

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Causewayend
5.2	Site Address	Land to the North of Middleton Park, Bridge of Don
5.3	Postcode	NA
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No, already in control of the developer
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Attached Details:
5.7	Please provide the National Grid reference of the site.	NJ924124
5.8	What is the current use of the site?	Unused, previously agricultural
5.9	Has there been any previous development on the site? If yes please provide details	No Details:

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	X
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Owned by the proposed developer Details:	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes – B0210 Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
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:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	Yes
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	Developer is the bidder Details:	
7.3	Site Area (hectares)	13	
	Housing		
7.4	Approx. no of units.	280	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Mix to be agreed at the time of development and in relation to market requirements and Housing strategy in place	
7.6	Affordable Housing Percentage	At least 25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No, not at this time Details:	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mixed tenure	
	Employment		
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:-	
7.14	Employment	m ²	
7.15	Retail	m ²	
	Retail		
7.16	Approx. floor area	m ²	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	m ²

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, but anticipated as bids move forward in the process</p> <p>Details:</p>
8.2	Will the proposed development be phased?	Yes, phasing is identified in the bid document attached
8.3	Expected development start post adoption of the plan in 2022	Year 0-5
8.4	Expected development completion	Year 6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes, Drum Property has their own funding facility to acquire and deliver development sites.
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.)	No Details:

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	X
		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	X
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	X
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous 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	X
9.6	Has a flooding strategy been developed for the site?	No Details:	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	Yes Details:	
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, for at least 150 units but a full DIA would establish how additional capacity could be achieved	
9.10	Is there water capacity for the proposed development?	Yes, some but SW have requested a full WIA to establish how the development could be serviced.	

	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	
		No loss or disturbance	X
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	X
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	X to be accommodated within the developed design
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	X
		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	X
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	X
		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	X

9.18	Will the site impact on any water courses?	No Details:			
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:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
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	X		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes Details: In relation to the wider site area. Access proposals developed from those discussions			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	
		Between 400-800m			
		Within 400m	X		X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities		X	
		Local shops			X just
		Sports facilities		X	
		Public transport networks	X		
		Primary schools		X	
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.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	X
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	X
		Significant	X just beyond
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes, available
		Gas	Yes, available
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	At the detailed design stage, incorporating L&ZC technology appropriate at the time	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	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: in line with housing mix and anticipated population at the development stage.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: the proposed development will retain the important elements of the GSN – see attached statement	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No 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, Forehill primary school is forecast to be operating at 64% in 2022. In terms of secondary capacity, Oldmachar Academy is forecast to have capacity in 2022 to serve future development. A further alternative option is Bridge of Don academy which is expected to be operating at 81% in 2022

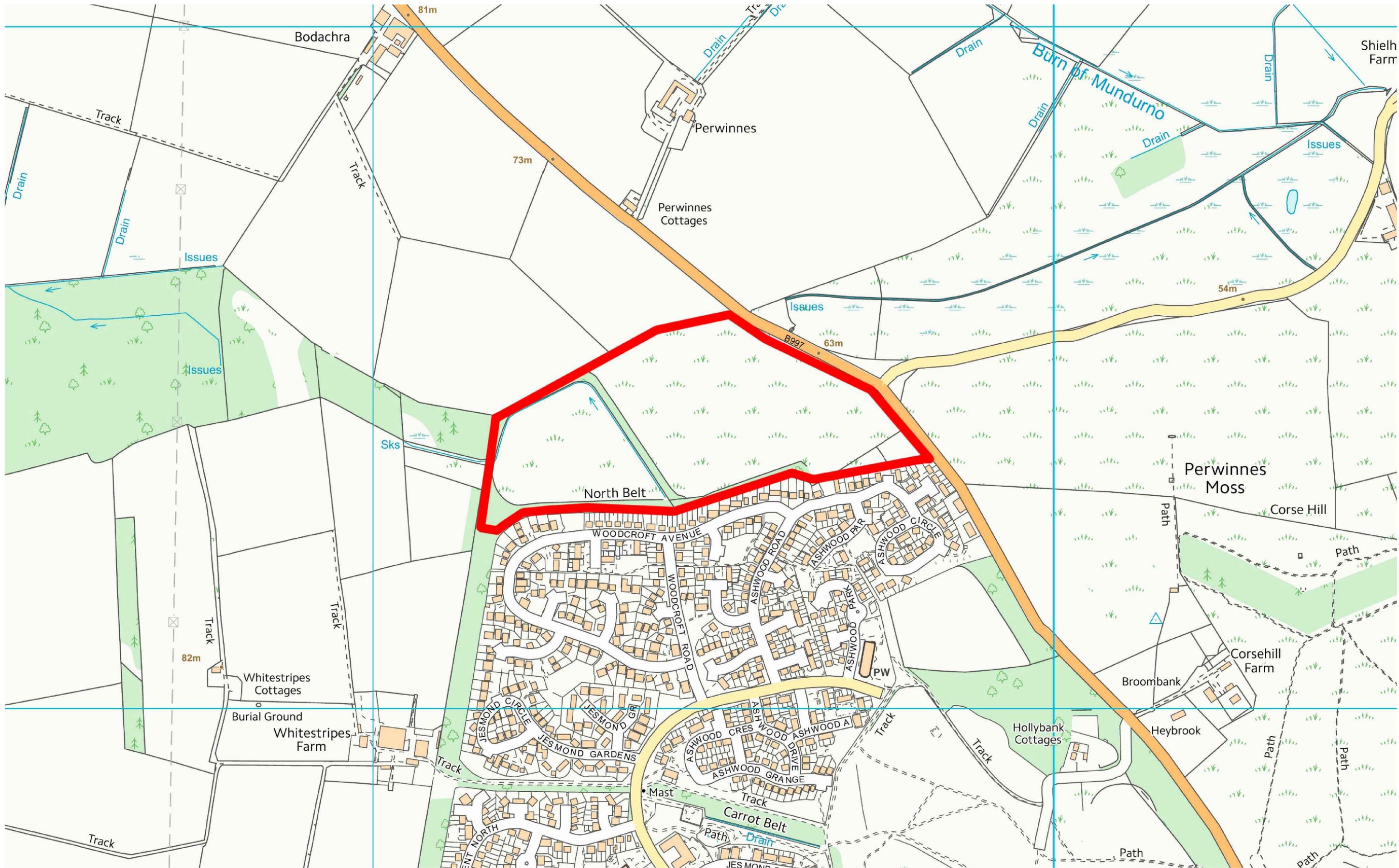
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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 – affordable housing, access to the wider countryside, improved road access. Developer contributions expected but to be negotiated at the time of development.

