

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>	Friarsfield North
5.2	Site Address	Land to the south of Craigton Road, Friarsfield, Cults, Aberdeen
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	No <i>Details:</i>
5.5	Is the site currently being marketed?	The site is under option to CALA Homes (North) Ltd <i>Details:</i>
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	<i>Details:</i> Site location plan enclosed.
5.7	Please provide the National Grid reference of the site.	NJ 89289 03823
5.8	What is the current use of the site?	Agricultural / Grazing
5.9	Has there been any previous development on the site? If yes please provide details	No <i>Details:</i>

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 <i>Details:</i> The site is under option to CALA Homes (North) Ltd	
6.3	Is the proposed site included in the ALDP2017?	No <i>Details:</i>	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No <i>Details:</i>	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes, with Local Development Plan Team (Andy Brownrigg)	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No – POAN submitted for part of site. <i>Details:</i> POAN submitted in 2011 for land to north of Friarsfield Avenue (111065 and 111168)	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Bid submitted in 2009 (9/21) and allocated in the 2004 Proposed Local Plan <i>Details:</i>	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No <i>Details:</i>	
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 <i>Details:</i>	

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: CALA intend to develop the site.	
7.3	Site Area (hectares)	22 ha	
	Housing		
7.4	Approx. no of units.	Approximately 280	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	TBC but mix of house types proposed	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Not at this stage	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mix to be confirmed at time of application, however thoughts include private sale, low cost home ownership, mid-market rent	
	Employment		
7.9	Business and Office	N/A	
7.10	General Industrial	N/A	
7.11	Storage and distribution	N/A	
7.12	Other Please specify	N/A	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	See above	
7.14	Employment	N/A	
7.15	Retail	N/A	
	Retail		
7.16	Approx. floor area	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	N/A

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>Not Yet <i>Details:</i> Engagement proposed as part of MIR process.</p>
8.2	Will the proposed development be phased?	<p>Yes <i>Details:</i></p>
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	In March 2018, it was announced that L&G has increased its shareholding in the CALA business to 100%. This marks an exciting new chapter for CALA, ensuring both consistency and stability of operations through the continued backing of L&G; one of the most highly-respected, blue-chip investors in the UK, who share CALA's long-term vision for the business.
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 <i>Details:</i></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	Part In pockets only but masterplan has indicated developable areas
		If yes approx. what area (hectares or %)	See masterplan
		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?	N/A Details:	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	No Details:	

9.9	<p>Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?</p>	<p>Yes</p> <p><i>Details:</i></p> <p>New foul and surface water sewers will be provided, in accordance with Scottish Water's specification. It is understood that capacity will be available within the existing foul sewers flows from the proposed sites</p>
9.10	<p>Is there water capacity for the proposed development?</p>	<p>Yes</p> <p><i>Details:</i></p>

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	There are existing water mains in Craigton Road and Friarsfield Road around the perimeter of the site. There are also mains within the residential areas to the south of the Friarsfield Link Road. New water mains would be provided within the proposed development sites, fed from the existing water supply network.	
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	
		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	
		No intrusion	See attached masterplan
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:	No		
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:	No		
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:	No		
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:	No		
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, extensive discussions on the existing Friarsfield allocation and planning applications, including the newly consented link road			
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		✓	
		Between 400-800m			
		Within 400m future meant to have buses on link road.	✓		✓
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	No available connections			

	(are there any existing direct footpath and cycle connections to	Limited range of connections	
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	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	Countesswells development will increase the employment opportunity within 1.6km from the site by providing 10ha of employment land.
	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: anticipated to be up to 86Mb speed	
9.32	Does the development include a Heat Network/District Heating Scheme?	No	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through detailed design of housing, incorporating where appropriate of L+ZC technology	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No	
	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: see attached masterplan	
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 attached masterplan	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No <i>Details:</i>
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	See separate Education Analysis – summary below <i>Details:</i> In December 2015 the Cults (Primary) School roll was forecast to decline over time in response to the Countesswells catchment area (zone) review. The proposed housing could be phased to match that decline. The size of the current Cults (Primary) School site is such that it could facilitate a primary school larger than three streams (More than 21 classrooms). In 2017 academic year the school functioned with 22 classrooms if that was considered to be a viable option. In December 2015 Cults Academy school roll was forecast to decline over time in response to the Countesswells catchment area (zone) review. The proposed housing could be phased to match that decline.

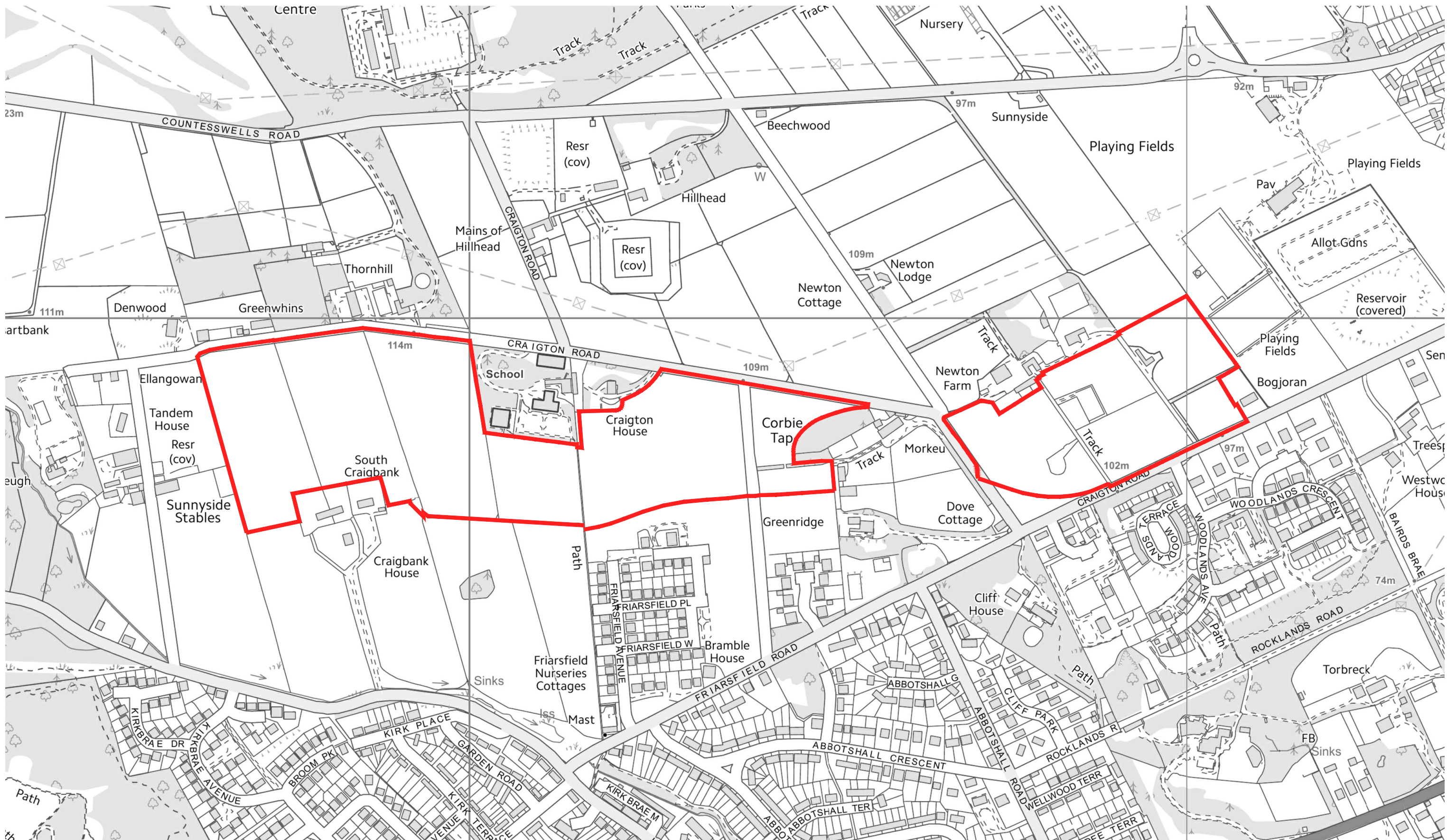
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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 <i>Details:</i> <ul style="list-style-type: none"> • Additional affordable housing delivered alongside and only only achievable as part of a private housing development • Integrated open space/connections to the north increasing access to wider countryside including Hazlehead Park • Provides much needed private housing

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 <i>Details:</i> Please see masterplan document enclosed. This document includes full analysis and review of the site, including landscape and engineering.

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		✓

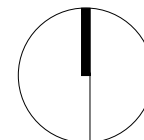
13.5	Landscape Assessment		See masterplan
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		✓

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: CALA Homes (North) Ltd are a leading housebuilder, and have a track record of delivering high quality developments. CALA have fully considered the deliverability of this proposal, considering potential developer obligations, abnormal costs and development costs when negotiating land value. CALA, through the increased involvement of L&G (100% ownership) have the funds, expertise and willingness to continue to invest in Aberdeen.	



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HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON



LDP Bid for Friarsfield North, Cults
 CALA Homes (North) Limited

Bid Location Plan

Scale: 1:5000 @ A3
 Date: May 2018
 Dwg No: 10987 SK(00)12

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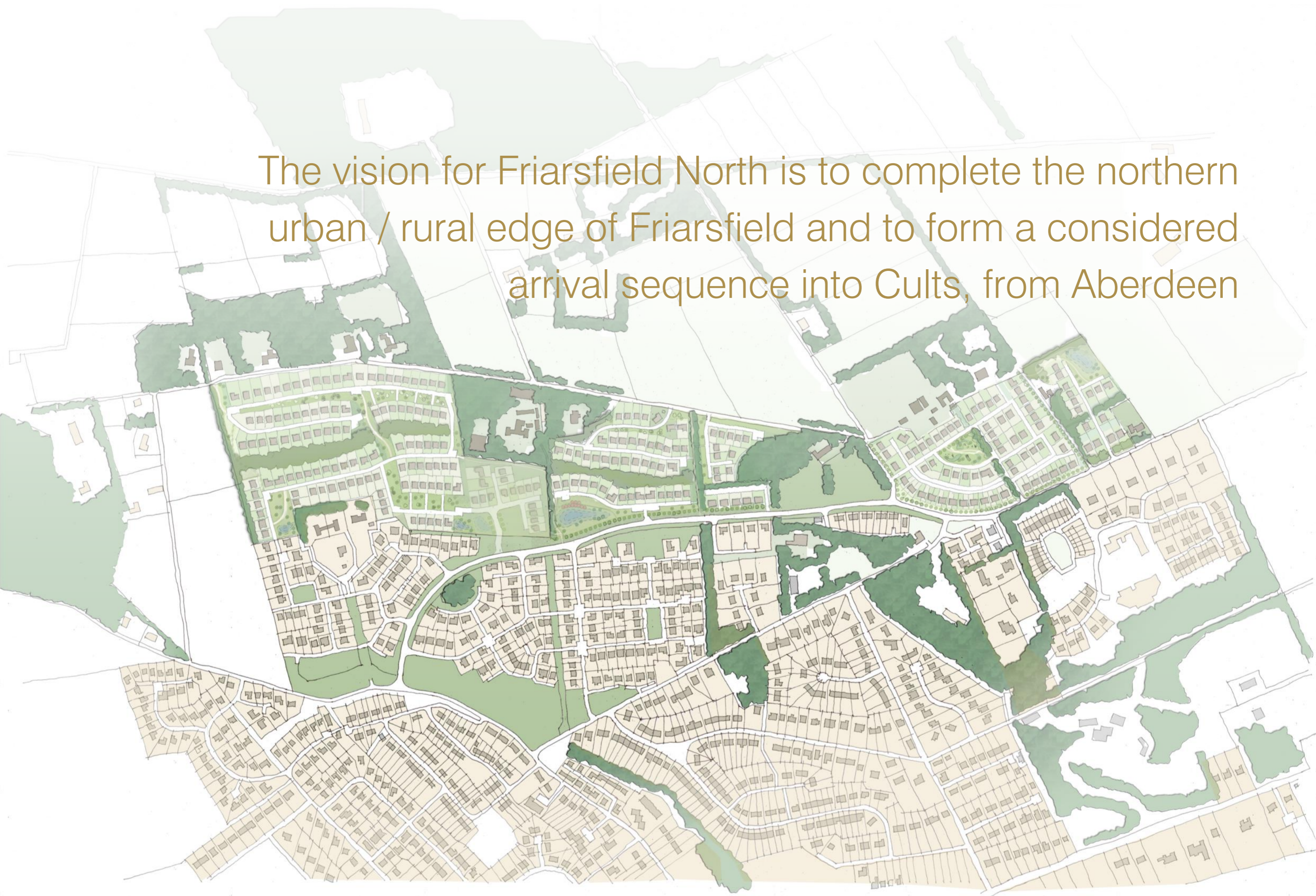
CITY OF ABERDEEN
LAND ASSOCIATION 1875

MASTERPLAN FOR LAND AT FRIARFIELD NORTH, ABERDEEN

LOCAL DEVELOPMENT PLAN BID
MAY 2018

CALA HOMES (NORTH) LIMITED
PREPARED BY HALLIDAY FRASER MUNRO

The vision for Friarsfield North is to complete the northern urban / rural edge of Friarsfield and to form a considered arrival sequence into Cults, from Aberdeen



VISION

Purpose of Document

The purpose of this document is to support the Local Development Plan bid submission for Land at Friarsfield North, Cults. It has been prepared on behalf of CALA Homes (North) Limited by Halliday Fraser Munro Architects and Planning Consultants with support from Fairhurst and Ian White Associates.

