

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>	Huxterstone, Kingswells
5.2	Site Address	land to the east of Den View Kingswells Aberdeen
5.3	Postcode	
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p>Yes / No</p> <p>Details: No</p>
5.5	<p>Is the site currently being marketed?</p>	<p>Yes / No</p> <p>Details: No</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	Details:
5.7	<p>Please provide the National Grid reference of the site.</p>	NJ873064
5.8	<p>What is the current use of the site?</p>	Company and site access to adjacent Den View development
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>Yes / No</p> <p>Details: No previous development, but the site was identified for development in previous Local Plans. It has also been used for construction traffic to access Den View.</p>

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?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Yes, under option to Stewart Milne Homes	
6.3	Is the proposed site included in the ALDP2017?	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details: see paper apart	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: see paper apart	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: B0303 Area C	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> 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.)	<input type="checkbox"/> Yes / <input checked="" type="checkbox"/> No Details:	

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 / No Details:	
7.3	Site Area (hectares)	ha 4.4 ha	
	Housing		
7.4	Approx. no of units.	90	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	A mix of terraced, semi detached and detached houses would be provided. The exact mix to be determined at the detailed design stage.	
7.6	Affordable Housing Percentage	% This would be provided in line with Local Development Plan Policy at the time of a planning application	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: This is unknown at this stage	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	This is unknown at this stage, but would be discussed at the detailed design stage.	
	Employment		
7.9	Business and Office	m ²	n/a
7.10	General Industrial	m ²	n/a
7.11	Storage and distribution	m ²	n/a
7.12	Other Please specify	m ²	n/a
	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	n/a
7.15	Retail	m ²	n/a
	Retail		
7.16	Approx. floor area	m ²	n/a

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	n/a
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><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: see paper apart</p>
8.2	Will the proposed development be phased?	<p>Yes / <input checked="" type="checkbox"/> No Details: see paper apart</p>
8.3	Expected development start post adoption of the plan in 2022	<p>Year, <input checked="" type="checkbox"/> 0-5, <input type="checkbox"/> 6-10, <input type="checkbox"/> 10+ See paper apart</p>
8.4	Expected development completion	<p>Year, <input checked="" type="checkbox"/> 0-5, <input type="checkbox"/> 6-10, <input type="checkbox"/> 10+ See paper apart</p>
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No Details: Finance will be available by the developer at the time of development.</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>Yes / <input checked="" type="checkbox"/> No Details:</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 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	✓
9.6	Has a flooding strategy been developed for the site?	Yes / No	Details:
9.7	Have discussions been had with the Council's flooding team?	Yes / No	Details:
9.8	Have discussion been had with Scottish Water?	Yes / No	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 / No	Details: see paper apart
9.10	Is there water capacity for the proposed development?	Yes / No	Details: see paper apart

	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	✓
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	see paper apart
		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	
		No loss or disturbance	✓
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	see paper apart
		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?	Yes / 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/	Yes / No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / 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		✓	
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 / No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: no access onto truck road required			
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	✓		
		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.aberdeencity.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	✓ at Prime Four
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	no, but these can be provided
		Gas	no, but these can be provided
9.31	Does the development have access to high speed broadband?	Yes / No Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: see paper apart	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: see paper apart	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / 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 / No Details: see paper apart	
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: see paper apart	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes / 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 / No Details: see paper apart