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: see attached

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		X
13.2	Flood Risk Assessment		X
13.3	Drainage Impact Assessment		X
13.4	Habitat/Biodiversity Assessment		X

13.5	Landscape Assessment		X
13.6	Transport Assessment		X
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		X detailed studies to be carried out if allocated

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.	Yes
		Please provide details of viability: Drum Property Group has considered viability if developing this site against potential constraints and infrastructure requirements and are very confident of the viability of development in this location.	



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Causewayend, Aberdeen
 Aberdeen Local Development Plan Bid

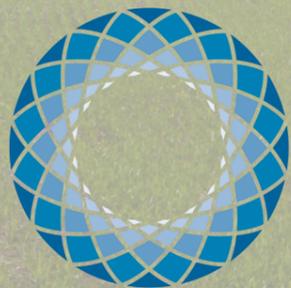
Location Plan

Scale: 1:2500 A1

Date: May 2018

Dwg No: 10030 SK(00)003

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DRUM
PROPERTY GROUP
DEVELOPMENT & INVESTMENT

CAUSEWAYEND, BRIDGE OF DON

LOCAL DEVELOPMENT PLAN BID / MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO

1. INTRODUCTION AND VISION

This site is considered as highly deliverable extension to the existing urban area to the north of Aberdeen. It has limited sensitivity and on site landscape features can assist in creating a high amenity housing development with good access to existing and future local services and open spaces.

The bid site is proposed by Drum Property Group, the developers of the award winning Prime Four Business Park and residential development elsewhere in Scotland. Drum Property Group's central ethos is to support deliverable and viable developments of the highest quality. They believe that this site has the potential to create an inspiring and successful place where people will wish to live.

Although previously a bid site we have reviewed all pertinent issues and this review suggests quite clearly that allocating this site would positively promote quality housing development in an established residential location.



View of the site looking south

2. THE SITE

Causewayend is located immediately adjacent to the northern section of Bridge of Don's urban area. It comprises two large fields with partially wooded boundaries and covers approximately 34 acres of unused agricultural land. Its southern boundary is essentially the housing along Woodcroft Avenue to the north of Middleton Park. An aerial photograph is included below for reference.

The neighbouring residential community was developed in the 1980s and includes two rights of access along the northern boundary of the housing development (southern boundary of Causewayend). These access points create clear linkages to the existing development and facilities to the south with service tails built in to enable convenient extension of services.

The site is presently zoned as Green Space Network (GSN) and Green Belt (GB) but many of the sites now zoned in the LDP for housing development, including Grandhome to the South were previously zoned in a similar fashion. Aberdeen has a tight Green Belt boundary and little brownfield opportunities. Any development around the City will require rezoning to fit the new proposed use.

The key question in areas such as Causewayend is whether the current zoning is appropriate and whether the qualities of the site are sensitive enough to merit retaining it in that zoning. We don't believe that this site is particularly sensitive.