The site at Friarsfield North offers an excellent opportunity to provide a considered, high quality extension to the existing neighbourhood of Cults with a mix of private and affordable homes, new woodland and community parkland.

- Natural extension of existing Friarsfield neighbourhood
- Provides considered urban / rural edge to Cults
- Provides sense of arrival on approach from Aberdeen to Cults
- Delivering much needed private and affordable homes
- South facing gardens and open space
- Enhances wildlife habitats and green corridors
- New structure tree planting creates discreet development pockets

CALA History and Track Record

The site is being promoted by CALA, who are a premium house builder with its heritage firmly placed in Aberdeen, having been established in 1875 as the City of Aberdeen Land Association. 140 years on CALA are focused on delivering high quality developments in the best locations. The principle focus being sourcing the best land opportunities and optimising value through high quality design and sought after living environments.

Over the past five years, under the ownership of Patron Capital Partners and Legal & General Group (L&G), CALA has reached new heights. CALA have doubled the size of the business in terms of new home volumes over this period and become one of the fastest growing housebuilders in the UK today, which is testament to the strength and ambition of the team, the quality of their homes and first class approach to customer service.

In March 2018, it was announced that L&G has increased its shareholding in the CALA business to 100%, acquiring the 52.1% which it did not previously own. This marks an exciting new chapter for CALA, ensuring both consistency and stability of operations through the continued backing of L&G; one of the most highly-respected, blue-chip investors in the UK, who share CALA's long-term vision for the business.

Working together, CALA will build on the strong momentum they have achieved in recent years while strengthening their position as the UK's most upmarket major homebuilder. This strong backing builds upon and allows the delivery of fantastic new communities and quality family homes ensuring proposals are viable, deliverable and will be acted upon. CALA have a strong track record of developing sites similar to Friarsfield North throughout Aberdeen City, Aberdeenshire, Scotland and the UK and have conducted in depth investigations on this proposal.

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HALLIDAY FRASER MUNRO





PART 1 ANALYSIS

SITE DESCRIPTION

Location

The site covers approximately 54 acres and is located on the northern edge of Friarsfield, in Cults, about 5km west of Aberdeen City Centre. It falls within the Cults, Bieldside and Milltimber Community Council area.

Site Description

The site can be categorised into three distinct areas, which together, complete the northern edge of Friarsfield. The majority of land within the red line boundary is under control of CALA. The exception is the existing playing field located south of the former Waldorf School, which will form part of a separate bid, under a separate applicant.

Craigbank (21.7 acres)

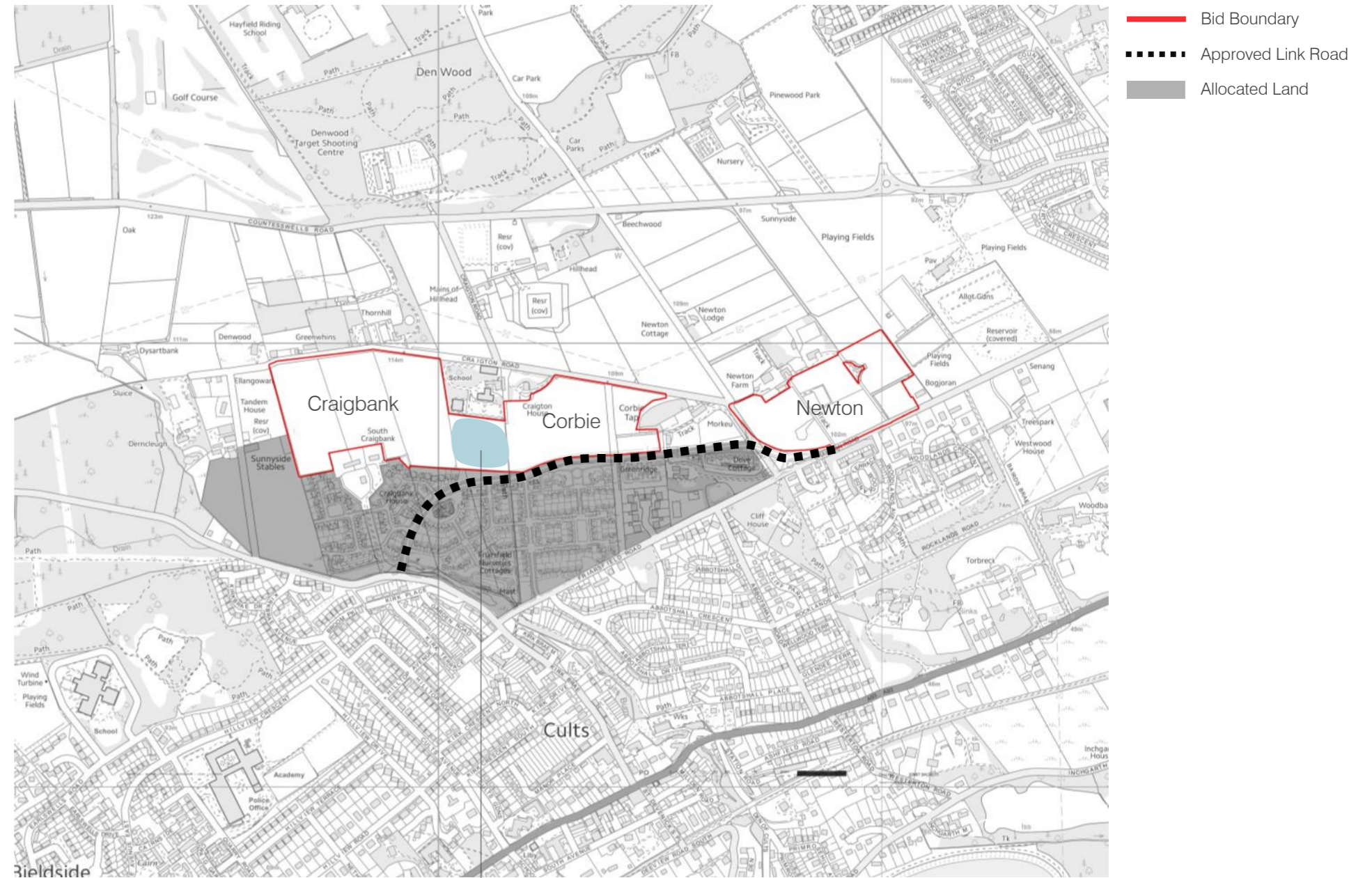
The Craigbank site is bound by Craigton Road to the north, by the CALA development under construction to the south and by agricultural field boundaries to the east and west.

Corbie (13.3 acres)

The Corbie site is bound by Craigton Road to the north, a core path to the west, woodland and existing dwellings to the east and the approved Friarsfield Link Road to the south.

Newton (15.5 acres)

The Newton site is bound to the north by Newton Farm and agricultural land, to the west by an existing road, to the south by Friarsfield Road and to the east by playing fields.



Location Plan

Blue area forms part of separate LDP bid

PLANNING CONTEXT

Local Development Plan and Strategic Development Plan Context

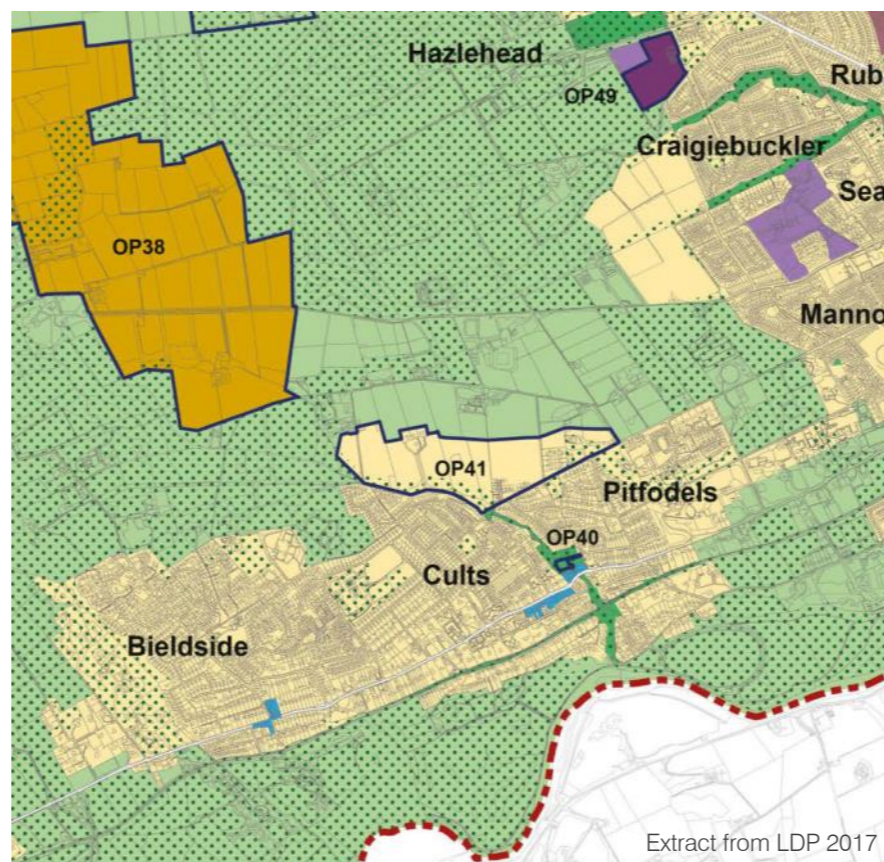
Aberdeen's Development Plan, comprising both the Local Development Plan (LDP) and Strategic Development Plan (SDP), is in the process of a full review. The LDP is at the call for sites stage. This stage not only aims to identify new potential development sites but also responds to some strategic questions on how the Council can improve housing delivery and quality of life.

The SDP is a the City and Shire's high level strategic land-use document. It is seeking responses through the current consultation process on the future shape of the regional strategy and how that affects the allocation of land and policies taken forward by LDPs. In reviewing development strategies and potential development sites it is the future land use strategy that is more important that that set out in the soon to be replaced LDP and SDP.

LDP – Current and Future

The 2017 LDP allocates Friarsfield as a development site (OP41—29.2 hectares for 280 homes). This established the Friarsfield area as a housing development zone in the current land use strategy for the City. The current land-use zoning for this bid site is Green Belt with only a small area of the bid area to the east also being identified as Green Space Network (GSN). GSN does not rule out development but requires that it considers the character and function of the GSN in that area.