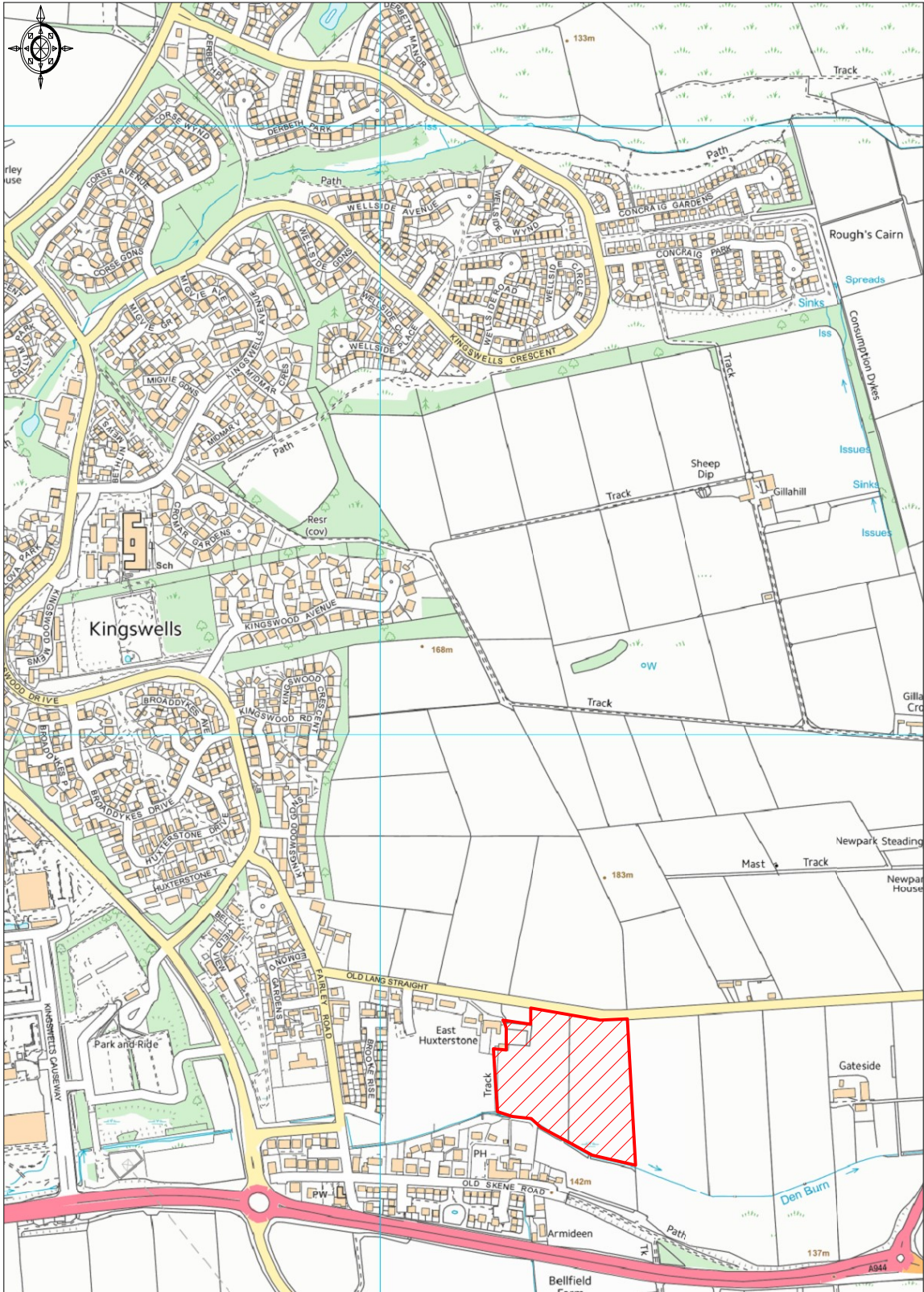
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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 / No Details: see paper apart

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 / No Details: The bid is accompanied by a Strategic Masterplan document which includes an indicative layout for the site.

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		
13.4	Habitat/Biodiversity Assessment		

13.5	Landscape Assessment	✓	
13.6	Transport Assessment		
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: see paper apart	



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HUXTERSTONE, KINGSWELLS

May 2018 _REV B



Introduction

Kingswells is a planned suburban village within the boundary of the City of Aberdeen, lying approximately 4 miles to the west of Aberdeen City Centre on the A944, an arterial route into the City. It has grown substantially northwards from the traditional village situated on Old Skene Road. Kingswells is bordered by the picturesque Den Burn and surrounded by a variety of urban and rural environments.



In Kingswells there are a range of amenities including medical centre, cafes, local shops, choice of supermarkets and Primary School all within a 20 minute walk to the north of the development site. Bucksburn Academy, situated just a 10 minute drive from Kingswells, serves secondary school pupils from the area and in due course Academy pupils will attend Countesswells Academy. The popular Four Mile restaurant and bar is a short 10 minute walk south from the development site.

Prime Four, which is home to a nursery, restaurants, coffee shop, four star hotel, park and ride, offices and other complementary outlets sits on the doorstep of Kingswells with an integrated road network and cycle lanes making it easily accessible from the development site.