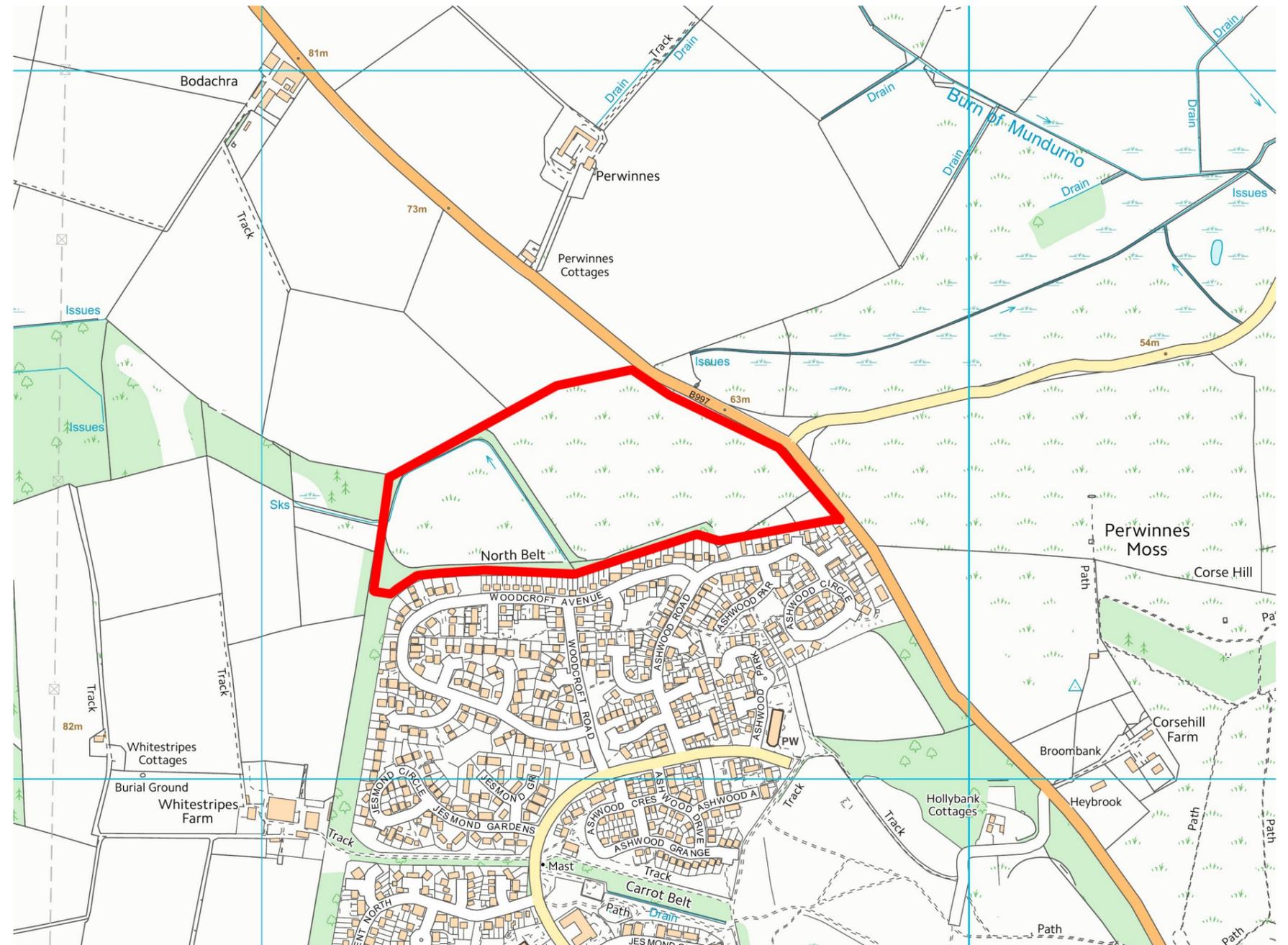


Figure 1 - Location Plan

It is more appropriately and helpfully zoned as a development site for new housing. Existing landscape elements (woodland and drystone dykes) will be retained as part of the development. Rather than being constraints they are exactly the type of elements that can add character and amenity to housing developments as they could easily be incorporated into the design of the new development. The Council's green belt review (as part of this LDP review) should not therefore rule out development on this site.



Figure 1 - Aerial Photo ((copyright) Getmapping plc 2015)

3. GRANDHOME, AWPR AND ENERGETICA

Three other major projects affect this proposed site, creating a stronger case for its development. Grandhome Village (7,000 new homes plus retail, community, commercial and leisure uses) has been allocated, and is now under construction, immediately adjacent to the Causewayend site. See the Grandhome Masterplan to the right. This means that the access to facilities, to employment and to opportunities will, over time, significantly improve in this part of the City.