Areas of green belt around Aberdeen have historically been identified as strategic reserve land, considered as areas of search for new development. The zoning of these areas have changed over the years from green belt to other development related zoning to reflect the need for housing growth to support Aberdeen's economic growth. Examples of recent LDP reviews of land released from Green Belt



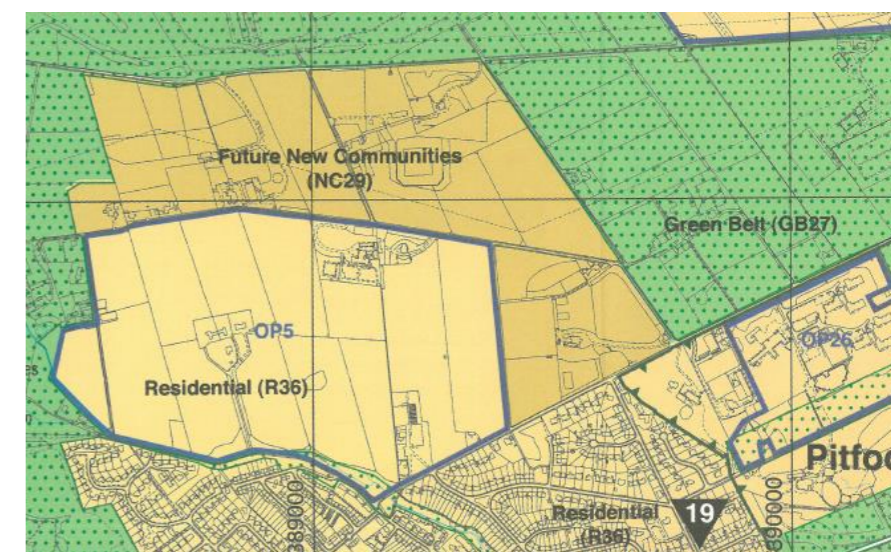
zonings to allow for new housing are Countesswells (3,000 homes and 10Ha of employment land) and Oldfold, Milltimber (550 homes and 5Ha of employment land). It should be noted that all greenfield land outside of the built-up area of the City will be Green Belt or a combination of that and Green Space Network. Green Belt and Green Space Network land will have to be rezoned in order to allocate enough development land to meet future housing needs.

Generally the land to the north, east and west of this site is allocated as Green Belt and Green Space Network but the land immediately adjacent to the south is zoned for residential purposes, including significant new road infrastructure. Site OP41 to the south is allocated for 280 houses and is presently being built out by CALA and is due to

be complete by 2021. Friarsfield is a popular development and the existing allocation will be completed as the 2021 LDP comes into effect.

Reviewing past LDPs has also shown that GSN was significantly reduced in this specific area in the 2012 LDP, quite clearly suggesting that its value as a network is not as significant as once thought.

The 2004 Finalised Aberdeen Local Plan (Green Spaces New Places), written by officers, ratified by the Planning Authority and used by the Council as a key material consideration in planning decisions prior to the 2008 Aberdeen Local Plan, identified a much larger area of Friarsfield for development (see plan below). That proposed plan clearly indicates that the officer's and Councillors' view (post analysis of the bids and their impact on the area) was that development in this area was appropriate and could be supported. The 2004 Finalised plan recognised the benefits in extending and consolidating an existing settlement and transport corridor compared to standalone greenfield development.



PLANNING CONTEXT

The SDP MIR predicts a growth scenario for the City Region. That requires additional land for development if the City is to accommodate future housing growth. These sites will need to include new greenfield sites that not only provide a quality of life that the City and its population aspire to but also consider, in a thorough and pragmatic manner, site sensitivities and design issues. This site in particular can provide a well-designed and thought out extension to an existing community.

LDP Policies

The key policy to consider is the Green Belt policy (current policy NE2 in the 2017 LDP). It sets out that the aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the City. It sets out to safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city, maintain Aberdeen's landscape setting and provide access to open space. The four questions raised in respect of Green Belt purpose, and therefore whether these are contradicted by this bid, are:

Does the development detract from the distinct identity of Aberdeen?

This area of Aberdeen has changed considerably over recent years. The land to the south is allocated for housing and a major new road will replace Jacob's Ladder as a route through the site and to the wider Cults area. Development of these sites is therefore simply a sensible extension of existing development areas, is well-screened with distinct boundaries, and should be considered as an extension of the agreed strategy for development in this part of Aberdeen.

As a result the proposed development would not detract from the distinct identity of Aberdeen. Officers and the Planning Authority agreed that the site was acceptable as a development site in the 2004 Finalised Local Plan when the whole site was identified for development.

Does it create coalescence and sprawling development at the edge of the City?

The sites do not create coalescence or sprawling development. Craighbank and Corbie are well contained with a strong ridgeline to the north defining the northern boundary with stone walling, mature hedges and specimen trees that are to be retained. These features limit visibility of the sites from the north and contain the development. Large existing woodland belts, west, centrally and to the east outwith the sites help to prevent a sense of any sprawl and contain the development areas within these.

Does it undermine Aberdeen's landscape setting?

The landscape setting of Aberdeen is not undermined by this proposal. Existing distinguishing landscape features including stone walls, mature trees and hedges are being retained and incorporated within the proposals. Pockets of new woodlands, specimen trees and wet and dry meadow are woven through the development areas to knit the housing into the surrounding landscape. The landscape setting through Pitfodels into / out of Aberdeen will be enhanced and improved with new stone walling, tree avenue and hedging to create a more formal approach.

Does it detract from providing access to open space?

There is already a strong network of linkages to open space surrounding the development area. The proposals will improve access to these linkages and indeed enhance a key route connecting north toward Den Wood.

The review has not identified any serious concerns in relation to the function of the Green Belt for these sites. This is especially so as the areas around these sites are protected as Green Space Network. The loss of these specific bid sites from the Green Belt would not undermine its overall purpose.

Planning and Design

At a national level the Scottish Government are pursuing both a housing delivery and design quality agenda. On the latter they have and continue to promote the 6 essential qualities of place:

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

CALA have adopted these design cues in all of their developments to ensure the delivery of quality places where people will choose to live. An essential part of quality of life is location and quality of the landscape that development is set within. To that end the Friarsfield sites offer an opportunity to continue to develop a quality and popular development area with limited impact. A further advantage of these sites is the opportunity to create a strong landscape framework that can help enhance the development setting, unify urban form, provide shelter, create local identity and promotes biodiversity – all in line with the current LDP policy on Landscape D2.

Housing Strategy and Allocations

The joint SDP clearly identifies a housing need and allows for additional release of land across the City and Shire. Aberdeen remains the strategic centre for the City region and is the main focus for strategic growth of the economy and proposed new housing allocations. The City and Shire vision is to create and attractive, resilient, prosperous and sustainable European City Region and an excellent place to live. Choosing the best locations for new housing,

PLANNING CONTEXT

in terms of proximity to services as well as setting, continues to be important. This site offers benefits on both fronts as well as being deliverable and a place where people would like to live.

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 set out below.

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

Extract from 2018 SDP MIR - Table 6 – Proposed Allowances (Housing)

Based on anticipated housing delivery rates, using the Housing Land Audit 2016 as the base information, the proposed housing allowance is for 13,000 new homes in the City over the next 22 years. This assumes that the delivery rate for new homes from existing allocations in the City will increase.

Historical data analysis suggests that housing delivery rates have been significantly less than projected and required by the SDP. Further analysis has shown that the larger land allocations have taken much longer to deliver than was originally anticipated. If that remains the case then housing delivery will continue to fall short of housing need and alternative sites in locations where people want to live should be allocated.

Local Development Plans in 2012 and 2017 have allocated and continued to allocate large and complex sites. Their complexity has resulted in delays in the delivery of these sites. Two of the largest sites in the City (Grandhome and Countesswells) have required Government intervention to enable their delivery and although they are now underway the delay has created a backlog of housing need and demand that has remained unmet.

Although not at the same scale as the City's large existing housing allocations, in preparing this bid CALA have considered deliverability in detail, supported in that analysis by a professional team. This site, as a result of that in-depth review, is considered eminently deliverable.

The table above has reviewed the initial expectation of the major development sites allocated within the City against actual housing delivery over a 10 year period (source: *Housing Land Audits*). The emerging picture is that these sites are clearly taking longer to develop than anticipated. Infrastructure delivery has been a key

element in that delay. The analysis shows that of the 11,150 houses expected from these sites just over 2,000 have been delivered and in 2017 only just over 10% of the expected homes from these allocations have been completed.

Aberdeen City and Shire have recognised this delay to some extent but the backlog remains. The recent SDP MIR papers suggest that the City and Shire have delivered 2,769 fewer homes than the SDP requirement and 3,000 homes short of the affordable housing need. In the City it's clear that the larger sites are now starting to be developed but the backlog resulting from this delay remains. Taken together with the general under-delivery across the region it is evident that more housing sites are now required to complement these larger allocated sites, fill the housing delivery gap and meet future housing need in an effective manner. Sites such as that proposed in this bid can continue to deliver as extensions to existing allocations.

CALA are the first developers now developing at Grandhome and are active in developing their housing sites across the City. They focus on delivering quality development and work closely with stakeholders and agencies to ensure efficient delivery. The table below identifies active or soon to be active CALA housing sites in the City. These sites deliver an average of 140 new homes every year and cumulatively will deliver over 1,500 new homes. This demonstrates CALA's commitment to Aberdeen and their ongoing strategy for delivering the best new homes for the City.

Friarsfield is under construction now and will be complete by 2021. Allocating additional land adjacent to the existing development site would allow continuity and should be considered eminently deliverable.

PLANNING CONTEXT

Planning Review Summary

These sites now sit within a much changed landscape from previous LDP bids. The sites to the south and Countesswells are now well under way and CALA are at the forefront of reliable and consistent housing delivery. Countesswells now offers services and employment land that previously hadn't been available. A new link road will run through the site and areas of allocated housing land has been developed to the south at Friarsfield. The proposed development pockets are extensions of allocated housing areas and make best use of the new infrastructure required to support the Friarsfield allocation to the south. Regardless of the location all greenfield developments will require the development of land currently allocated as Green Belt. If the Council is serious about providing appropriate land for new housing then these sites offer an immediately deliverable solution, on land that is significantly less sensitive than most of Aberdeen's Green Belt and in an area that has previously been supported by the Planning Authority as an obvious extension to Aberdeen.

Comparison of Major Housing Proposals in 2012 LDPs with outturn									
City	site	ref	2007-2016	Cumulative 2015	shortfall	Cumulative 2016	shortfall 2016	Cumulative 2017	shortfall 2017
	Grandhome	OP 12	2600	0	2600	0	2600	0	2600
	Dubford	OP 25	550	190	360	309	241	397	153
	Stoneywood	OP 24	500	133	367	231	269	514	-14
	Craibstone South	OP 28	750	0	750	0	750	0	750
	Rowett South	OP 30	1000	0	1000	0	1000	0	1000
	Greenferns Landward	OP 31	750	0	750	0	750	0	750
	Maidencraig	OP 43 & O	750	5	745	24	726	60	690
	Greenferns	OP 45	600	0	600	0	600	0	600
	Countesswells	OP 58	2150	0	2150	4	2146	154	1996
	Oldfold	OP 62	400	0	400	25	375	50	350
	Loirston	OP 77	1100	0	1100	0	1100	0	1100
	TOTALS		11150	328	10822	593	10229	1175	9054
			percentage delivered	2.9%		5.3%		10.5%	

Major Housing Allocations vs Delivery – Aberdeen City

Ref	Site	Total Capacity (homes)	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025+
OP41	Friarsfield	200	29	25	26	25	25	25	25	Complete			
OP10	Dubford	76	27	26	23	Complete							
OP12	Balgownie Road	41	-	-	6	28	7	Complete					
OP20	Craibstone South A	700	-	-	-	-	35	40	40	40	40	40	465
OP48	Oldfold	550	-	25	25	25	35	35	35	35	35	30	270
		1,567											