The Development Site

The development site sits to the south east of the existing village of Kingswells, and extends to an area of some 11 acres. It comprises undeveloped agricultural land and slopes steeply from the North to South. To the North the site is bounded by the Lang Stracht, to the west by the Den View development which is currently under construction, to the east by undeveloped farm land and to the South it is bordered by the Den Burn.

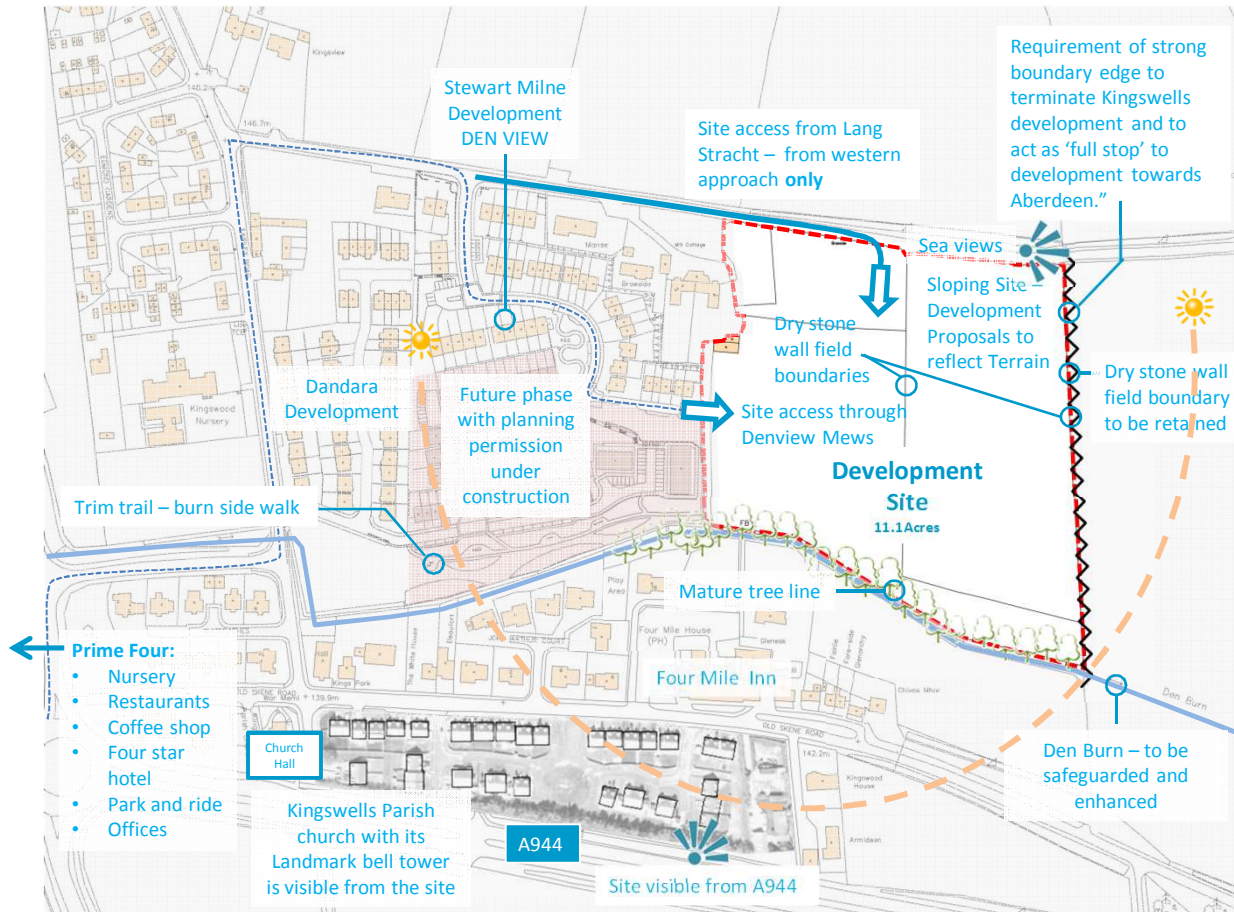


Development Site

Site Opportunities / Constraints

The key opportunities/constraints which influence the site are:

