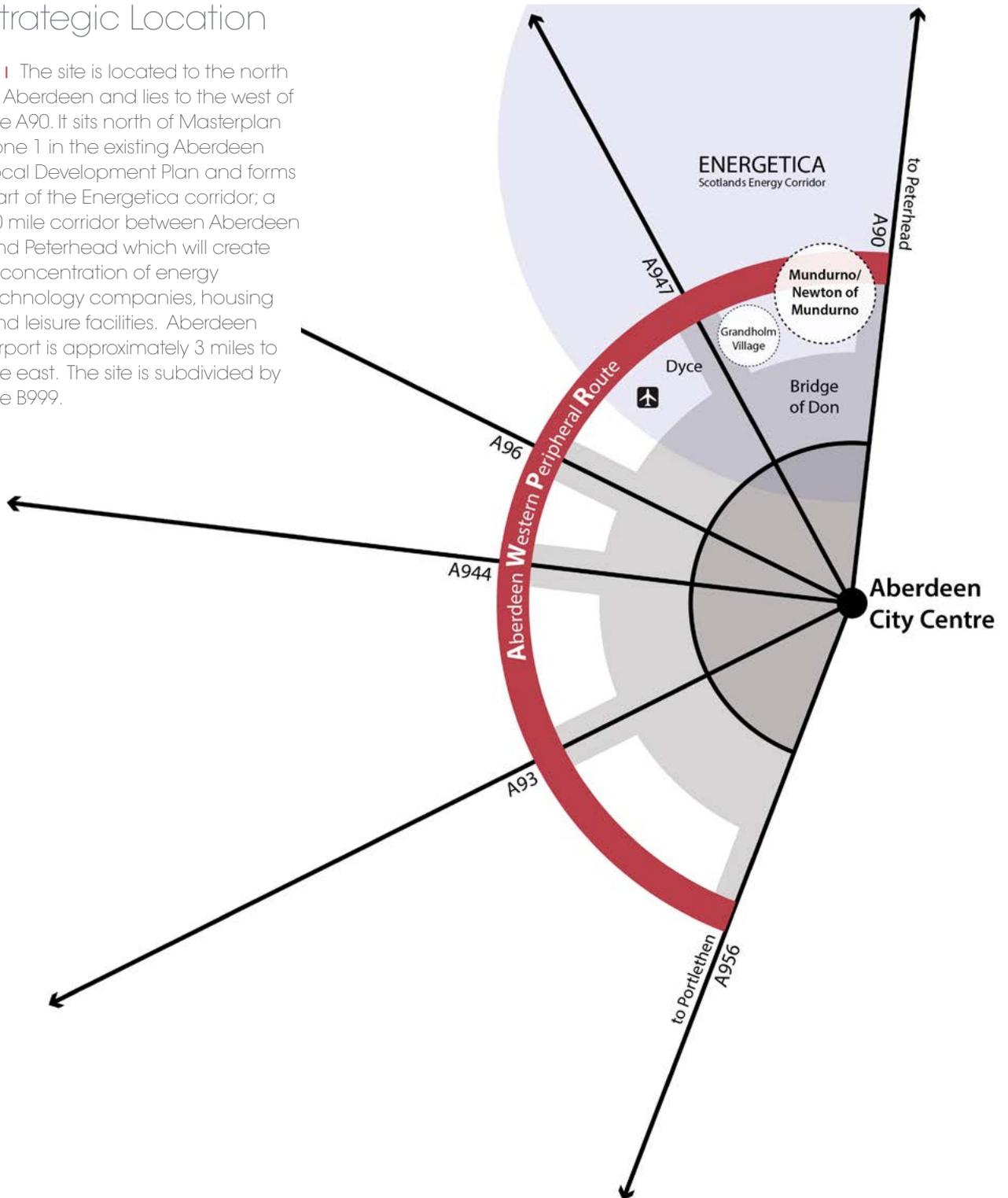


Figure 1: Strategic Location Diagram

Growth - The Expansion of Bridge of Don

1.12 It seems clear that the future physical growth of Aberdeen (at least beyond the existing City boundary) is inextricably linked with the route of the AWPR. This is the case both for residential development and for commercial/employment development.

1.13 The AWPR runs approximately one mile to the north of Bridge of Don. The new AWPR junction, located north of the site, enables access north to Potterton and south to Dubford and the A90 beyond. The land to the north of the junction and south of Potterton is visually prominent. The land further south, however, is a series of undulating fields dropping down toward Bridge of Don and is ideal for large scale mixed development.

1.14 Our vision for the development of this land is two fold; firstly, an expansion of Bridge of Don to the north with the Mundurno site and secondly, the emergence of a 'New Village' with the Newton of Mundurno site. That is not to say that the Mundurno site could not come forward as a 'New Village' also.

1.15 The proposed development will continue the northward expansion of the Bridge of Don along the A90 corridor towards the physical limit imposed by the AWPR.

1.16 The predominant land releases in the area have been for business and industrial development with opportunity sites identified at; Findlay Farm (OP3) to extend the Aberdeen Science & Energy Park by 16.4 hectares; adjoining

land at Berryhill (OP2) extending to 68.4 hectares with a further 27.8 hectares at Murcar (OP1) identified for release in the period 2027-2035. Housing in the area has focussed on Opportunity Site OP10 lying to the south west of the proposed expansion area. This site was allocated for 550 homes in the period to 2016 and development is nearing completion.

1.17 To the north, in Aberdeenshire at Blackdog where the AWPR joins the A90, Opportunity Site OP1 has

been allocated to accommodate 600 homes, 4 hectares of employment land and 7 hectares of strategic reserve. This site also includes the opportunity for an economic centre in a landmark building, to house up to 10,000 sq m of floor space for retail units in the form of a regional food hall to provide a showcase facility for the region's producers. A hotel is also proposed and planning permission has recently been granted for the development which includes a cinema and leisure facilities.