Active CALA development sites – Aberdeen City

SETTLEMENT ANALYSIS

Land Use

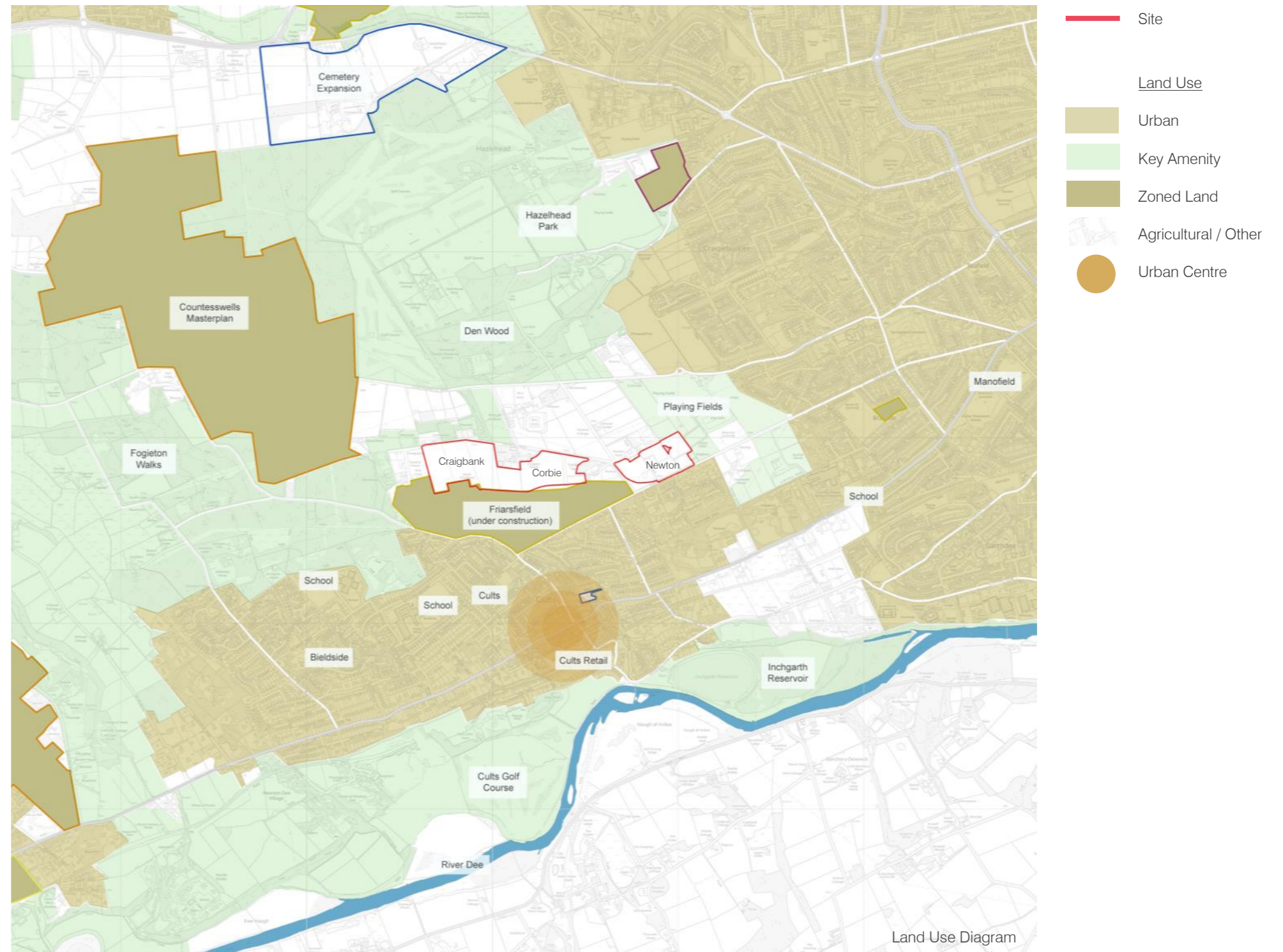
Friarsfield North sits on two distinct boundaries, which in simple terms can be categorised as rural to the north and urban to the south.

The well-established urban settlement of Cults lies directly to the south, including the new development at Friarsfield, which is currently being built out by CALA.

The emerging new settlement of Countesswells is located 0.5km to the north west and Aberdeen city's edge lies 0.5km to the east. Although in relative close proximity, both Countesswells and Aberdeen and also physically separated from the site in the form of a mature woodland and sloping land form, and sports grounds, respectively. Therefore minimising any risk of coalescence.

There are mature mixed woodlands to the north including Hazelhead Park / Denwood with adjoining golf course and shooting range and Foggieton Woods to the west, and The River Dee corridor lies to the south of Cults, with golf courses, reservoir and woodlands. All of these place this site in an ideal location in terms of provision of informal and formal recreational activities and sport uses.

At a closer scale, the site is primarily occupied by equestrian use, for grazing horses and ponies. The field to the south of the former Waldorf School is currently used as an informal sports pitch, however, it is expected that this land will form part of a separate development bid by the respective landowner.



SETTLEMENT ANALYSIS

Connectivity

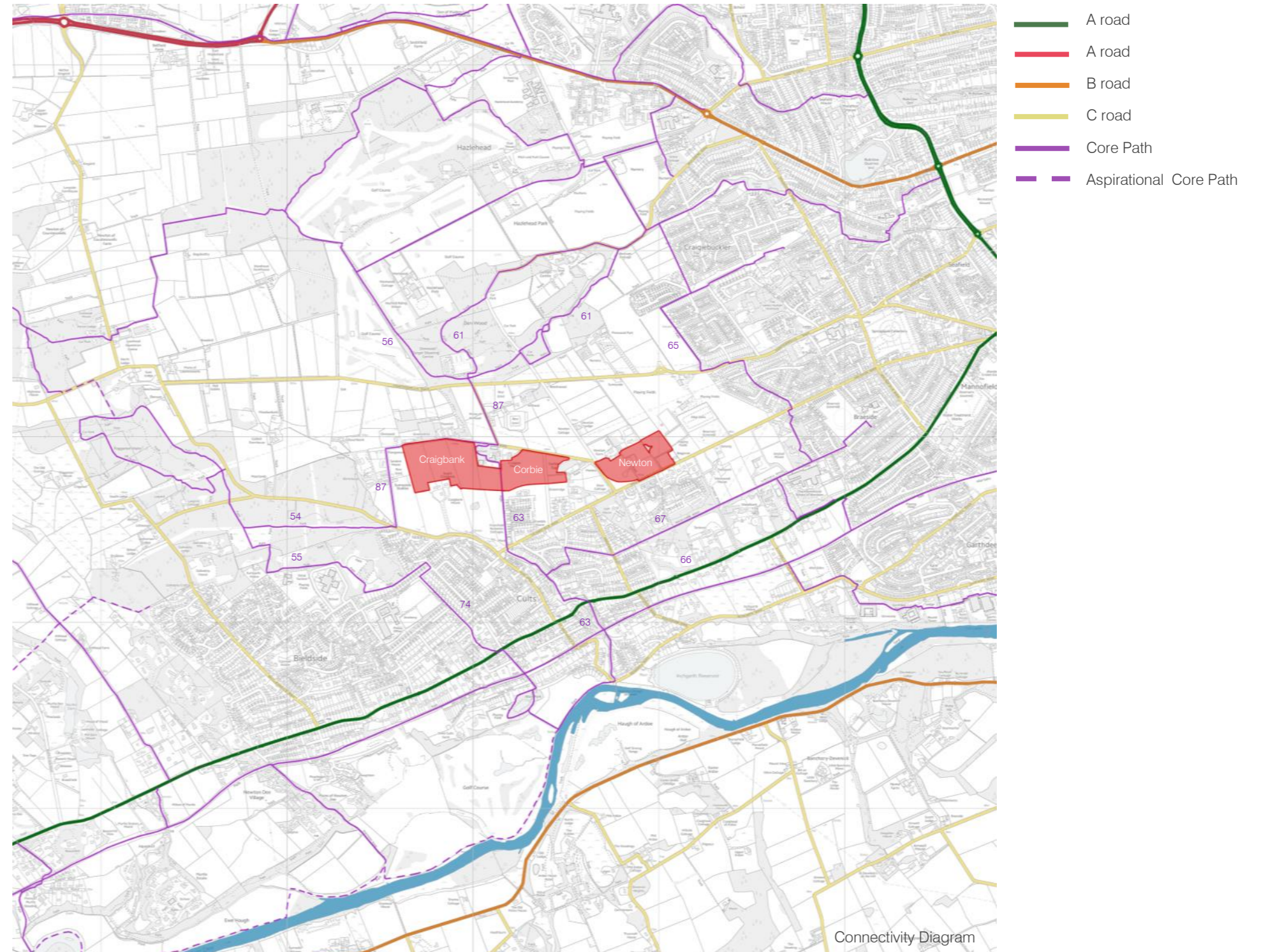
The site is part of a well connected road network with A, B & C category roads generally following an east west alignment into or out of Aberdeen city centre.

Pedestrian Network

There are a number of uncategorised roads and quiet lanes running north / south, some of these form the core path linkages, and are popular for walking, running, cycling and horse riding activities. These include core paths no 63, 56, 87 and 61. These paths link to the north through the major open space of Hazlehead Park, to the south through Cults, including a link to Cults Primary School and Cults Academy. To the south where core paths 54, 55, 74, 66 Deeside Way and 67 run in an east west alignment parallel to the Dee, also provide strong connectivity into the city centre approx 8km to the east, functioning not only as a recreational resource but also as part of the active travel network.

The existing Cults community contains a high quality network of footpath and cycle route provision to serve local needs and connect existing residential areas to attractions such as the local primary school, academy and convenience stores. As well as routes alongside the road network there is a complementary network of off-road routes and paths providing more direct connections.

The sites location offers an opportunity to encourage pedestrian and bicycle trips, and this would be enhanced through infrastructure improvements in connection with the site development.



SETTLEMENT ANALYSIS

Cycling Network

Existing cycling infrastructure largely replicates provision for pedestrians as many of the facilities are shared by pedestrians and cyclists. Route 195 of the National Cycle Network 'The Deeside Way' is located 1km to the south adjacent to the A93 North Deeside Road and provides a traffic free connection towards Peterculter and Royal Deeside settlements in the west and Aberdeen City Centre to the east. At a distance of approximately 8km, Aberdeen City Centre is well within the capability of an average cyclist. In addition to the existing road and footway networks, Core Path connections from the sites provide links to The Deeside Way.

The A93 North Deeside Road is also a popular route for cyclists and benefits from the provision of on road advisory cycle lanes along much of its length on both sides of the carriageway. Similar to The Deeside Way, this forms a direct route to the city centre and Royal Deeside settlements.

To the north of the site the existing network of Core Paths provide links towards Hazlehead Park, Countesswells, Kingswells and Westhill, all of which are within acceptable cycle distance.

Public Transport

The local area is currently served by regular bus services that operate along the A93 North Deeside Road corridor and includes First Services 19 (Culter to Tillydrone), 419 (Broad Street to Culter) and Stagecoach Services 201, 202 and 203 (Aberdeen City Centre to Braemar / Ballater / Banchory) and 119 (Peterculter to Union Square). All services are accessible from bus stops currently located within 1km walking distance from the site with services operating at a combined frequency of 6-7 services per hour or one service every 10 minutes.

All services identified within the vicinity of the site route to, or through, the City Centre and so offer interchange opportunities with several other bus services operating via Union Street. In addition, Union Square acts as an interchange point with bus and train services routing to local, regional and nationwide destinations.

As the consented Friarsfield development immediately to the south continues to be built out and on delivery of the Friarsfield Link Road, new public transport routes will be developed from Craigton Road with bus services accessible within 400m of the site. This is part of the strategy to unlock public transport provision to the Kirk Brae area and further enhance the accessibility of the existing North Cults area in line with policy objectives as development progresses.

Local Road Network

Craigton Road and the future Friarsfield Link Road provide access to the site. Friarsfield Road to the south continues eastwards at Craigton Road before forming a junction with the A93 Great Western Road. To the west, Friarsfield Road forms a priority junction with Kirk Brae which links to the A93 North Deeside Road to the south and to Countesswells and the A944 to the north.

The A93 North Deeside Road / Great Western Road routes between the City Centre and Peterculter before continuing westwards through Royal Deeside to Banchory, Aboyne, Ballater and Braemar. To the east it intersects with the A90 via a signalised junction, approximately 3.2km from the site. The A90 is a strategic Trunk Road which routes between Fraserburgh and Dundee and is currently the main route used by vehicles accessing Aberdeen from the South. The A90 routes north to south through Aberdeen City, serving Bridge of Don, Ellon and Peterhead to the north and settlements such as Stonehaven, Portlethen and Montrose to the south.

AWPR

The Aberdeen Western Peripheral Route (AWPR) will be a new orbital route around the west side of Aberdeen described as 'the most important infrastructure project taking place in the North East (which) will bring a range of substantial benefits to the region'. Its construction is anticipated to provide 'a much needed fast and safe route around Aberdeen which links with the existing major roads and key locations such as the airport, park and ride sites and the major industrial estates around the City'.

The AWPR is located 1km to the west of the sites and is due to open in Autumn 2018. It will become the primary route north to south past Aberdeen, linking residential zones to employment and education facilities. North Deeside Road is one of only two non-trunk primary distributor roads that will have a junction with the AWPR. North Deeside Road will therefore remain a primary route carrying traffic between the AWPR and the City Centre. One of the key benefits of the AWPR is the expected reduction of demand on use of the various minor orbital routes around western Aberdeen with traffic reverting to the A93 at levels less than are currently experienced. This includes routes such as Kirk Brae, Friarsfield Road, Craigton Road and Countesswells Road which all provide access to the sites. Reductions in flow along these routes will provide significant benefit to the existing and future developments.