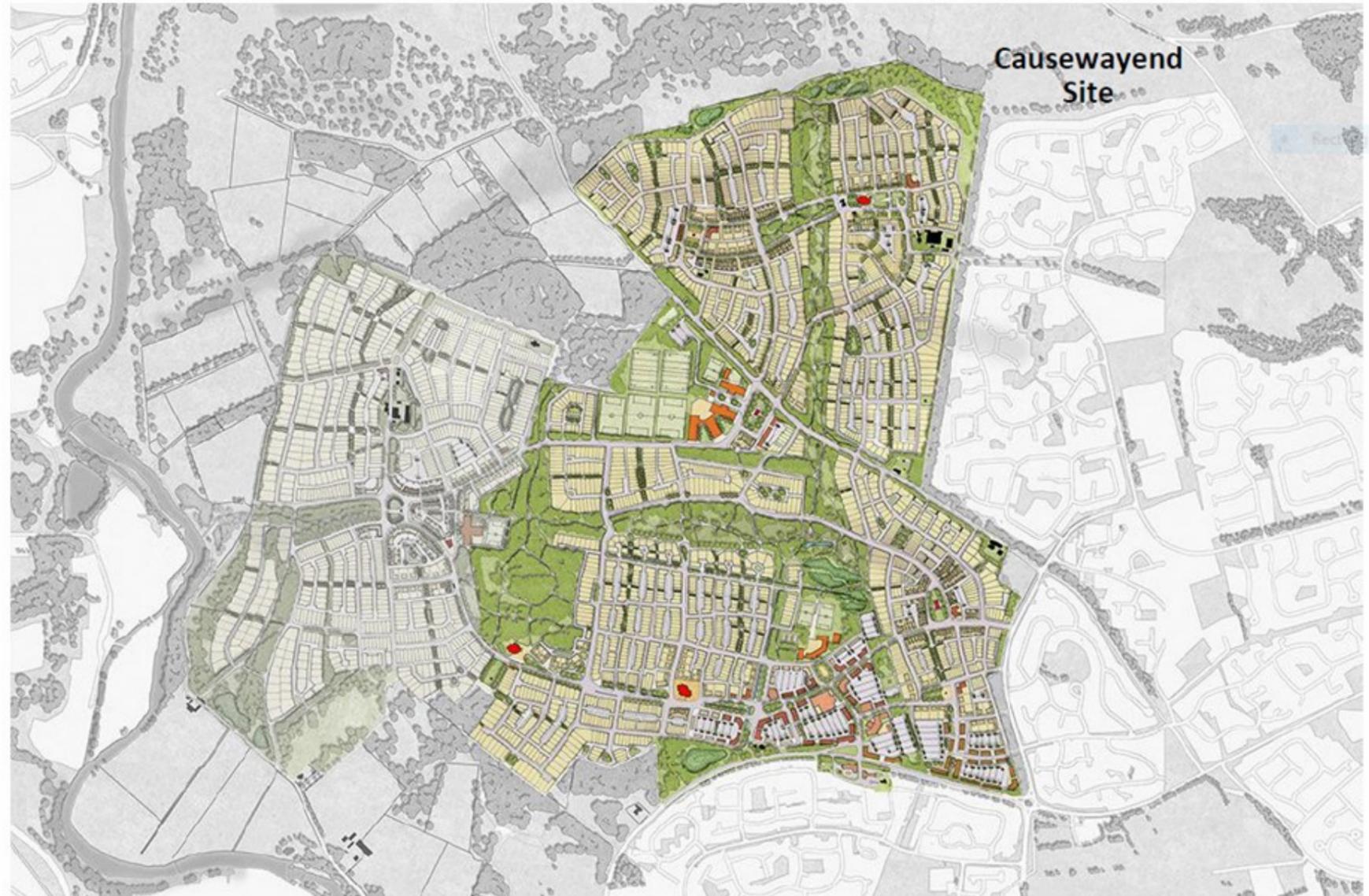


Figure 4 – Grandhome Masterplan

The AWPR now runs north of this site but one of the key routes to the City will be via the Goval Junction and along the B997 Scotstown Road. This proposed development site could tie in with local road upgrades and will now sit on a major identified key route into the City from the AWPR.

Energetica – is a strategic policy to support energy related development and a higher quality of life in a corridor between the Bridge of Don and Peterhead. It's about providing homes as much as jobs and economic development, especially homes with access to the outdoors, to recreation and with good links. This site falls within the southern section of the Energetica Corridor and could help deliver much needed housing to support economic development.