- Topography – neighbouring developments have shown that development can be achieved successfully
- Development site visible from the eastern approach along the A944
- Development will need a considered settlement edge to act as a termination of development between Kingswells and Aberdeen – proposals include landscaping and feature gable ends
- Proximity to Den Burn – stand off required, proposals to include considered landscaping to stand off zone possibility to continue adjacent burn side activity walk
- Dual point of access providing permeability to the site
- Dry stone wall field boundaries
- Elevated section of development site enjoys views over Aberdeen city centre and sea beyond
- Proximity to Kingswells town centre, shops and schools
- Proximity to Prime Four
- Proximity to Park and Ride offering frequent services into Aberdeen city centre
- South Facing



Development Site

Existing Features

The site contains 2 distinct character areas: the north of the site is bounded by the Lang Stracht, the south facing open fields enjoying views to the city centre and sea beyond. By contrast, the southern section of the site which is bounded by the Den Burn, offers an intimate setting influenced by the lower ground levels, woodland and Burn. The adjacent development runs a burn side activity walk in this area which could be extended into the development site.



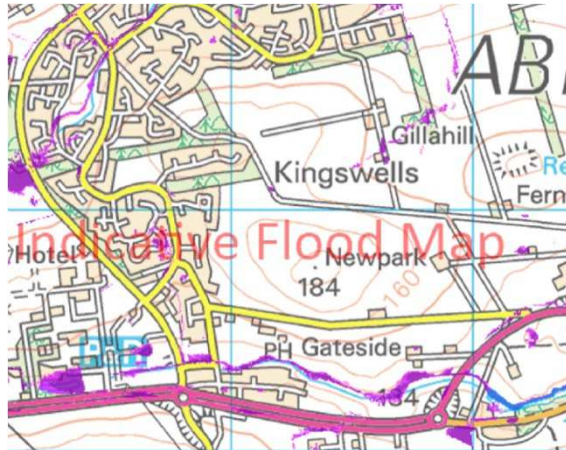
▲ Northern Area of Site



▲ Southern Area of Site

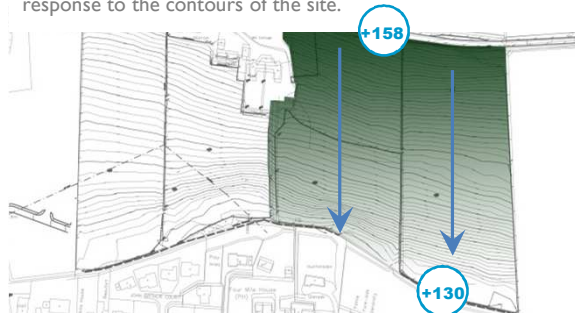
Flood Risk

The Den Burn is located along the southern boundary of the development site. SEPA's indicative Flood Map, shown below illustrates high levels of surface water associated with the burn. This indicative information, and the Flood Risk Assessment from the Den View development has informed the master plan proposal with no development being proposed within 30m of Den Burn. The masterplan instead shows the continuation of the burn side activity walk from the neighbouring site which continues to enhance the burn area and safeguards the ecological habitat.



Topography

The development site has a distinct topography sloping from North to South. Adjacent housing illustrates that the slope can be successfully developed through the use of well designed housing typologies and careful landscaping. The layout proposal sees the majority of housing running from East to West in response to the contours of the site.



Views

The photos on the following page record the existing character of the site.

Access and Connectivity

The development site is well connected to the centre of Kingswells which is accessible within a 20 minute walk.



Aberdeen Airport is within a 10minute car journey from the development site and there is excellent access to the A90; the main route to major towns such as Dundee, Edinburgh and Glasgow. Aberdeen city centre is accessible within 20 minute by car, alternatively the Kingswells park-and-ride bus facility which is integrated within the adjacent Prime Four site, has regular buses to and from Aberdeen and a number of rural bus services stop on the A944 immediately adjacent to Prime Four.