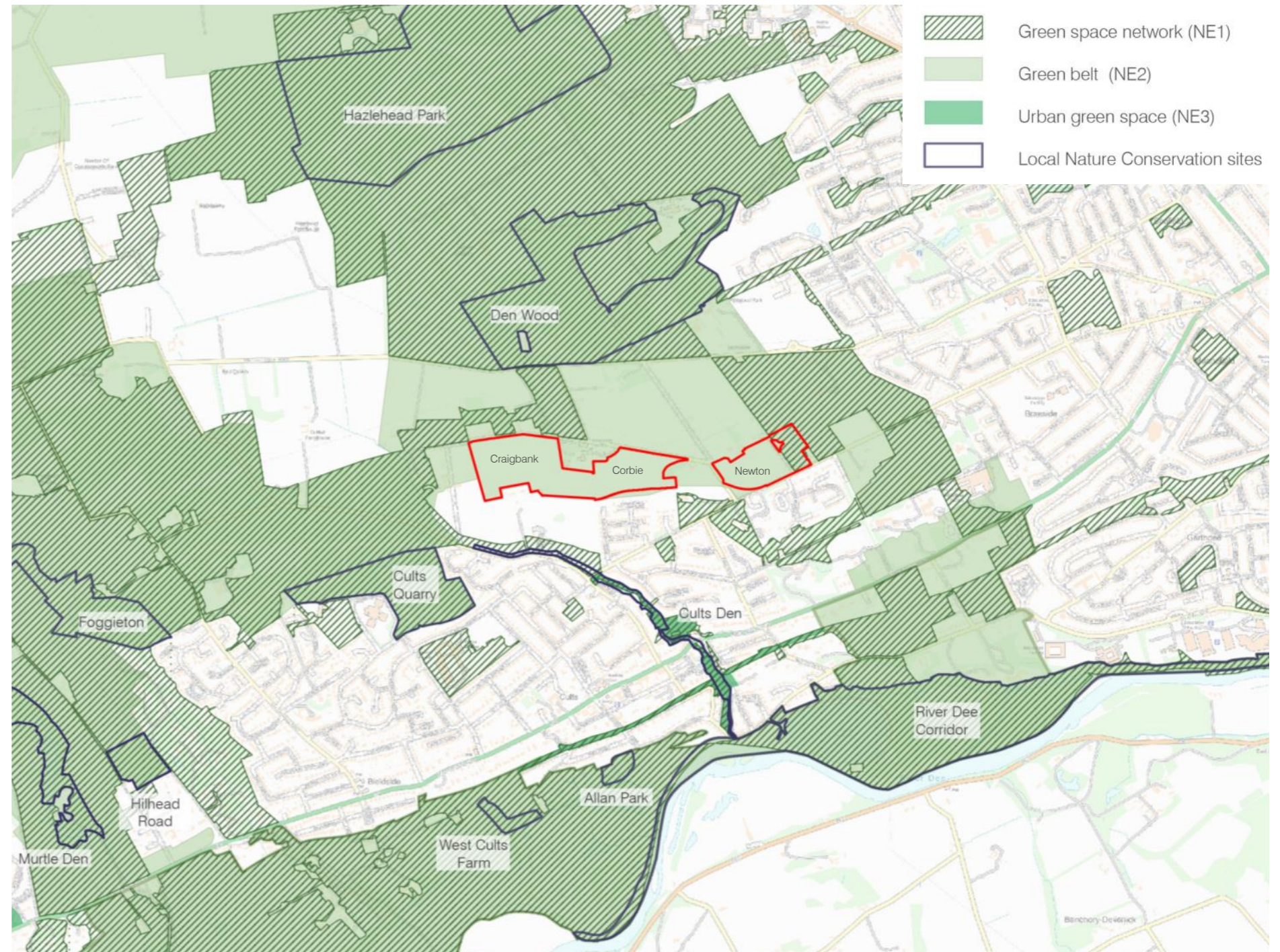
It is anticipated that upon completion the AWPR will change the accessibility options for the settlements and developments along its route, which will open up opportunities for improved connectivity and public transport services. The sites are therefore extremely well placed to benefit from the future AWPR.

SETTLEMENT ANALYSIS

Natural Environment

On the fringe of the city but directly adjoining Cults, the site lies within Green Belt land (ALDP Policy NE 2), and the most easterly field forms part of the Green Space Network (ALDP Policy NE 1) with the remainder of the site excepting Cults and Countesswells, being surrounded by the Green Space Network. Cults Den to the south of the site is identified as Urban Green Space (ALDP Policy NE3).

There are several Local Nature Conservation Sites, out with the site. Den Wood and Hazlehead Park to the north; Cults Quarry to the west; and Cults Den, West Cults Farm, Allan Park and the River Dee Corridor to the south. None of these will be affected by the proposed development.



Natural Environment Analysis

LANDSCAPE AND VISUAL APPRAISAL

Landscape Character

The site is within SNH's Landscape Character Assessment of Aberdeen No 80 (1996) and is specifically categorised as Wooded Farmland with the key landscape components of:

undulating topography, high proportion of woodland cover neither as plantations, shelter belts or clumps of trees around traditional buildings, open farmland and stone dykes with sparse settlement patterns.

The site lies within Landscape Character Area No.21 Countesswells / Milltimber / Kennerty. The distinctive landscape features are:

- * topographical variety
- * extent and variety of woodland and trees resulting in a mix of woodland and open areas
- * suburban edges visually contained by planting
- * stone dykes as well as fences for field boundaries

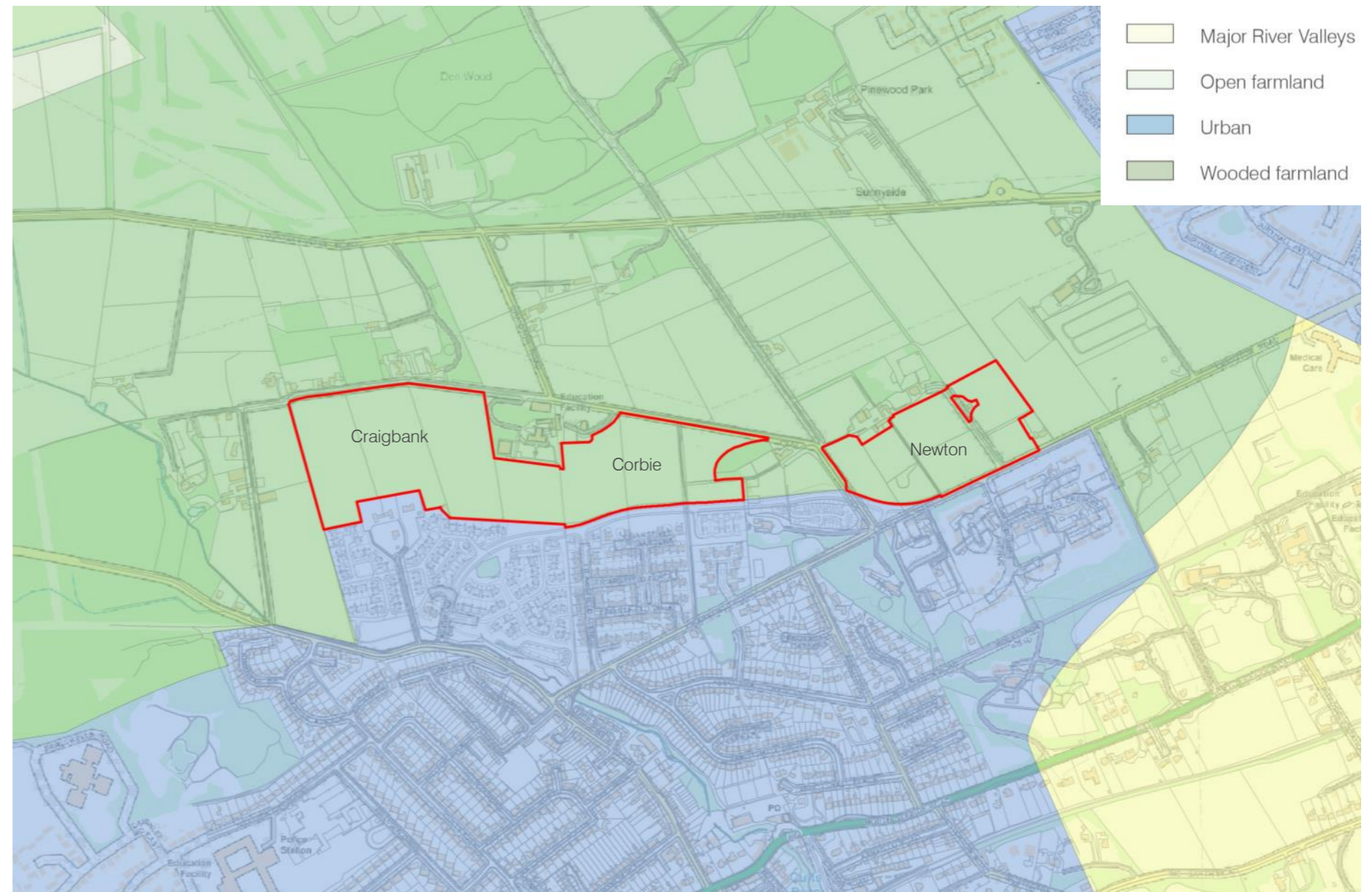
Sensitivity to Landscape Change is summarised as:

an area of agriculture, woodland and settlement of varying densities. The undulating ground limits the potential for further development, and the area has a rural character despite it's proximity to large residential areas.

Guidelines advise conserving and management of:

- * woodland and shelter belts
- * maintain stone dykes and
- * management of avenue feature near Countesswells

Of most relevance to the Friarsfield site is the maintenance of stone dykes as field boundaries and conserving the limited areas of woodland. These features have been incorporated within the proposals for this site.



Landscape Character Assessment

LANDSCAPE AND VISUAL APPRAISAL

Existing Landscape

Comprising three areas, Craigbank and Corbie are currently sloping grazing pasture facing south. Newton to the east is also used for grazing but has a gently undulating topography and the southern edge bounds Craigton Road, a C category road linking Cults with Aberdeen City. The corner of this site will change with the consented new road alignment joining Craigton Road. Field boundaries are mostly delineated by traditional stone dykes but some are post and wire fencing.

The northern edges are on a ridgeline for Craigbank and Corbie with high stone walling and / or mature hedging with a backdrop of existing mature woodland and trees forming screening of the sites from the north. This robust landscape boundary and ridge line will contain the extent of the proposed development along the north edge and will not be broken.



Existing Landscape Diagram

- Existing woodland
- Agricultural land, pastures
- Informal recreation
- Stone wall
- Stone wall in disrepair
- Hedgerows

LANDSCAPE AND VISUAL APPRAISAL

Landscape Visual Appraisal

The photographs on the following pages provide impressions of the landscape setting and illustrate some of the key site features and characteristics.

Due to the undulating topography, woodlands and recent housing development, the site is only discretely visible; fully concealed in places and slightly more visible from others, for example, the Newton area.