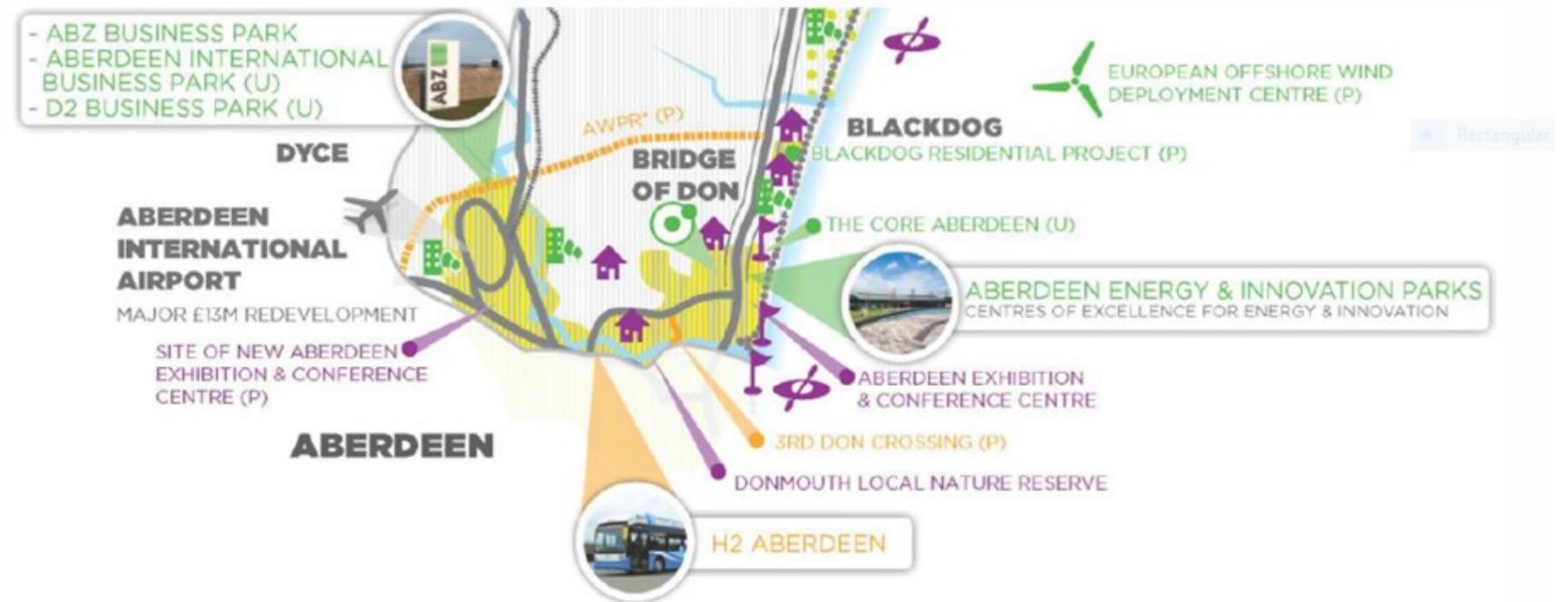


Figure 5 – Energetica Plan (Bridge of Don extract)

4. PLANNING CONTEXT

Housing land

Current housing land allocations haven't been delivering at the scale originally anticipated. This has created a housing delivery backlog and new housing allocations are required to deliver the City's housing requirements.

The joint Strategic Development Plan Main Issues Report, currently out for consultation, states that the 2,769 fewer houses overall and 3,000 fewer affordable houses were delivered in the 5 years to 2016 than required by the SDP and the HNDA. That's around 600 houses less than required every year.

Analysis of housing land delivery in the City on key large sites identifies a significantly worse housing delivery record. The following table identifies that key development sites in the City, their original anticipated housing numbers and the actual delivery over a 10 year period, all based on the Council's Housing Land Audits. It shows that of the 11,150 houses originally proposed on these sites just over 2,000 (around 10%) have been delivered.

The evidence points to slower delivery rates on a site by site basis. The City Planning Authority needs to allocate additional housing land to help supplement that lack of delivery over many years and catch up with demand. These sites should be in a range of locations and at a range of scales to encourage a greater range of developers and offer choice to those looking to buy a new home. The City Council has suggested that sites up

Comparison of Major Housing Proposals in 2012 LDPs against actual delivery									
City	site	ref	2007-2016	Cumulative 2015	shortfall	Cumulative 2016	shortfall 2016	Cumulative 2017	shortfall 2017
	Grandhome	OP12	2600	0	2600	0	2600	0	2600
	Dubford	OP25	550	190	360	309	241	397	153
	Stoneywood	OP24	500	133	367	231	269	514	-14
	Craibstone South	OP28	750	0	750	0	750	0	750
	Rowett South	OP30	1000	0	1000	0	1000	0	1000
	Greenferns Landward	OP31	750	0	750	0	750	0	750
	Maidencraig	OP43 & OI	750	5	745	24	726	60	690
	Greenferns	OP45	600	0	600	0	600	0	600
	Countesswells	OP58	2150	0	2150	4	2146	154	1996
	Oldfold	OP62	400	0	400	25	375	50	350
	Loirston	OP77	1100	0	1100	0	1100	0	1100
	TOTALS		11150	328	10822	593	10229	1175	9054
			percentage delivered	2.9%		5.3%		10.5%	

Figure 1 - Location Plan

to 100 housing units are appropriate. This site meets that specified requirement.