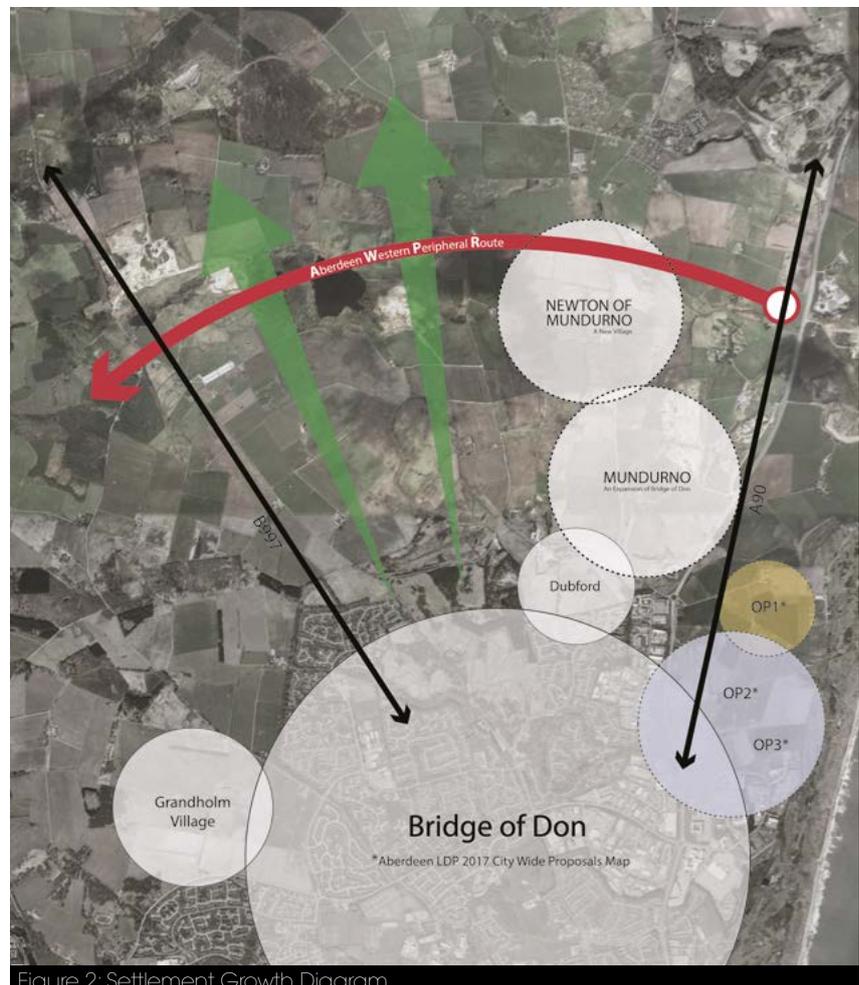


Figure 2: Settlement Growth Diagram

Site Description

1.18 The site comprises an area of land which extends to approximately 71 hectares of arable fields.

1.19 The land falls from 65 metres AOD in the west to 35 metres AOD to the east. Most of the site gently slopes with only a small section steeper than 1:10.

1.20 A Scheduled Ancient Monument - Standing Stone is located within the south west of the site.

1.21 There is very little tree planting/vegetation within the site and surrounding area.

1.22 A network of drainage ditches and small bodies of water are located throughout the site.

1.23 There are two dwellings located centrally within the site; Hillcrest and Mundurno. These are currently accessed off the B999 which runs north south through the centre of the site.

1.24 The site is predominantly bounded by agricultural fields.

1.25 The Hill of Tramaud directly abuts a section of the north eastern boundary. The Hill of Tramaud was previously a landfill site, however, has undergone considerable restoration since 2011 restoring it back to agricultural use.

1.26 The recently developed Dubford site is located to the south of the site, accessed off the unnamed road which runs between Shielhill Farm and the B999.

1 Mundurno



2 Existing Landscape Features



3 A90 Access



4 Dubford



5 View of B999 looking south



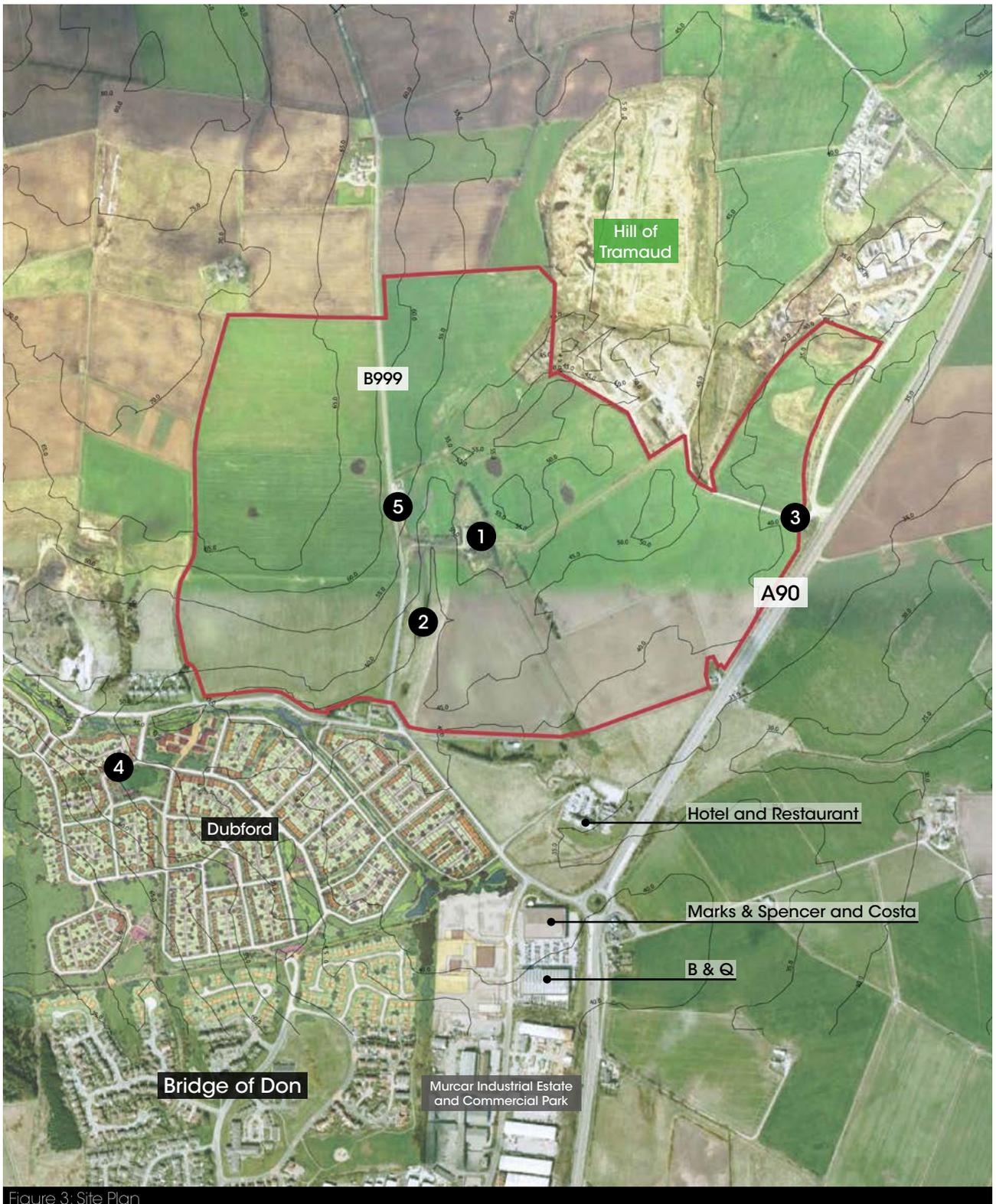


Figure 3: Site Plan

2.0 ASSESSMENT

Site Context

2.1 The context of the site provides a basis for design decisions. An analysis of the local character including the retail, leisure, employment opportunities and transport systems has been undertaken to inform the proposals.