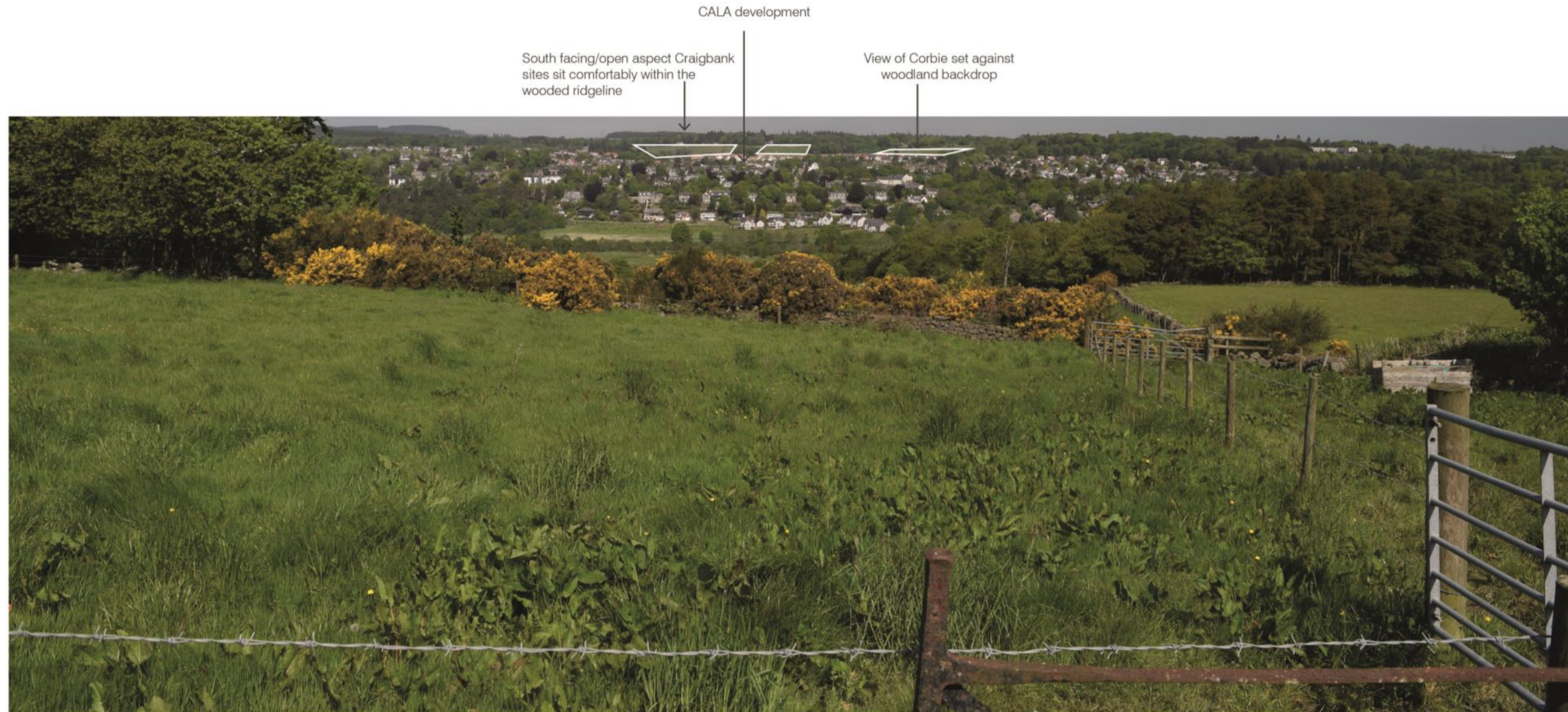
The following viewpoints have been chosen:

1. Longer View from south Deeside
2. View from Craighton private road looking south west
3. View from Craighton private road looking east along northern boundary
4. View South from Craighton Road down lane bisecting Corbie site into two halves
5. View east from lane at northern edge of the site
6. View west from lane at northern edge of the site
7. View along southern edge adjoining recently construction CALA housing
8. View to south east from Craighton Road
9. View from Craighton Road looking north west
10. View towards north east and Newton farm from Craighton Road
11. Looking east along Craighton Road
12. View west along Craighton Road



Viewpoints Key

1. Longer view of Craigbank and Corbie from unclassified road due south of site, south of South Deeside road, to the east of Ardoe.

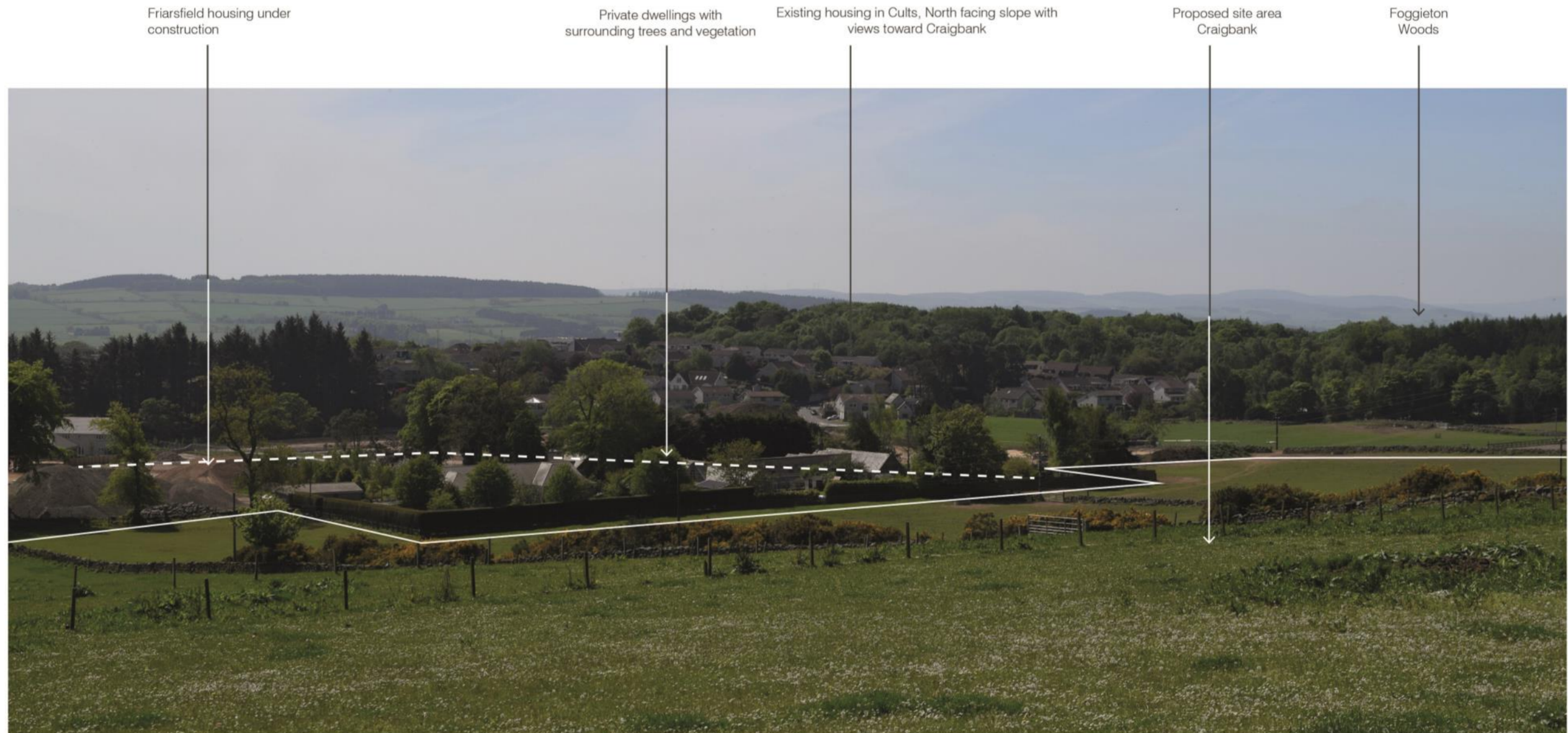


View 1

The site at Friarsfield sits comfortably below the wooded ridgeline to the north and follows the existing pattern of housing set within woodland to the south.

This view is taken from an unclassified road from a sparsely populated area, with only a handful of dwellings. Views from busier roads, such as South Deeside Road are obscured due to existing vegetation to the road side but also due to existing topography on the rising slope towards Friarsfield. The site therefore has minimal visual impact to the southern Deeside valley.

2. View from Craigton private road looking South West



View 2

From private lane of Craigton Road, Corbie is visible in places but only when there is a break in the existing hedge / walling. The area forms the foreground view lying adjacent to some private residences and future phases of the current Cala development with Cults housing rising up the slope in the background with longer distance views curtailed by Foggieton Woods to the west.



3. View from Craigton private road looking East along northern boundary



View 3

The existing stone wall and mature beech hedge form a very strong edge to the north of Corbie effectively screening the area the view from private dwellings directly to the north. The mixed woodland associated with the former Waldorf School encloses views to the east.



4. View South from Craigton Road down lane bisecting Corbie site into two halves

Mixed woodland within private dwellings forms eastern boundary edge

Grazing pasture

Line of mature beech trees form a distinct feature in the landscape

Well used but unsurfaced track

Recently constructed CALA housing

Existing stone dyke lines lane

Existing housing in Cults

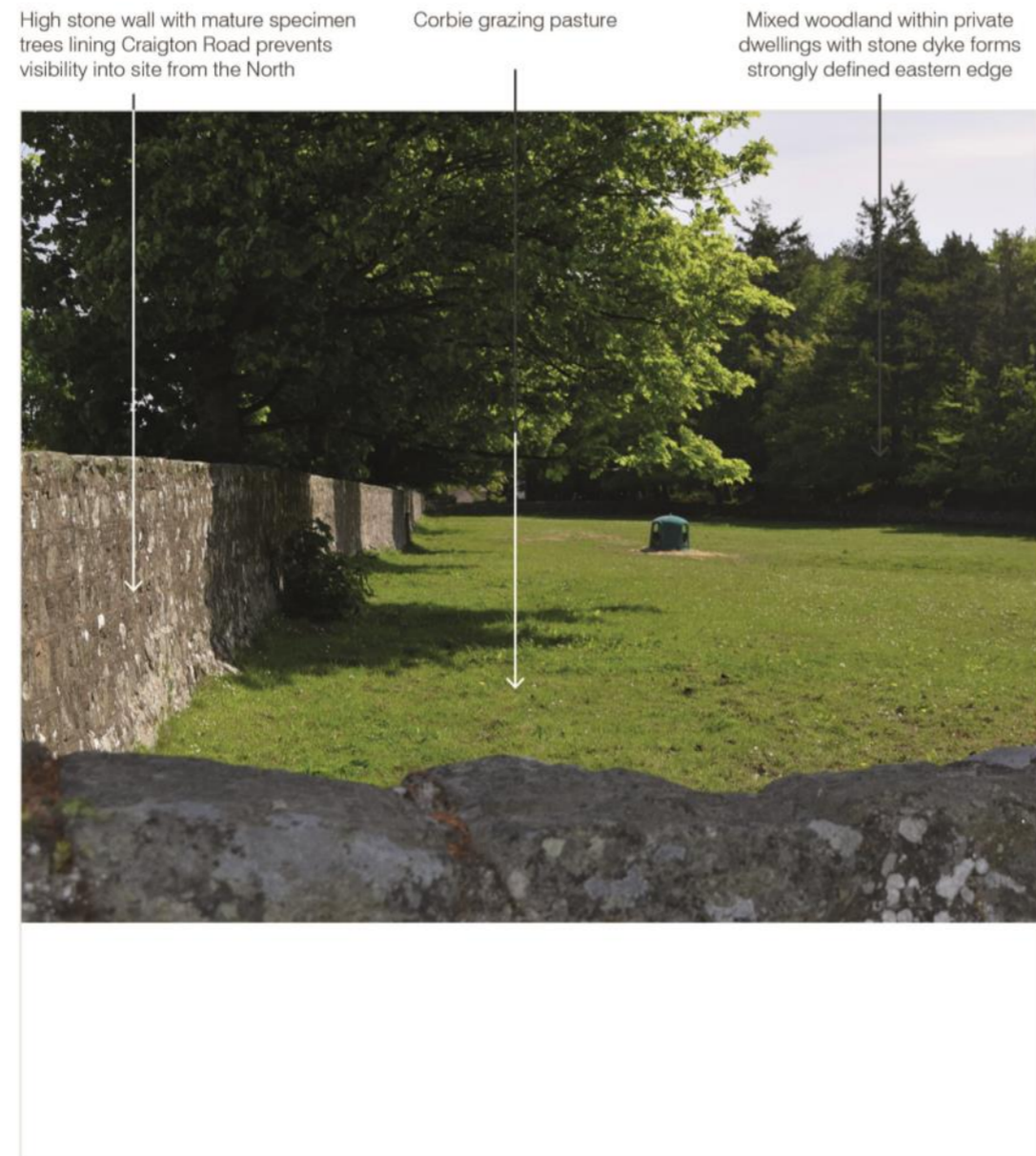


View 4

Corbie is bisected by a distinctive existing track bounded by stone walling and mature beech trees. Although not a core path this provides a key opportunity to form a continuation of the pedestrian / cycle path that runs through the Friarsfield development and extend connectivity from Cults to Den Woods / Hazlehead Park to the north.



5. View East from lane at northern edge of the site



6. View West from lane at northern edge of the site



View 6

Corbie is currently open pasture sloping southwards and overlooking recent Friarsfield housing by CALA and Cults beyond. Existing mature trees, woodland and stone walls form strong boundary definition to the north, west and east and provide visual enclosure to these edges.



7. View along southern edge adjoining recently constructed CALA housing



View 7

A temporary fence currently defines the southern edge of Corbie, but in due course the new link road will become the edge and the fence removed. Foggieton Woods provides visual enclosure to the west.