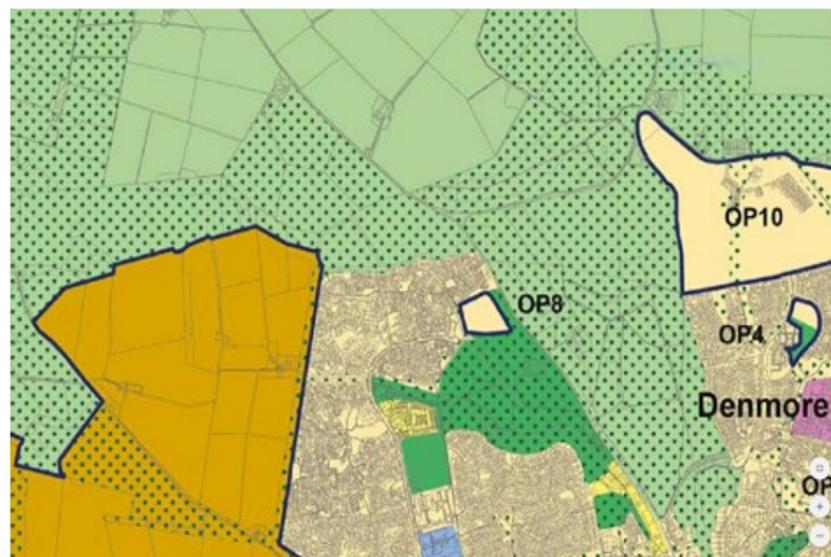
Housing Strategy and Allocations

Aberdeen is the strategic centre for housing development for the City region and the main focus for growth. The SDP MIR identifies future housing need and a requirement for additional release of housing land across the City and Shire and the vision remains to create an attractive, resilient, prosperous and sustainable European City Region and an excellent place to live.

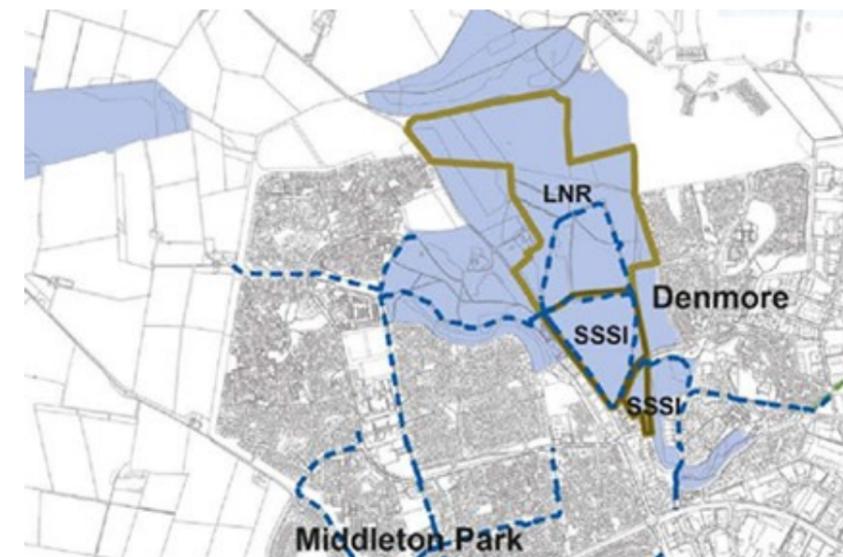
To do that the SDP Main Issues Report has set a target of 2,100 new homes every year between 2021 and 2025 and 2,200 new homes annually between 2026 and 2030. Beyond 2030 a further growth scenario is anticipated. Table 6 of the SDP MIR is included below.

The proposed housing allowance is for 13,000 new homes in the City over the next 22 years. Alternative sites in locations that offer attractive and popular places where people would like to live should be allocated to complement the existing housing land supply.

In terms of housing land, therefore, this bid is entirely in line with the suggestions of site size and location from both the Strategic Development Plan MIR and the City Council's Call for Sites.