Retail

2.2 For its size, Bridge of Don is not particularly well served by retail facilities and services. The two District Centres at Middleton Park and Danestone, which provide a wide range of facilities, are remote from the Denmore/Murcar area.

2.3 In recent years, however, a Marks and Spencer's and Costa have been developed to the north of the Murcar Industrial Estate, less than 400m south of the site.

2.4 There are also several convenience stores and services dispersed throughout the area, such as Boots pharmacy on Scotstown Road, approximately 2km from the site, and the Bank of Scotland on Ellon Road approximately 2.4km from the site. The nearest large supermarket is Asda which is situated in the Middleton Park District Centre on Jesmond Drive, around 1.8km from the site.

Leisure

2.5 There are three main leisure attractions within close proximity to the site: Murcar Links Golf Course located 1.2km east of the site; an indoor go-karting centre; and, an indoor football centre, both located in the Bridge of Don Industrial Estate, around 1km south of the site.

Employment

2.6 The closest employment opportunities to the site at present, lie within the converted Mill of Mundurno, less than 200m south of the site. The Mill of Mundurno has been transformed into a restaurant and hotel, offering numerous job opportunities in hospitality.

2.7 Murcar Industrial Estate and Commercial Park are located less than 400m south of the site, adjacent to the A90/Ellon Road and can be easily accessed by residents and commuters through private transport and/or public bus services.

2.8 Further south of the Murcar Industrial Estate and Commercial Park are Denmore Industrial Estate and Bridge of Don Industrial Estate. Combined, these industrial estates provide an extensive strip of employment land which links directly to the Science and Energy Park at the heart of Bridge of Don.

2.9 Masterplan Zone 1 has allocated 27 hectares of land to employment to be developed between 2024 and 2030. The Energetica project may attract further employment uses to this locale. Provision for nearby residential development land must be capable of supporting the principles of sustainable development, in other words reducing the need to travel by putting a sufficient number of homes near these jobs.

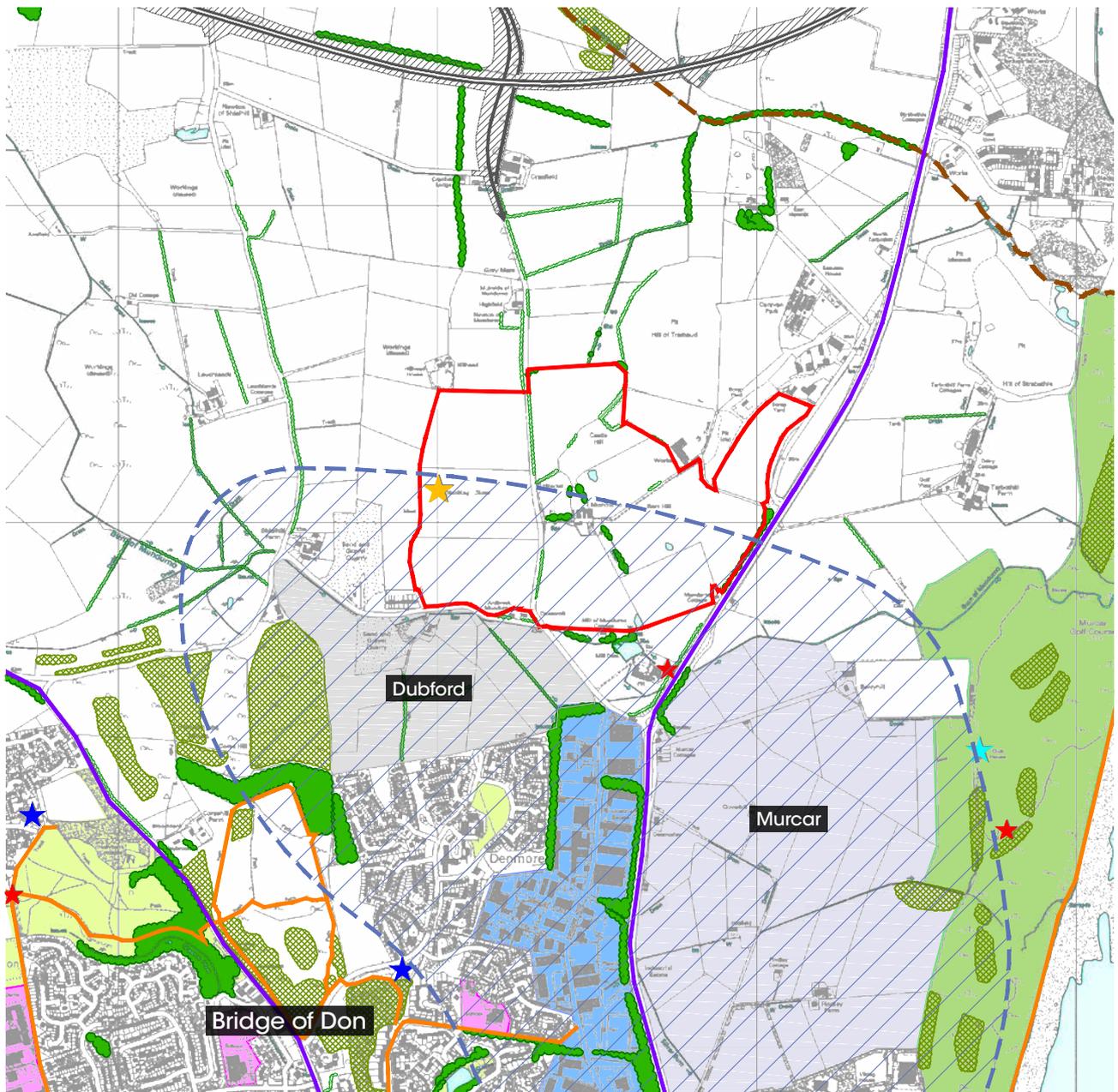
2.10 Beyond the Industrial Estates there are a number of hospitality services such as hotels, pubs and

restaurants dispersed throughout the settlement. These facilities are mostly outside the walking distance from the site. The dispersed nature of facilities is an issue for the existing population around Bridge of Don. New development at Mundurno should consider a level of provision and access to facilities that would also benefit the existing community.