8. View to South East from Craigton Road

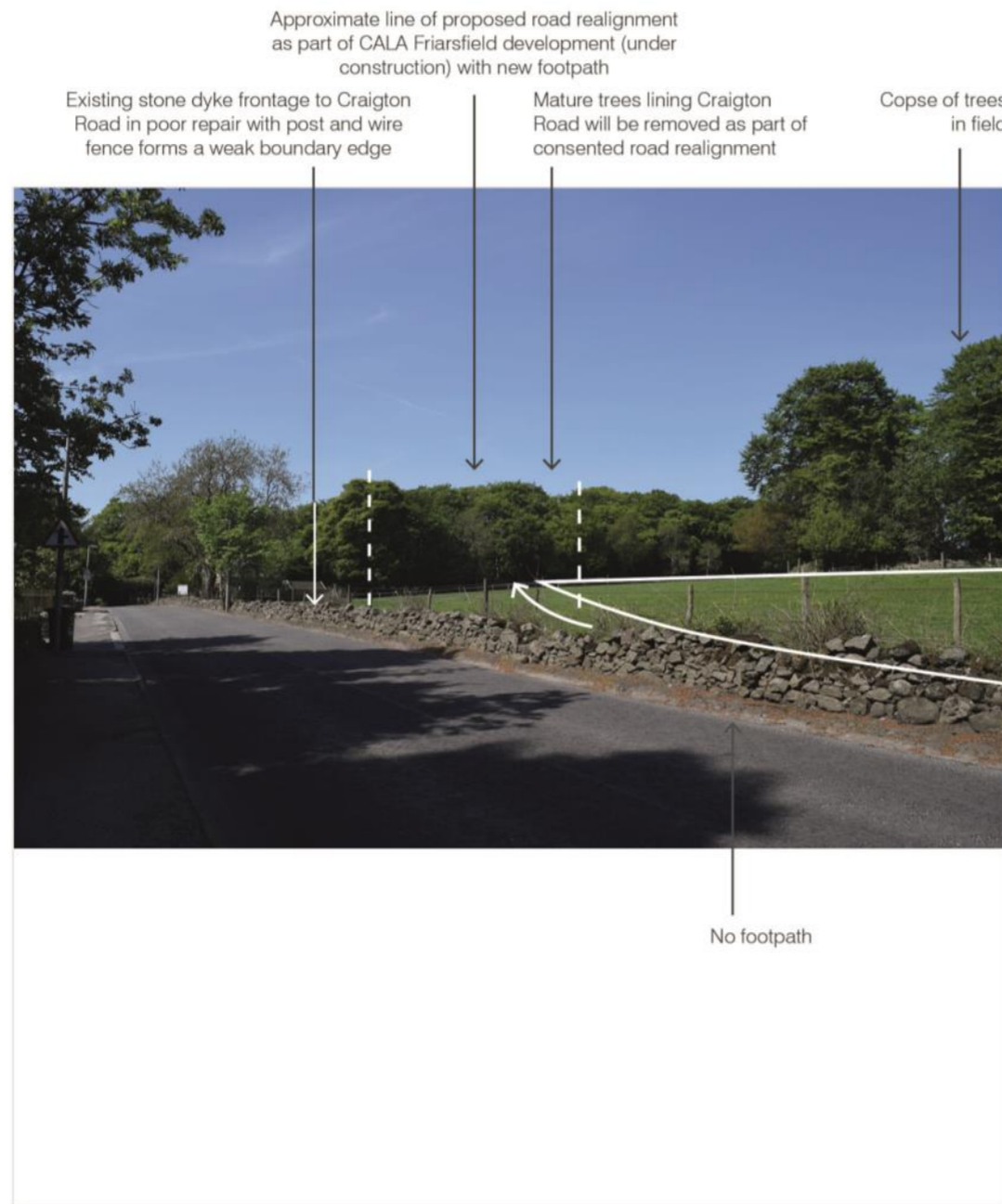


View 8

Newton is the most easterly of the sites, and this view illustrates the indicative line of the future road, the new housing fronting Craigton Road and existing mature mixed woodland on the southern side of the road enclosing this area.

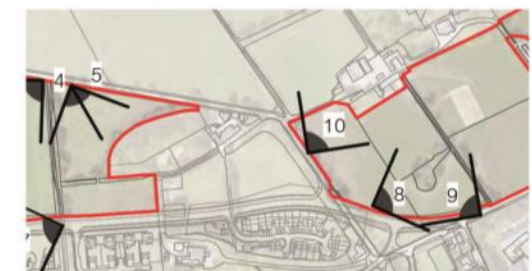


9. View from Craigton Road looking North West

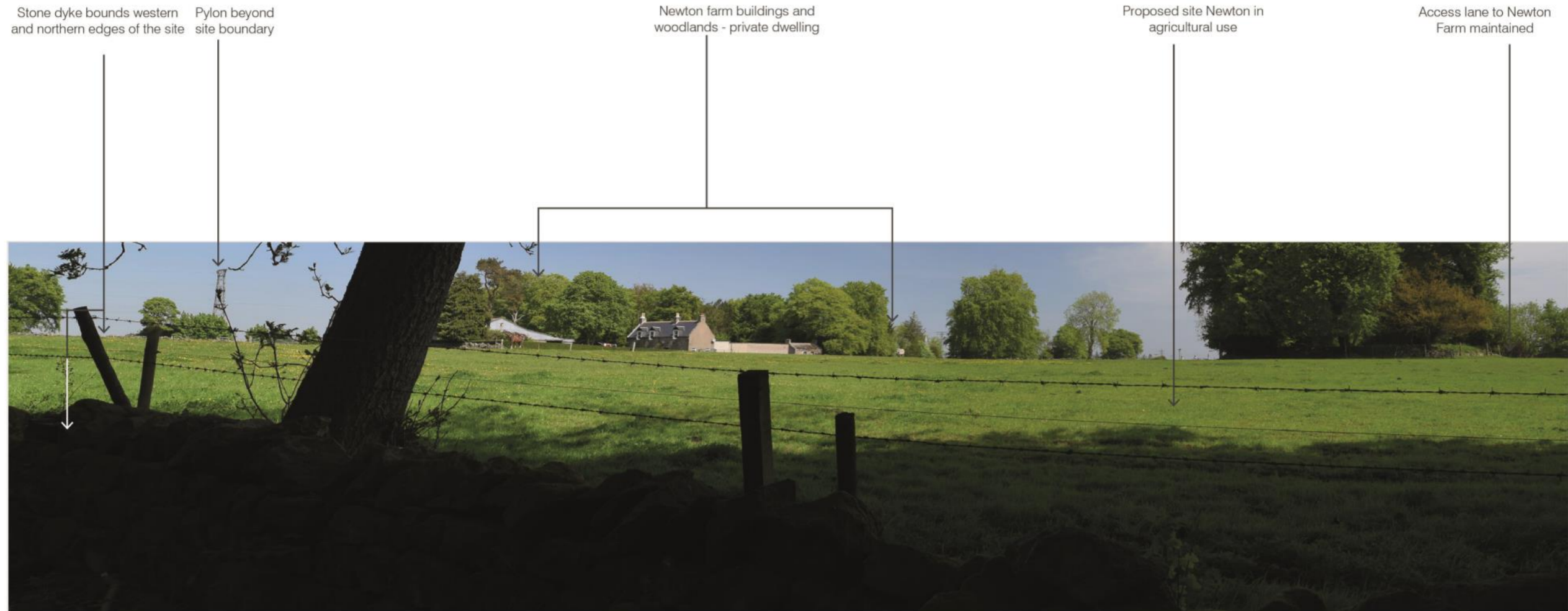


View 9

There is an opportunity to enhance the approach into Cults with a strong landscape frontage.

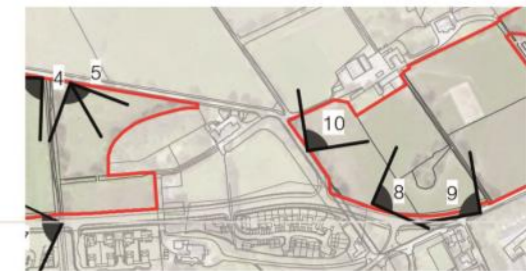


10. View toward North East and Newton farm from Craigton Road



View 10

Newton Farm and associated woodland defines the ridge line to the north of Newton, with the foreground pasture and stone walling. The character of this area has already evolved as new homes have been built and will evolve further when the new link road is completed.



11. Looking East along Craigton Road



View 11

Looking eastwards along Craigton Road toward the city, the introduction of 2-3 dwellings next to Bogjoran cottage would be consistent with the existing character of the area, with detached properties within generous garden plots. New hedging and repair of the existing stone wall bounding the road, would strengthen the boundary edge to Craigton road. The mature conifer tree line bounding the field edge would be retained.



12. View West along Craigton Road

Evergreen hedge with mixed woodland behind, stone dyke and footpath form strong edge to new housing set behind

Proposed site Newton rough grazing

Bogjoran Cottage and gardens private dwelling



Craigton Road

View 12

As an approach from Aberdeen toward Cults and Friarsfield, this C category road is one of the key routes. On the fringes of the city this area is a mix of isolated dwellings, agriculture and pockets of new housing developments. Stone walling in mixed condition, with specimen trees, and evergreen hedges are a key characteristic of this road edge. This character would be continued adjacent to Bogjoran cottage in the foreground, and then become a more formal edge to the road with repaired stone walling consistent and new hedge and avenue tree planting, signifying the arrival into Cults and reflect character of new housing on the southern side of Craigton Road.



LANDSCAPE AND VISUAL APPRAISAL

Summary

The existing landscape character at Friarsfield North is representative of the Landscape Character Type No21 Countesswells / Milltimber / Kennerty. The distinctive landscape features of topographical variety, stone dykes, a mix of woodland and open areas and suburban edges visually contained by planting are still relevant.

With the expansion of Cults as a settlement to the north through the Friarsfield development, the adjoining landscape has already changed from rural to suburban in character. Any expansion of Friarsfield to the north would be visually contained by existing woodland to the west and east and ridge line woodland / stone walls and hedging broadly to the north. In addition, to further mitigate any negative visual impact of development, new blocks of mixed woodland would subdivide development areas and help to take up the changes in level across the sites, and the introduction of informal tree groupings around the housing would soften the visual impact further.

For the Newton area the site would change from existing semi-rural / suburban character to suburban. When constructed, the new road associated with consented development, will further urbanise the character of this area as has already begun to happen with the introduction of housing on the opposite side of Craigton Road. Landscape improvements to Craigton road with specimen tree planting, hedges and repair of stone walling would mitigate the visual impact of development within this area, and enhance what is currently a degraded edge, into an attractive approach into Cults.



SITE ANALYSIS

Site Features

The numbers below correspond with the adjacent diagram and highlight key site features, which have been considered in the development of a design concept and proposal for the site:

1. **TOPOGRAPHY** - Craigbank and Corbie fall north to south at gradients between 1%-10% (1/100 – 1/10) with some pockets of steeper ground. The Newton site phase falls west to east with gradients ranging between 6% to 15% (1/16 – 1/7) similarly, with some pockets of steeper ground. Opportunities exist to work with the existing topography with a meandering street layout and sloped landscape breaks.
2. **PRIVATE ROADS** - A number of existing private roads run through or are adjacent to the site. A means of access to all private dwellings must be respected in the development of the site layouts. This has been considered in the development proposals.
3. **ACCESS** – Access to all three of the sites will rely upon the completion of the Friarsfield Link Road which is expected to be constructed and operational by XXXX. The Corbie site will require additional access from Craigton Road to the north and will require to be upgraded accordingly. Sections of Craigton Road to the north of the Craigbank site are under private ownership, therefore opportunities for access and upgrade are limited.
4. **EXISTING WOODLAND** - Any established woodlands need to be carefully integrated into a development layout. A tree survey will be undertaken at a future stage, in order to accurately map root protection areas. Adequate stand off distance from development will ensure that there is no damage to root protection areas as a result of construction. This has been considered in the development of the proposals.