Utilities

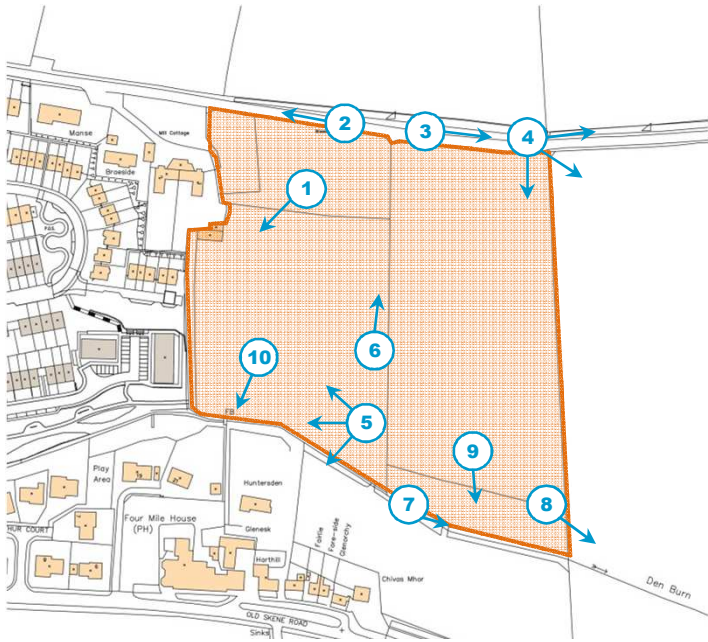
The following utility information was sourced from an external consultant to inform the initial design concept :

- BT OPENREACH Layout
- SSE Electric (scale 1-1250)
- SGN Gas Records
- Water & Wastewater Plan

The proposed development can be serviced by an appropriate means of drainage and water supply is also available.

Development Site

Site Appraisal



1. View overlooking south west of site



2. View west along Lang Stracht



3. View east along Lang Stracht



4. Panoramic view from the Lang Stracht towards Aberdeen City centre with development site to the south



5. Panoramic view from development site looking west



6. Dry stone wall field boundary at mid point of site looking north



7. Den Burn



8. View from south east corner of site looking east towards Aberdeen



9. Intimate setting influenced by the lower ground levels, woodland and Burn



10. View from southern section of site with existing residential properties to the opposite side of the Burn

Development Site Option

Vision Site Layout



- 01 Pedestrian & vehicular access from Lang Stracht
- 02 Pedestrian & vehicular site access through existing Den View development
- 03 Continuation of Burn Side Activity walk
- 04 House Types which respond to site topography
- 05 Pedestrian pathway
- 06 SUDS maintenance track – 3m
- 07 Breaks in landscaped settlement edge to expose feature gable ends which act as a full stop to development
- 08 20m planted/ landscaped edge to settlement
- 09 SUDS

**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW
PRE-MAIN ISSUES
PROPOSAL FOR A SITE TO BE INCLUDED IN THE MAIN ISSUES REPORT**

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

HUXTERSTONE, KINGSWELLS

Stewart Milne Homes are part of the Stewart Milne Group, founded in 1975 and have grown to become one of the UK's leading privately owned housebuilders. They have a commitment to enterprise and innovation meshed with traditional value for quality product and services and currently have sites in central Scotland, Tayside, North West England as well as Grampian.