Future Development

2.11 Part of the site lies within Masterplan Zone 1 of the existing Aberdeen Local Development Plan. Masterplan Zone 1 identifies the sites of Dubford and Murcar for development and considers these under one masterplan to best coordinate the planning and delivery of associated infrastructure. 550 new homes are currently under construction at Dubford, whilst Murcar is allocated for 27 hectares of employment land. Several strategic footpath/cycleway routes are proposed within Masterplan Zone 1, as well as a bus route from Dubford through Denmore, which may connect to existing services into Aberdeen City.

2.12 The site also falls within the 30 mile Energetica corridor between Aberdeen and Peterhead. Energetica seeks to consolidate the region as a global all-energy hub with the aim of attracting new high level investment and supporting the export drive of indigenous businesses and industry. Energetica aims to create a concentration of energy technology companies, housing and leisure facilities stretching north from Aberdeen along the coast.



- | | | |
|----------------------|---------------------------------------|------------------------------|
| Site Boundary | Masterplan Zone 1 Area * | Urban Open Space |
| AWPR | Dubford Site * | Aberdeen City Boundary * |
| Bus Routes | Murcar Site * | Listed Buildings** |
| Core Paths* | Industrial Estate and Commercial Park | Scheduled Ancient Monument** |
| Existing Vegetation | Education | Place of Worship |
| Existing Watercourse | Golf Course | Golf Course Club House |

source: * Aberdeen City Council ** Historic Scotland

Figure 4: Context Assessment Plan

Open Space

2.13 Bridge of Don contains numerous large open spaces and fields. Scotstown Moor Local Nature Reserve (LNR) is located less than 400m south west of the site. The LNR is open to the public and provides a vast network of pathways, including Core Paths and Aspirational Paths, which link the reserve to the coast. The 34ha reserve straddles the B997 abutting Middleton Park to the west, and stretches south into Denmore.

2.14 The Energetica project plans to enhance the green space network in and around the area and provide linkages to the coast.

Education

2.15 There are four primary schools in the area: Greenbrae, Glashieburn, Middleton Park and Scotstown. Greenbrae Primary School is the closest to the site, approximately 1.5km south.

2.16 There are two secondary schools within close proximity of the site; Old Machar Academy is approximately 2km south west of the site, and Bridge of Don Academy is just over 2km south of the site.

2.17 The University of Aberdeen is located less than 5km south of the site, in Old Aberdeen, north of the City Centre.

Places of Worship

2.18 Within the Bridge of Don area there are four churches: Bridge of Don Baptist, Oldmachar, Bridge of Don Destiny and St Columba's Catholic.

2.19 Bridge of Don Baptist Church in Denmore and Oldmachar Church in Middleton Park are the closest to the site, located approximately 1km to the south.

2.20 Bridge of Don Destiny Church and St Columba's Catholic Church are approximately 2km south of the site.

Transport

2.21 Bridge of Don is served by a range of bus routes. The majority of bus routes include numerous stops on Jesmond Drive, Scotstown Road and the A90, which are connected and lead towards the Bridge of Don Industrial Estate. Masterplan Zone 1 proposes a new bus route from Dubford through Denmore with frequent public transport to serve the whole area, and, which may include extensions to existing services. It is likely that future bus services will be reconfigured to make provision for the growing employment opportunities at Murcar.

2.22 Bridge of Don is linked to Aberdeen Train Station by a range of bus services.



Scotstown Moor LNR



Greenbrae Primary School



Bridge of Don Academy



Science and Energy Park



Mill of Mundurno Inn



Murcar Links Golf Course

Site Opportunities and Constraints

2.23 A review has been made of the opportunities and constraints for development on this site. Further site specific surveys will be carried out at the appropriate stage and before submission of a planning application. The issues influencing the proposed development are reviewed below.

Topography

2.24 The site is undulating, forming a series of low hills rising to between 50 and 65 metres AOD. Most of the site is gently sloping with only small sections steeper than 1:10.

Vegetation

2.25 There is limited vegetation in the surrounding area and within the site.

Heritage

2.26 A Scheduled Ancient Monument (SAM) Standing Stone is located to the west of the site. The proposed development will provide a landscape setting for the SAM with development set back at least 100 metres from the SAM.

Ecology

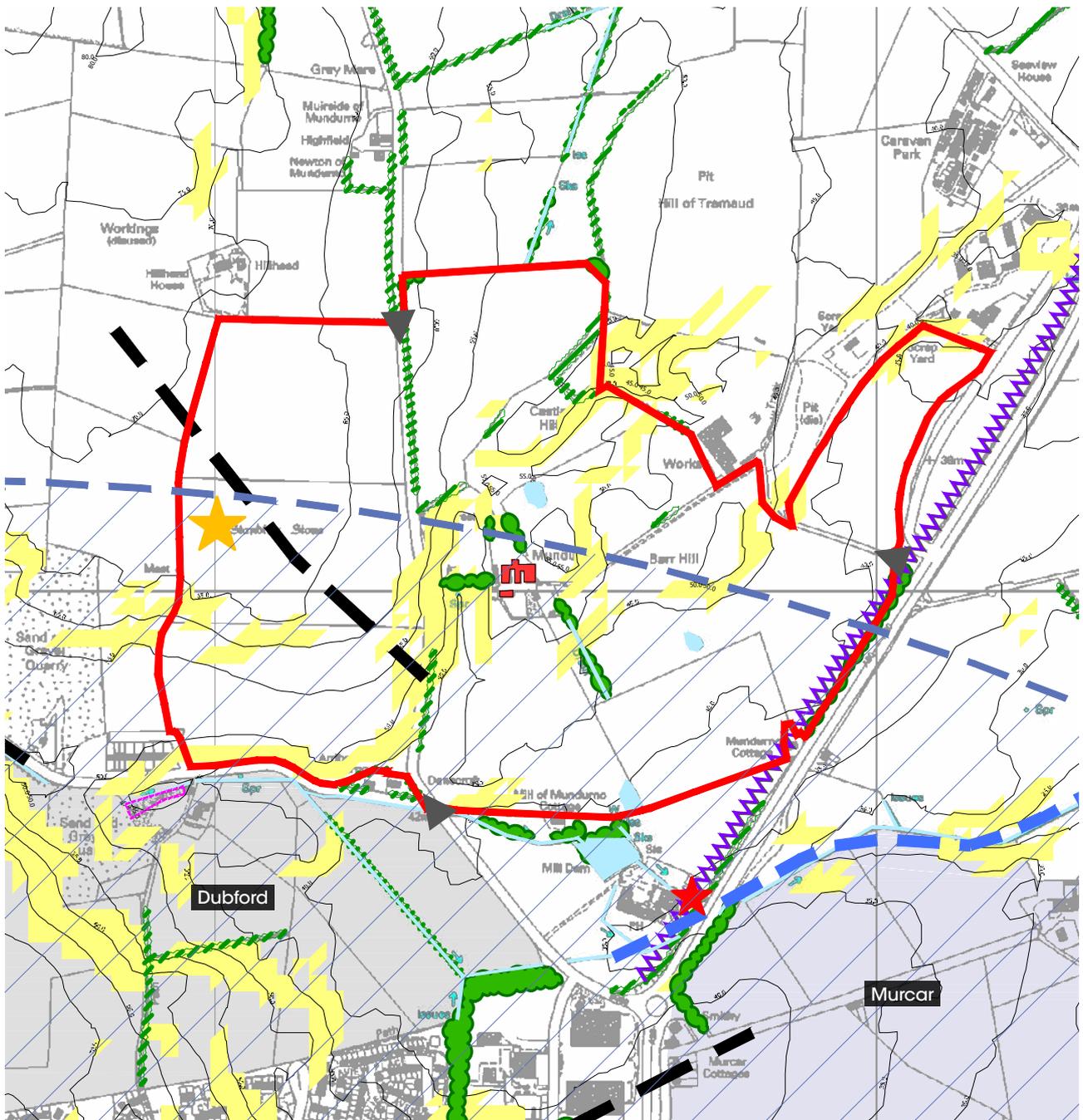
2.27 Much of the site is actively farmed and there are no known species or habitats of significant importance within the site. A green corridor could provide ecological connectivity between land to the north of Mundurno Farm and the area to the south of the site.