Extract – 2017 Aberdeen Local Development Plan



Extract – 2017 Aberdeen Local Development Plan

Table 6: Proposed Allowances
(land to be identified beyond the 2016 effective supply)

	2016 to 2030	2031 to 2035	2036 to 2040	Total
Aberdeen Housing Market Area	4,200	5,700	6,300	16,200
Rural Housing Market Area	1,300	1,700	2,500	5,500
Total	5,500	7,400	8,800	21,700
Split as follows:				
Aberdeen City Council	3,500	4,700	4,800	13,000
Aberdeenshire Council	2,000	2,700	4,000	8,700

Current Local Development Plan

The site is presently zoned as Green Belt and Green Space Network (GSN). Green Belt release is required to meet the Council's stated request for new greenfield sites of 100 houses or less or greater land release should the Strategic Development Plan strategy require it. The Local Plan Review process is the mechanism where such releases can be considered. Green Belt policy protects land for 4 main reasons.

These are:

- to maintain the distinct identity of Aberdeen and the communities within and around the City;
- to safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
- to maintain Aberdeen's landscape setting and
- to provide access to open space.

Figure 1 - Aerial Photo ((copyright) Getmapping plc 2015)

Identity – This proposal would be seen as an extension to the existing Middleton Park area. Development of this site is therefore a sensible extension of an existing settlement. It would not detract from the distinct identity of Aberdeen.

Coalescence and Sprawling Development - The site does not create coalescence or sprawling development for the same reason as set out above. It's a well-contained sustainable urban extension.

Landscape Setting - The landscape setting of Aberdeen is not undermined by this proposal. The site is a few unused fields screened and broken up by woodland and other landscape features. Developing this site with appropriate landscape treatment, retaining the woodland and introducing a new landscape treatment has the potential to enhance the landscape setting in this part of Aberdeen.

Access to Open Space - The proposals themselves will not impact unduly on access to open space. Associated offsite road and junction improvements however do have the potential to significantly increase safe and convenient access for the wider community to neighbouring open spaces and Perwinnes Moss nature reserve.

This review has not identified any concerns in relation to the function of the Green Belt for this bid site. The loss of this specific bid sites from the Green Belt would not undermine its overall purpose.

Policy NE1 – Green Space Network does not rule out development. Where development would impact on GSN it

requests that such development “... *maintain and enhance the coherence of the network. In doing so, provision should be made for access across roads for wildlife and outdoor recreation.*” (page 67, 2017 LDP). That can be achieved here and would be a similar approach to that taken on the residential zoned land immediately south-west of this site at Grandhome.

Planning and Design

At a national level the Scottish Government are pursuing both a housing delivery and design quality agenda. They are promoting 6 essential qualities of place:

- Distinctiveness
- Welcoming
- Safe a pleasant
- Easy to move around
- Adaptable
- Resource efficient

Drum has embraced this approach in all of their developments and will continue to embrace that in the delivery of housing on this site. An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site will deliver on all of these.

Historic Planning Context

Previous bids for this site have raised a number of topics worthy of review. Quite often during extensive consultation processes the facts of the case for development are lost

amongst generalities. Those promoting development sites spend more time and effort in researching issues, considering the facts and looking far more closely at the proposed site than the Planning Authority do. This is not unusual or unexpected as the Planning Authority is considering a great many sites during these processes and time can be tight. However, this approach sometimes leads to a generic approach to sites rather than a detailed review.

In this instance there are elements of previous reviews of this site that merit further explanation to help confirm their acceptability:

Landscape Impact – this is subjective. Regardless of where a site is situated it will be seen within the landscape and the context within which it's seen, from where and the impact that has on the landscape setting as a whole are the important factors. In this instance the site sits immediately adjacent to the existing settlement. In fact, for approximately 1/3 of its southern boundary there are no significant landscape features between this site and the neighbouring houses. These houses are clearly visible from the B997 from both north and south of the site. In fact these houses also hide the majority of the site from view from the south as they are located immediately adjacent to the B997.

From the north these same houses can be seen against the backdrop of the wider housing development. Additional housing at this location would benefit from the same setting i.e. a backdrop of the existing housing development. This

does not pose a significant landscape setting issue and with the benefit of sensitive design will provide a more suitable transition to the countryside than at present. The northern boundary of the site is also delineated by an original dry stone dyke creating a clear differential between it and the larger agricultural fields beyond. Again, this is an established traditional landscape feature that defines the site. It could also be strengthened if required by appropriate landscape design and strategic landscape features. These types of traditional features on the site will be integrated into proposed designs and layouts.

As the B997 passes the site most of the boundary consists of mature trees and dry stone dyke. These, together with the B997 itself, create a strong eastern boundary to the site, stronger than any features on the current GB boundary. They also help integrate any proposed development into the landscape. Approximately 1/3 of the site is well screened by existing tree belts. These, however, are not extensive and can help to frame development and create amenity should the site be developed. In developing the site the majority of the trees would be retained.