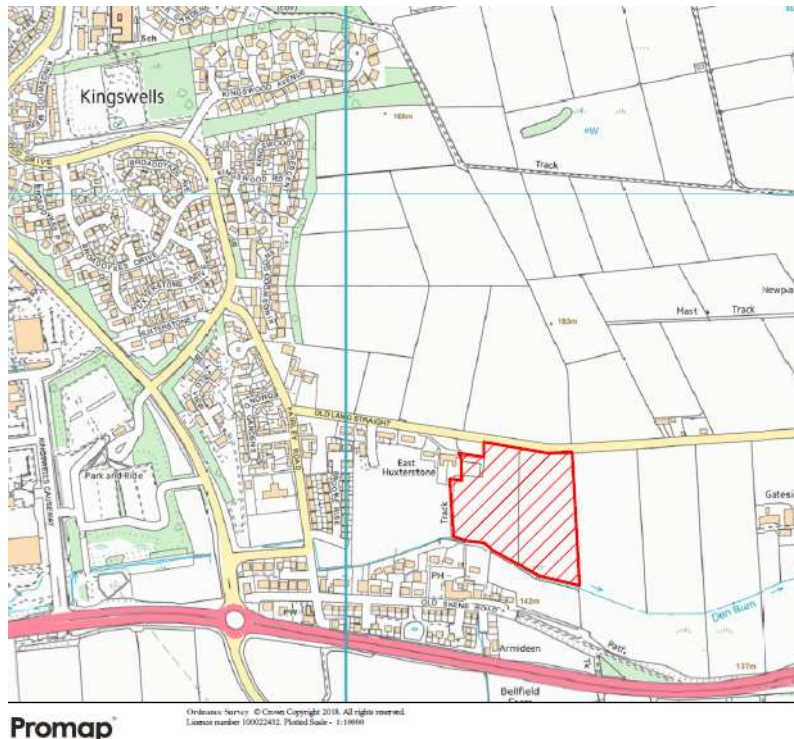
Kingswells is a planned village within the boundary of the City of Aberdeen, which lies four miles west of Aberdeen City Centre on the A944 arterial route into the city. The first phase of development in the village was completed in 1995 and included the provision of shops, a community centre and a primary school in the centre of the village. Additional shops, a health centre, dentist, nursing home and veterinary practice was developed as the village expanded. Included in the Phase I development was a western distributor road leading north from a roundabout junction on the A944 towards Newhills.

The settlement then extended to the north-east. A further section of the western bypass was upgraded to allow access to this phase. This expansion enjoyed good vehicular and pedestrian links to the village centre and also connected to the footpath network. Provision was made for open space, play areas and all weather facilities. Kingswells continued to attract significant investment from both residential and commercial property developers with Barratt Homes and Dandara developing homes in the area. Stewart Milne Homes have also, more recently, invested heavily in the area with their West 1, Kingswood Drive, Huxterstone and Den View developments providing a range of house types that add to the established mix of housing to create a vibrant and sustainable community.

Drum Property Group's Prime Four commercial development is now well established after commencing in 2012, with major global energy firms locating to the area as well as the 150 bedroom "Village Urban Resort" with associated spa, conference, retail and leisure facilities. This level of developer interest demonstrates the success of Kingswells as an investment location, a place where people want to live, work and visit.

The Aberdeen Western Peripheral Route lies to the west of Kingswells with a half junction to the north and a full junction to the south. This is due to be completed by the end of 2018 and will improve accessibility to the settlement.

The site at Huxterstone is located to the south of Kingswells and is bounded to north by an unclassified road which leads to the Lang Stracht to the east; to the east by open fields; to the south by the Den Burn and to the west by new residential development which was allocated through the previous Local Development Plan. That development is now under construction and has been named Den View.



The site is relatively low lying and the land slopes from north to south, with a high point beyond the boundary of the site. There is also a ridge running along the western boundary with the land sloping west to east from that ridge. The land reaches a low point around the Den Burn to the south.

Q6. Legal and Planning History

6.7 Previous LDP Bids - There is some Local Development Plan history associated with the site at Huxterstone. The site was identified in the Aberdeen City District Wide Local Plan 1991 as Green Belt. In the Finalised Aberdeen Local Plan: Green Spaces, New Places (2004), the site was designated as a 'Future New Community' and was considered suitable for development post 2010 for 450 houses. In light of this, Stewart Milne Homes produced an Indicative Masterplan in 2009 depicting a proposed expansion of Kingswells, considered beneficial to the Aberdeen City Strategic Growth Area. At the request of Aberdeen City Council a development bid, including the Masterplan, was submitted by Stewart Milne Homes in March 2009 which covered a number of sites within Kingswells and proposed as a cohesive bid for all the land at West Huxterstone.

Within the Main Issues Report, these sites were given the reference B/05 with the Huxterstone site specifically identified as Area C. However, only the western part of this site was identified as a preferred option for development, which was subsequently identified as OP42 for 120 houses in the 2012 Local Development Plan. The eastern portion of the site was retained as Green Belt.

Through the 2017 LDP process, a new bid was submitted in June 2013 seeking land at Huxterstone for 60 houses. This was part of a combined bid alongside two other sites at Derbeth and Gillahill and was given the reference B0303 in the Main Issues Report. Huxterstone was specified as 'Area C'. However, the site was classed as 'undesirable' for reasons relating to a continuation of residential development and not contributing to a sustainable land use mix, with local facilities located over 800m from the site. However, it should be noted that the site scored 51 out of a possible 60 by the Council's checklist within the Development Options Assessment Report and is considered a viable option for development. Nevertheless, the Green Belt status remained in the 2017 LDP.