Hydrology

2.28 There is a watercourse which runs from west to east along the south of the site and Mill of Mundurno Cottage. A drain to the south of Mundurno Farm runs north south linking with this watercourse.

Access and Circulation

2.29 The site is split by the B999. The AWPR provides an opportunity to access the site from the new interchange to the north. The internal circulation system should be designed to focus access on an east west axis, primarily from the east. Movement restrictions for general traffic will manage any increase in flows through the existing network of residential roads to the south west.



- | | | |
|--------------------------|------------------------------|------------------------|
| Site Boundary | Valleys | Potential Noise Source |
| Potential Access | Ridgelines | Buildings within Site |
| Existing Vegetation | Listed Building** | Drains / Watercourses |
| Tree Preservation Order* | Scheduled Ancient Monument** | Land Steeper than 1:10 |
| Contours | | |

source: * Aberdeen City Council ** Historic Scotland

Figure 5: Site Opportunities and Constraints Plan

Landscape and Visual Appraisal

2.30 Figure 6 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 highest landscape/visual constraint: suitable for open space/woodland link creating backdrop to development.
- Areas of high landscape/visual constraint.
- Areas of moderate landscape/visual constraint: suitable for development that includes retention and reinforcement of existing landscape framework to create a sympathetic development edge.
- Areas of low landscape/visual constraint: suitable for higher density development that retains and enhances the existing landscape framework, where possible.

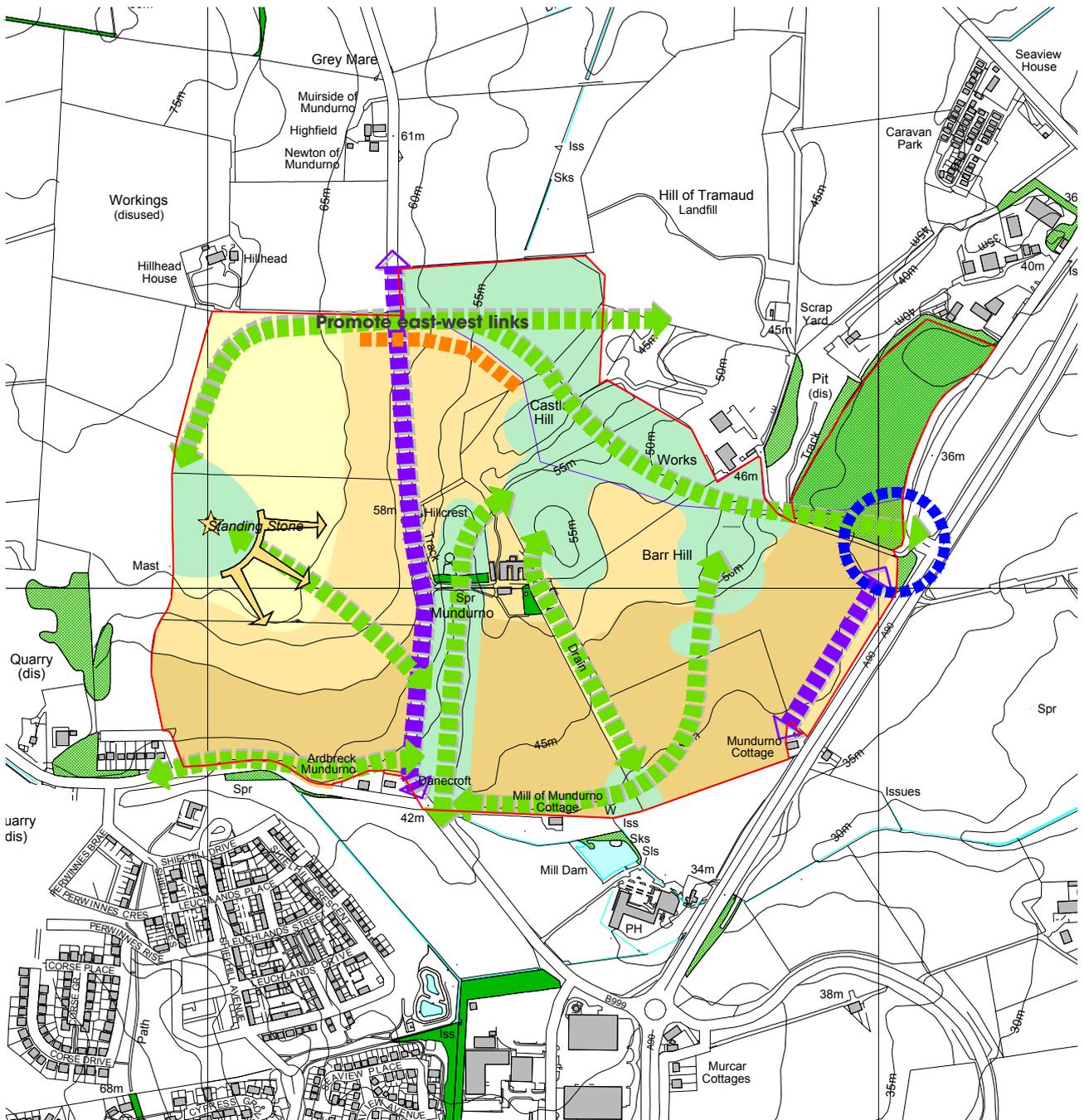
2.31 The Concept Masterplan and associated landscape strategy have been developed in accordance with the principles set out in Planning Advice Note PAN 44: Fitting New Housing Development into the Landscape.