The site sits in a bowl in the landscape. The B997 slopes down from the south towards the site and upwards to the north away from the site. This allows the site to sit within the landscape and reduce any potential impact to local impacts only, perceived while travelling south on the B997.

Overall, the landscape impact will be limited. It will be local and seen as a logical extension to the existing built up area. Established strong landscape features at the north, west and east will help to contain the development within the landscape. The clear visual and physical connectivity between the site and the housing to the south will provide a continuity of development. This site, therefore, has a plenty going for it in landscape terms.

Woodland – this would not be affected in any major way by the proposed development of this site. In this case (see aerial photo) only a small proportion of the site is wooded. In fact they are just tree belts. The woodland provides amenity for the site and can be incorporated into any future landscape strategy. It also provides local character and shelter. There's no reason why the site should be discounted because it includes tree belts. The neighbouring allocated Grandhome Urban Village wasn't discounted because it included far more woodland. A consistent approach suggests that this site should be treated in a similar manner with the woodland being considered a constituent part of any proposed development.

Nature Conservation – although neighbouring sites are designated for nature conservation this site has no nature conservation designations. There can therefore be no significant loss or disruption to natural conservation.

Access – access is achievable at a number of locations. The eastern boundary of the development can facilitate a new and improved access (and the adjacent junctions) for the whole

site. The housing area to the south already has an established road access to the south east of the site and there's also an area of open space that could facilitate footpath (or vehicular) access to the west of the site. These are consented and deliberate to facilitate future development. These are service tails. The development to the south has clearly been designed to provide access to Causewayend. The houses either side of the retained road link turn the corner and face onto that link providing the start of a new street connection.

Public Transport - The site is within 400m of a major bus link and the scope exists to create a strong cycle and footpath link between the existing housing and the proposed development site.

Proximity to Facilities – The primary school is within 800m. ASDA Middleton Park is a 3 minute drive via Ashwood Road/ Jesmond Drive or a 10 minute bus journey. Walking would take just under 20 minutes. Oldmachar Academy is even closer. Local facilities are therefore close and certainly no worse than any other part of the Bridge of Don. The proposal is to allocate the land to the north of Middleton Park as a new residential zoning of approximately 280 houses. This will include the retention of the tree belts on site, using the existing retained access points from the south and creating a new access to the east.

Pedestrian and cycle connections southwards could enhance accessibility and provide a choice of routes to and from the development. The retained woodland would provide a natural backdrop to the housing and screen it from south and west predominantly but also from the east.

4. DEVELOPMENT OPPORTUNITY

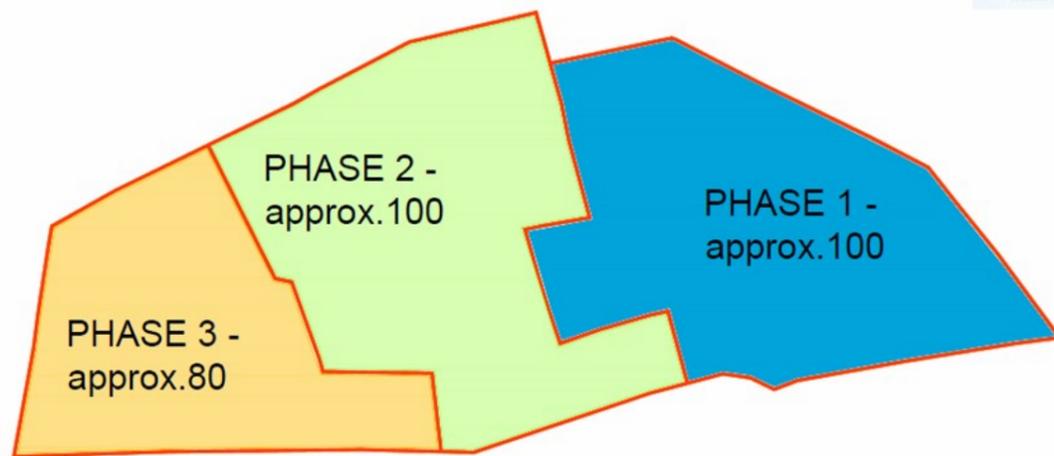
Drum Property Group's committed to high quality sustainable development would be reflected in the development of this site, supporting the creation of a convenient, pleasant and inspiring place to live.



Figure 3 – Potential existing access points (vehicular and pedestrian) ((c) Getmapping plc 2015)

Phasing

This site can be developed as a whole or phased in line with the above phasing plan. Phases are shown at roughly 100 units to align with the Council's suggested development scale for each bid site.



5. THE PROPOSAL



Illustrative sketch