Q7. Proposal

The site is identified for a residential development and has the capacity to deliver around 90 houses as well as access, landscaping and open space. It is proposed that a burn side walk is created, taking advantage of the location of the Den Burn to the south. It is proposed that housing would include detached, semi-detached and terraced, 2 – 5 bedroomed properties and an exact mix would be provided in due course taking account of the prevailing market conditions and affordable housing requirements. Affordable Housing will be provided in line with developer obligations requirements at the time of development. No affordable housing partner, or details of tenure have been identified at this stage and this would be clarified as the process progresses.

Q8. Engagement and Delivery

8.1 The local community and community council have been involved in the previous LDP bid and the consultation involved through that process. No public consultation has taken place in respect of this specific bid, however, the local community and community council will again be consulted if the site is identified for development. This would take the form of exhibitions as part of any major planning application or any consultation required by Aberdeen City Council through the LDP Review process.

8.2 Given the size of the site and its capacity to deliver around 80 houses, it is anticipated that it would be developed in one phase.

8.3 The developer is committed to submitting a planning application as soon as practicable after the site is allocated in the Local Development Plan. Development would commence as soon as a planning and other technical consents are issued and this is expected in year 0-5 post adoption of the plan.

8.4 The expected completion would be in the 0-5 year period.

Q9. Sustainable Development and Design

9.2 Exposure - The prevailing winds associated with the site are from the south west and the site has shelter from these given existing development in this direction. The site has some protection from northerly winds given the rising ground to the north.

9.4 Slope - The site rises generally from south to north, with a high point beyond the boundary of the site. There is a ridge lying to the west of the site, with land sloping west to east from that ridge. No part of the site has a gradient greater than 1 in 12.

9.5 Flooding - SEPA's Flood Risk maps show that there is no risk of flooding on the site from any river, however, there is some surface water flood risk. This would be mitigated through the provision of SUDs and open space.

9.9/9.10 Waste Water and Water - In terms of waste water and water, due to the proximity of housing, connections would be available in the vicinity of the site. An extension to these would be required and new foul and surface water sewers will be provided to service the development and these will be located within the new roads and areas of open space where necessary. It is believed that there is capacity in the waste water and water network. Further investigations will be done at the appropriate time and is not considered to be an impediment to development.

9.12 Natural Conservation - Given the current green belt status of the site, there may be some loss or disturbance of wildlife habitats or species. However, the Green Space Network is designated to

protect the most important wildlife sites in the City. This site was previously identified as Green Space Network, but this designation was removed, confirming that it is not the most valuable in nature conservation terms.

An ecological study was carried out on the site to the west which concluded that there were no statutory sites included within the site boundary and the site has low ecological value. This is expected to be the same for this bid site. Ecological enhancements along the burn would be provided through any development and surveys for protected species would be carried out at the application stage and appropriate mitigation provided if necessary. As such, there is considered to be merit in the removal of this land from the green belt which was previously accepted by Aberdeen City Council through its designation as a Future New Community in the Finalised Aberdeen Local Plan 2004.

9.13 Landscape features - There are some mature trees along the southern boundary along the Den Burn. These will be retained and landscaping enhanced in this area to create an attractive residential setting. The masterplan identifies a substantial area of tree planting to the east of the site. Stone walls mark the field boundaries and will be retained as far as practicable, or re-used in the layout of the site.

9.14 Landscape fit - There will be slight intrusion into the surrounding landscape, given that the site is currently undeveloped. However, development will be seen in the context of the surrounding area when viewed from the east and substantial tree planting proposed to the east of the site would screen the development, act as a defensible boundary and avoid any prospect of coalescence with Maidencraig. This also ensures a boundary with the green belt to the east is suitably imposed. The site is generally low lying and south facing and development will not breach the skyline when viewed in the context of the village as has been demonstrated through the development of the site to the west. The burn, mature landscaping and housing to the west will contain development in that area. This ensures that the visual protrusion of the site to the east is minimised. It is therefore considered that the development of the site will complement its setting within the broader landscape.