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

- To create a Green Network that is informed by natural processes, existing landscape features and cultural artefacts, extending through the site and promoting east west links and connections with the existing settlement edge and Green Infrastructure;
- Positively address the negative detractors in this area, which includes the Hill of Tramaud landfill and urban fringe uses, and enhance the entrance experience currently associated with the A90 adjoining the site;
- Reinforce existing gappy hedgerows and tree belts with appropriate native species to improve the condition of the landscape; 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 The construction of the AWPR has introduced a significant new element into the landscape, which impacts on the sense of arrival into Bridge of Don and Aberdeen. The degraded quality of the landscape and urban fringe character of the site and its immediate context have been further eroded by the construction of the AWPR, including the associated access roads, loss of vegetation and site compounds along the route.

2.34 The development of the site provides opportunity to enhance the gateway experience along the A90; to reinforce the structural landscape on the northern edge of the Bridge of Don; and to extend the Green Network to protect and enhance the wildlife, recreational, landscape and access value of the open space network in this area.



-  Potential Green Corridor / Green Infrastructure
-  Potential Gateway Planting/ Green Link
-  Potential Views from Site
-  Create positive frontage
-  New Gateway along A90
-  Areas of Highest Landscape/Visual Constraint
-  Areas of High Landscape/Visual Constraint
-  Areas of Moderate Landscape/Visual Constraint
-  Areas of Low Landscape/Visual Constraint

Figure 6: Landscape Appraisal Plan

3.0 DEVELOPMENT PARAMETERS

Concept Masterplan

3.1 The exemplars that inspired the Energetica concept, the Research Triangle Park in the USA and Sophia Antipolis in France, seek to achieve a balance between employment related development and residential use. Increasingly, the planning of sustainable communities recognises the need to offer a choice to live near employment areas, to reduce the residents need to travel.

3.2 The inclusion of a section of the Mundurno site within Masterplan Zone 1 has inspired a concept that sees Mundurno as an integral part of a much broader strategy. Mundurno can provide a balance of homes and facilities, and the public transport and green networks, to serve this broader development zone.

3.3 The proposed development will contribute to the creation of a sustainable neighbourhood on the northern fringe of Aberdeen, which integrates new development and the existing dispersed pattern of settlement.

3.4 Next to major employment areas, including the Science and Energy Park, the development will help achieve a better balance in the distribution of housing and jobs and, potentially, reduce the need to travel to work. Mundurno will bring a wide range of benefits to the existing community and help create an attractive gateway to the City from the north.

3.5 The Concept shown in Figure 6 has the following elements.

- A residential led development with a mixed use community and retail hub at its heart.
- A pattern of movement which improves safety and accessibility. The key element is a diverted B999 with a new junction on the A90. This new section of road allows a series of improvements to the local network and the creation of a series of east-west and north-south links. The links are within the wider development area and between the city to the south and countryside to the north and east towards Murcar and the employment areas.
- The infrastructure to accommodate a frequent bus service running in a loop across Masterplan Zone 1. This route will serve Dubford, Mundurno and Murcar, respectively, and enable residents in Bridge of Don to better access employment opportunities to the east.
- A new landscape structure will be created incorporating retained vegetation which improves environmental quality, enhances biodiversity and creates shelter. The retention and sympathetic profiling of the landform will make best use of the topographical value of the site to create a series of open, low hills which are a distinctive element of the landscape of the area. The minor regrading of the landform will take

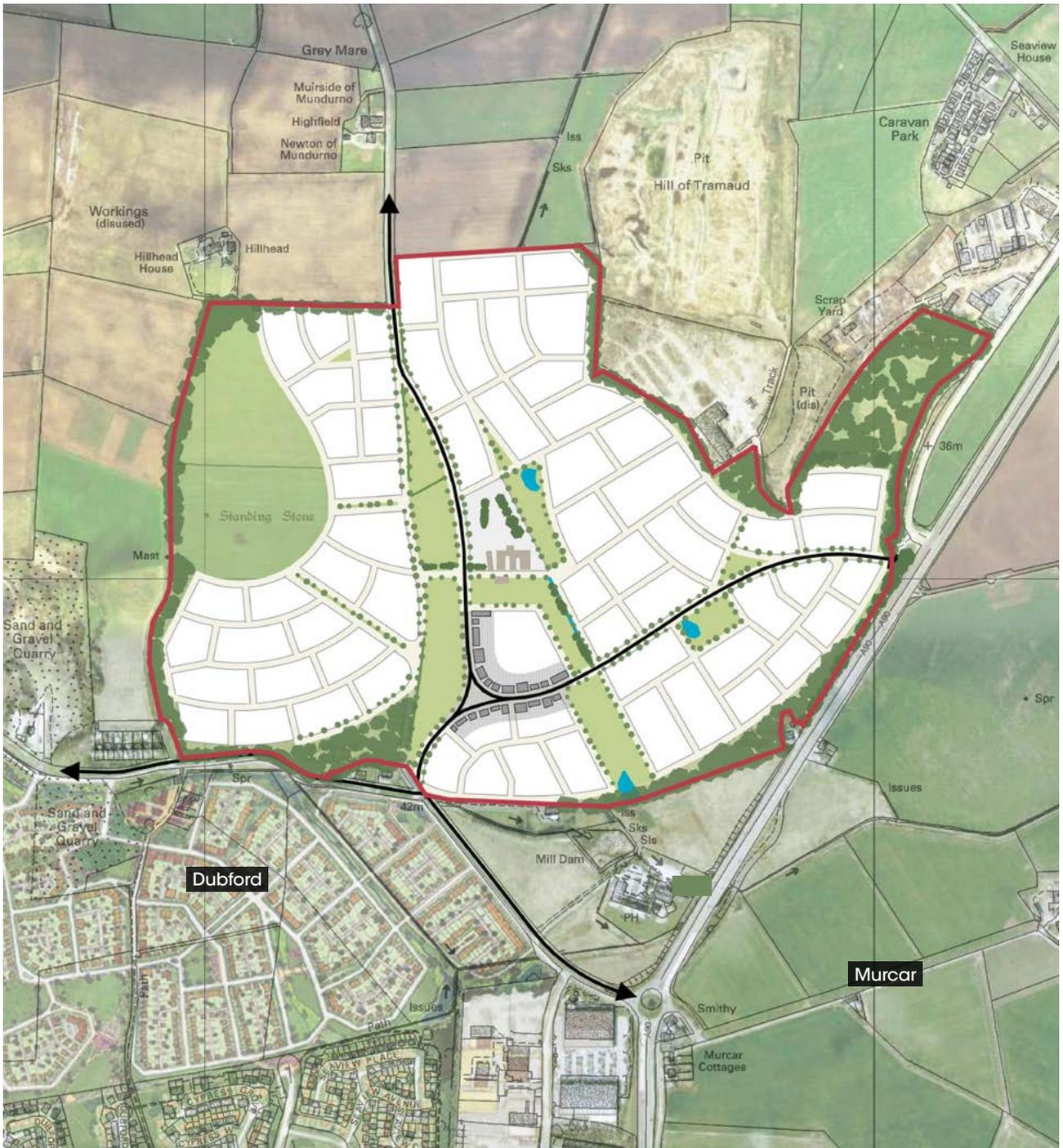
place in association with the construction of the link road. The objectives of the landform exercise will be to:

- > Retain vegetation and other features where possible;
- > Be in keeping with the landscape character of the area;
- > Minimise cuttings and embankments; and,
- > Create usable open space areas.

3.6 The treatment, including species of plants, will be in keeping with the landscape character and climate of the area. A series of wooded spines provide containment and ecological connectivity.

3.7 The residential development will consist of a western area on the slope that rises towards the SAM and an eastern area which will include a local centre. Each area will have a distinctive character and identity. The western area will be urban in character with a permeable network of streets and lanes. The eastern residential area will have a landscape dominant character with a diffuse urban form.

3.8 A mixed use local centre will create a focus for the new development and the wider area. The local centre will include a range of facilities, reducing the need to travel, and the use of unsustainable modes of transport.



- Site Boundary
- Residential
- Open Space
- Primary Street
- Woodland Planting
- Local Centre
- Secondary Street
- Avenue Planting
- Existing Ponds/Drainage

Figure 7: Concept Masterplan

Land Use, Amount and Scale

Residential

3.9 The dwellings will be predominantly family housing with a range of types and tenures. A small number of apartments may be provided around the local centre. There will be flats above shops and other ground floor businesses. Residential land of around 33 hectares is identified. Affordable housing will be provided in line with current LDP policy.

3.10 The residential area has a variety of densities. The densities respond to site characteristics in terms of vegetation, topography and proximity to the local centre.

Local Centre

3.11 A small local centre will provide a range of facilities to help meet local needs. It will also answer some of the demand for local retail and community facilities in the existing community. The range of potential facilities include:

- A convenience store
- Small shops
- Business space
- Community/health facilities

3.12 The importance of the local centre should not be underestimated. The intention is to deliver a fully integrated urban extension which will make a positive contribution to the function, character and appearance of both the new development and the broader area.

Open Space

3.13 Approximately 21 hectares are proposed for open space, this will include both formal and informal areas of open space, structural planting, SUDs and green networks.



- Site Boundary
- Residential
- Local Centre
- Open Space
- Road Infrastructure

Figure 8: Land Use Diagram

Access and Movement

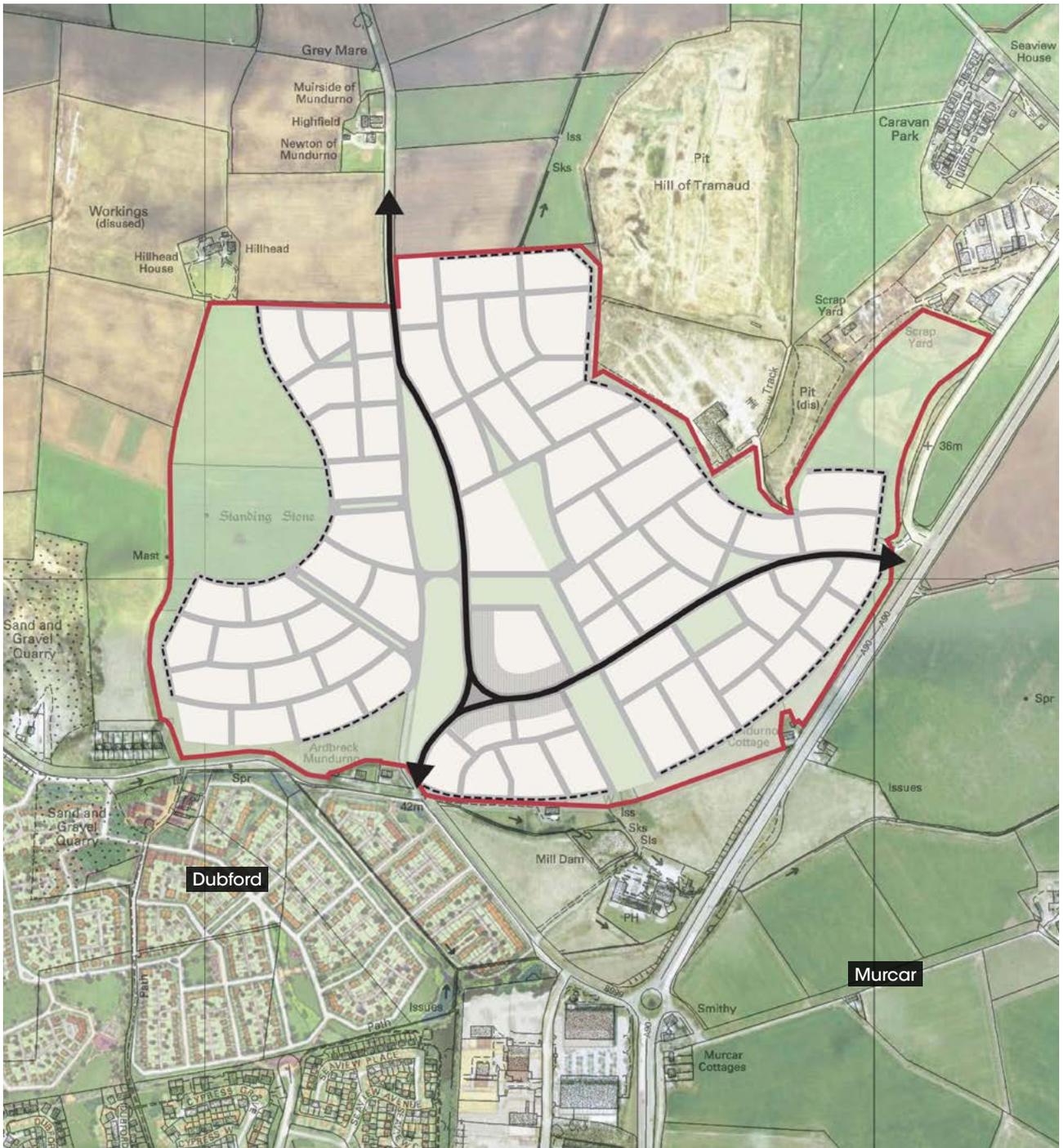
3.14 The provision of a new link between the B999 and A90 will provide an opportunity to restructure the pattern of circulation in the area focussing on the east-west axis, favoured in Council responses, in respect of accessing adjoining development allocations at Dubford and Murcar. The elements of this restructured pattern of movement area are set out below:

- The new link to the A90 passes through the site from the B999 in the north to a new roundabout junction constructed on the A90 to the east. The new link road would provide access for traffic from the north. The exact road alignment and junction configuration will need to be subject of further design work, but this arrangement will allow the existing B999 to be turned into an access road for the new housing development.
- A network of footpaths and cycleways will link the development areas to the existing attractions to the south, including the new development area of Dubford and potential new development at Murcar to the east, and with the open space and land to the north.
- Bus routes are proposed through the site, connecting it with Dubford, Denmore and Murcar, providing for circulation within the existing and future extended residential and employment area and connecting with existing services.