9.15 Relationship to Existing Settlements - The site forms a natural expansion of Kingswells, being immediately adjacent to existing development which is under construction. Development of this site could utilise the existing infrastructure provided on that site.

The previous LDP process considered that the adjacent site was well related to Kingswells, but this site relates less well to the built up area. However, both sites are bound to the north by a road which leads to the Lang Stracht and is part of the existing Park and Ride Route. Core paths link the site to Kingswells local centre as well as the footpath running adjacent to the A944 Skene Road and cycle routes exist along the Lang Stracht to the east, providing links to the wider area. Therefore, it is considered that this site is just as well related to the wider Kingswells area and it is not accepted that the eastern portion relates less well to the built up area. It should be noted that the principle of development on this part of the site has been previously accepted by the Council due to the identification of the entire area within the Finalised Local Plan 2004.

Since that Plan was adopted, Kingswells has new employment opportunities at Prime Four, with this site being close to that, lying less than 1.6km from it. Strategic landscaping on site, including woodland and river walks integrating the Den Burn with the bid site, will enhance the connectivity of Huxterstone both internally as well as opening up links to the Core Path network along Old Skene Road to the south, providing improved accessibility to the centre of Kingswells and its wider area. These connections would complement the approved masterplan and development of Den View under construction by Stewart Milne Homes.

The current designation as Green Belt land operates purely for company and site access to the adjacent residential development site and has minimal integration with Kingswells, offering no pedestrian footpaths or countryside walks which is the purpose of the Green Belt. As such, it is considered appropriate to remove this site from the green belt and develop housing with enhanced connectivity to Kingswells represents a more functional and efficient use of the site.

9.16 Land Use Mix - The site itself will provide housing, affordable housing, open space, play parks, enhanced shelter belt planting and river walks along the Den Burn. While a mix of built development uses are not proposed on the site, there is considered to be a balance of land uses appropriate for this size of site. Additional housing in Kingswells could contribute to attracting new services in the local area.

9.28 Core Paths – Core Paths are located to the west and south of the site, along Fairley Road and Old Skene Road. These connect the site to the local centre, Sheddocksley and Bucksburn, providing good accessibility to the wider area.

9.32/9.33 Heating/Low Carbon - Stewart Milne Homes, in common with the majority of housebuilders, advocate a fabric first approach to ensure energy conservation and thus minimise carbon footprint. Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation.

9.35 Open Space - The site will provide the required level of open space as per the current LDP. Significant areas of open space are proposed within the area including significant areas of open space along the burn, tree belt planting to the east as well localised areas of open space, with playparks.

9.36 Impact on Green Space Network - Although the site is not included in the Green Space Network, land to the south is identified as Green Space Network. The development of this site will enhance that network through the provision of open space and riverside walks along the burn, connecting to the land to the east and west, thereby enhancing access to this area.

Q10. Education

No recent discussions have taken place with the Council's Education Department. The 2015 School Roll Forecasts state that Kingswells Primary School has a falling school roll which is forecast to be operating at 83% of capacity by 2023.

A new secondary school is proposed at Countesswells which the site would be zoned to. It has a 1100 pupil capacity, with the Countesswells development using approximately half of this. Pupils currently attend Bucksburn Academy which is forecast to be over capacity, however, with the spare capacity available at Countesswells, it is considered that there would be capacity available. If required, developer contributions would be agreed as part of a planning application and this is not an impediment to development.

Q11. Community Benefits

The proposals provide benefits to the local community in the form of new housing which would include affordable housing, as well as open space, playparks, woodland and river walks. Additional housing may attract further facilities and services in the area.

Q14. Development Viability

Kingswells is a popular location for housing, given the recent housing developments. This is enhanced through the recent Prime Four development, providing employment and leisure facilities and the

AWPR which will improve accessibility of the settlement. The developer has an option over this site and has invested in progressing the site through previous Local Development Plans and submitting planning applications. This demonstrates their commitment and the deliverability of the site in the next Local Development Plan.

Stewart Milne Homes are confident that there is residual value following development of the site and the provision of necessary infrastructure. The infrastructure constraints have been considered and Stewart Milne Homes are confident that they can be addressed and do not impose an impediment to development.