3.15 Within the site, networks of streets and paths will be developed in line with the philosophy identified in 'Designing Streets'. This focuses on the objective of designing places, not prioritising requirements for traffic movements. It aims to promote a better quality of living for all users and appropriately influence sustainable patterns of behaviour. The parallel 'Designing Places' identifies six qualities of successful places setting out key considerations for street design:

- Distinctive
- Safe and Pleasant
- Easy to move around
- Welcoming
- Adaptable
- Resource efficient

3.16 It is envisaged that street and path networks within the development area will be designed to maximise delivery of these qualities through implementation of the recommendations of this Policy Statement and in compliance with requirements of the City Council.



- Site Boundary
- Primary Street
- Secondary Street
- Lanes / Private Drives
- Local Centre / Square

Figure 9: Access and Movement Diagram

Landscape and Open Space

3.17 A range of open spaces will be provided to serve the needs of all age groups in the development. Open space is distributed across the site with three main areas; one, to the east of the site, providing a landscape buffer to the Standing Stone SAM, the second, acts as a green spine alongside the main north south route, and the third, provides green corridors within the development, safeguarding existing landscape features and providing green routes through the site.



- Site Boundary
- Informal Open Space
- Formal Open Space
- Existing Woodland Planting
- Proposed Woodland Planting
- Existing Hedgerow
- Proposed Avenue Planting
- Existing Ponds/Drainage

Figure 10: 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.
- Retain the system of watercourses and ditches on their current alignment, wherever possible, with improvements to increase capacity and nature conservation value.

- 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 are 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. 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

4.6 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 city.

4.7 By providing a local centre within the development, with a range of open spaces and facilities, the need to travel outside the site is reduced. These facilities will also considerably enhance the sustainability of the adjoining Bridge of Don community.

Ecology

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

- Retention of the areas of ecological value including watercourses and hedges, as far as possible;
- Management measures will protect and enhance the ecological value of these areas;
- 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 four phases of construction, consisting of 1,000 homes, could be complete between six and eight years.

- Phase One extends to approximately 27 hectares
- Phase Two extends to approximately 24 hectares
- Phase Three extends to approximately 20 hectares

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

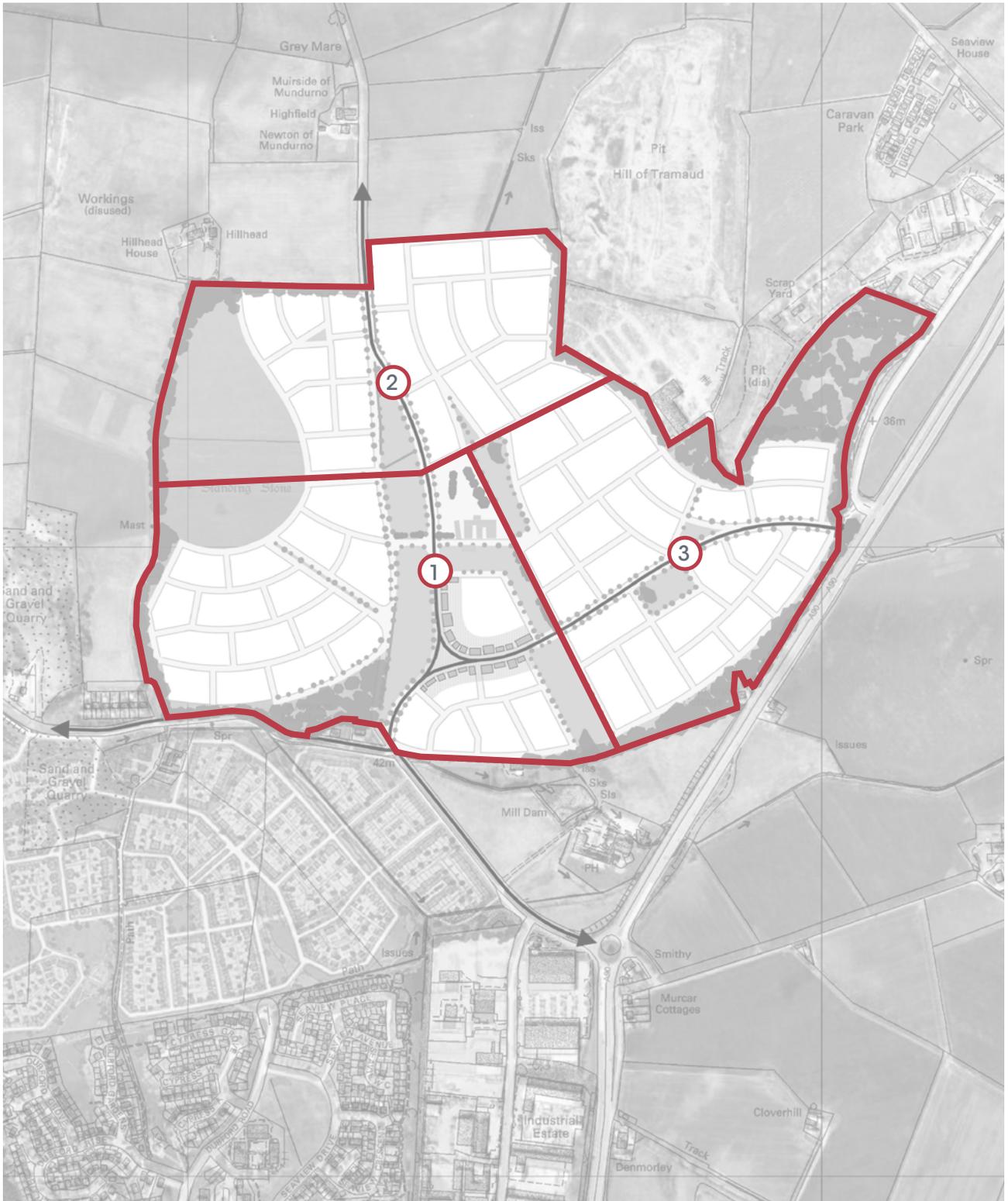


Figure 11: Phasing Plan