5. **VIEWS FROM WIDER DEESIDE VALLEY** – The existing settlement areas of Cults and Pitfodells, along with the existing topography and woodland limit views and visibility of the sites from the wider Deeside Valley, in particular the Corbie site.
6. **OWNERSHIP** – The Newton site contains a private lane leading to dwellings south and west of Newton Farm. This forms a natural break in the site. Similarly, an existing woodland belt divides the Corbie site in two.
7. **EXISTING DWELLINGS** – Although there are no existing dwellings located within the site, a sensitive approach is required at any shared boundaries. For example, dwellings at Craigbank, Craigton House, Newton and Bogjoran.
8. **CORE PATHS** – Two Core Paths, identified by Aberdeen City Council, sit adjacent to the site. Core Path 87 runs along the northern boundary of Craigbank, heading west to Foggieton Walks, whilst Core Path 63 runs parallel with the west boundary of Corbie, heading north through the former Waldorf School to Den Wood or south to Cults and the River Dee corridor.

APPROVED FRIARSFIELD LINK ROAD - The Friarsfield Link Road is to be delivered as part of the consented Friarsfield development to the south which is currently under construction. The link road routes in an east-west direction between Craigton Road and Kirk Brae. The entire Link Road is to be delivered and fully operational prior to the completion of the 161st unit on the consented Friarsfield development site. There are currently approximately 100 houses occupied and the Link Road is expected to be completed by January 2020.

10. **UTILITIES** -

Water – There are existing water mains in Craigton Road and Friarsfield Road around the perimeter of the site. There are also mains within the residential areas to the south of the Friarsfield Link Road. New water mains would be provided within the proposed development sites, fed from the existing water supply

network.

Gas - There are gas mains within the residential areas to the south of the Friarsfield Link Road. New gas mains would be provided within the proposed development sites, fed from the existing gas supply network.

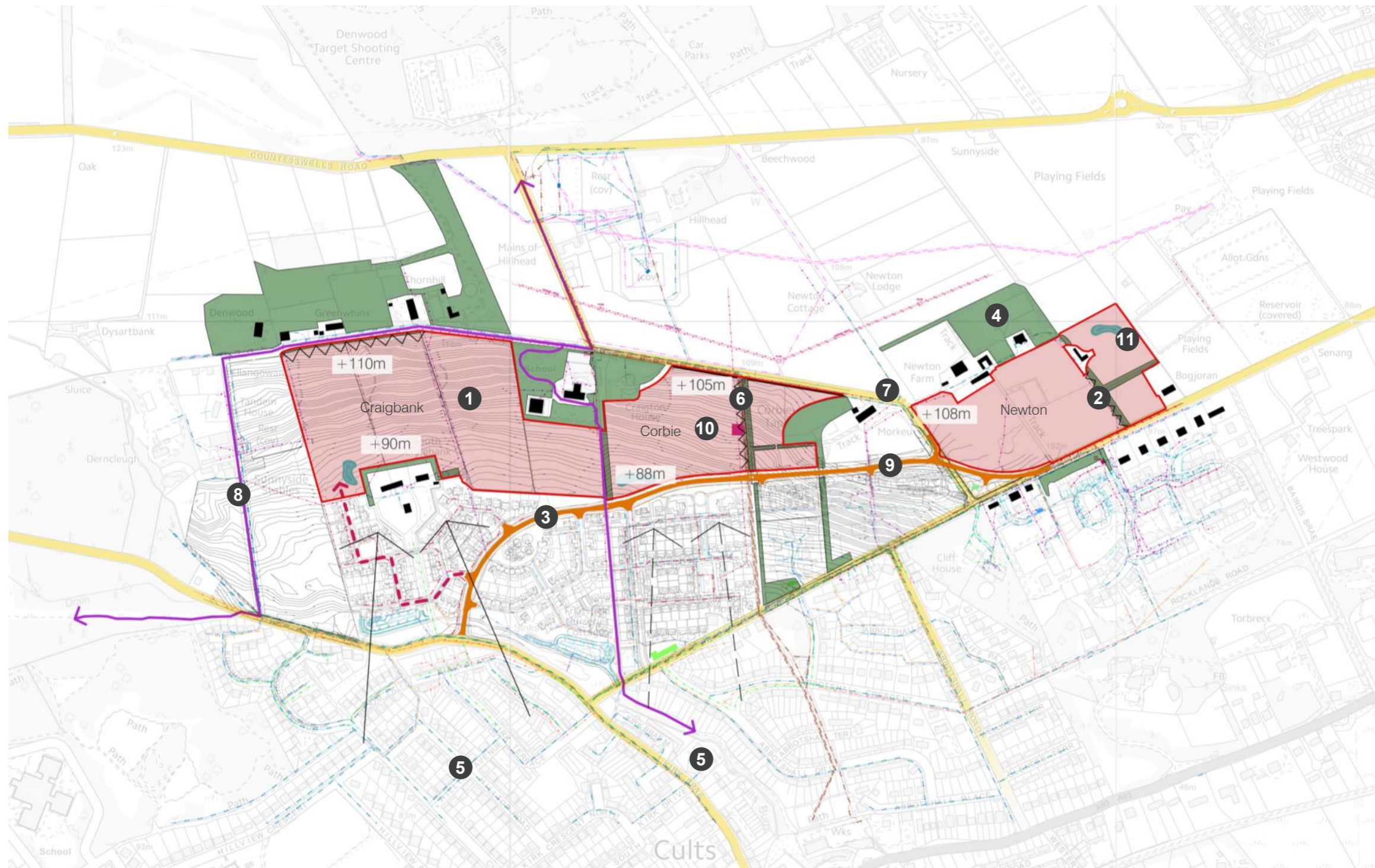
Electric – There is a high voltage cable running north / south between the Craigbank and Corbie sites and a high voltage cable running north / south through the Corbie site. These will either be respected by the development layout or diverted. The existing electricity network could be extended through the development to service the site.

Telecom – There are various telecom connections to the existing dwellings within the site boundaries. These will either be respected by the development layout or diverted. It is understood that the existing telecoms network can be readily extended to serve the development.

11. **DRAINAGE** -

Sewers - There are existing foul and surface water sewers within the residential areas to the south of the Friarsfield Link Road and Craigton Road. New foul and surface water sewers will be provided, in accordance with Scottish Water's specification. It is understood that capacity will be available within the existing foul sewers for foul flows from the proposed sites.

Land drainage – The existing land drainage system will be respected where practicable and diverted where necessary to ensure the surrounding land is unaffected and that the proposed development is adequately drained.



- Site
- Core Path
- Existing Buildings
- Existing Electricity Pylon
- Existing Woodland
- Existing Road Network
- New Friarsfield Link Road
- Site Boundary—Limited Access
- Potential SUDS locations at Low Points

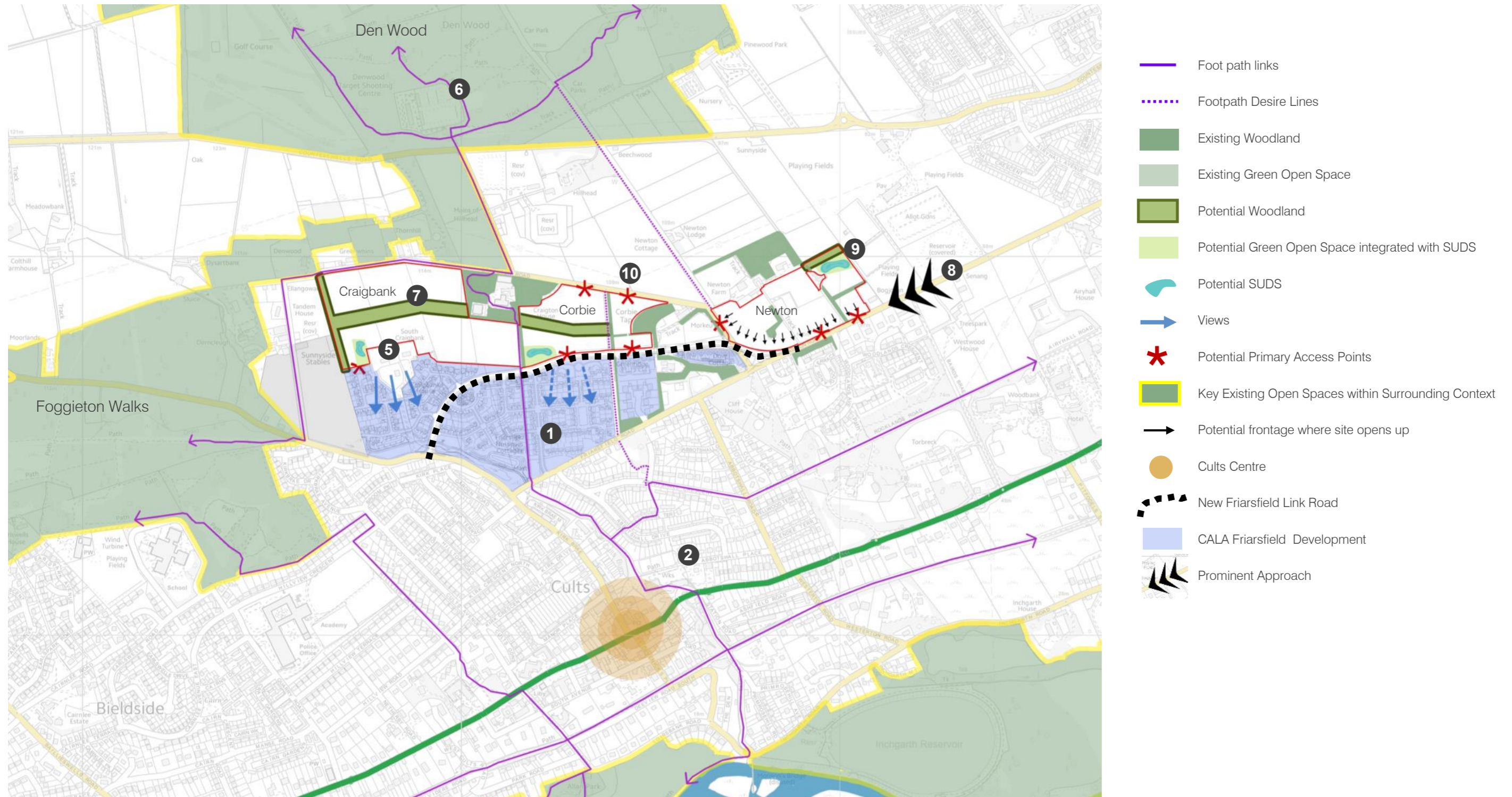
SITE OPPORTUNITIES

Key Opportunities

The numbers below correspond with the adjacent diagram and highlight key site opportunities, which have been considered in the development of a design concept and proposal for the site:

1. **IMMEDIATELY DELIVERABLE SITE** – The CALA Friarsfield neighbourhood is now well established, fully serviced and proving to be very popular with strong sales. It follows that if this additional land is allocated within the next LDP that it will be developed quickly.
2. **PRIVATE HOUSING** – The Cults area of Aberdeen continues to be a very popular location for home owners. All indications are that demand for new homes in the area will remain high and will help deliver the Council's new housing targets for the City.
3. **25% AFFORDABLE HOUSING** – This site offers the opportunity for affordable housing to be provided in line with local authority standards and requirements. These much needed affordable homes will be provided quickly in line with strong private sales.
4. **CREATION OF A CONSIDERED URBAN / RURAL EDGE TO FRIARSFIELD** – The existing edge of Cults, in this location, is formed by the approved new road linking Kirk Brae with Friarsfield Road. The site at Friarsfield North offers the opportunity to create a fully considered boundary to Cults, with an appropriate landscape strategy to emphasise the site's role in the transition from urban to rural land use.
5. **SOUTH FACING SLOPES** – The natural fall in the land to the south creates opportunities to place buildings in order to maximise passive solar gain to living spaces and gardens. Proposed tree belts will offer shelter and further break up views into the site.
6. **LINKS TO CORE PATH NETWORK AND EXISTING DESIRE LINES** – The two Core Paths, which run alongside the site boundaries of Craighbank and Corbie, offer opportunities to connect the new development into the surrounding area, in particular to the west to Foggieton Walks, to the north, to Den Wood and Hazelhead Park and to the south to Cults and the Deeside river corridor.
7. **EXISTING AND PROPOSED WOODLAND** - A natural asset to be properly managed and responsibly integrated into new development. The existing woodlands provide a valuable habitat and amenity; they provide visual containment to development and are a useful way of subdividing the site into more discrete pockets. Opportunities exist to create a strong east west tree belt, which could connect Craighbank and Corbie and further break up long distance views of the site from Deeside.
8. **CHANGES TO ROAD INFRASTRUCTURE PROVIDES OPPORTUNITIES TO CREATE NEW ARRIVAL SEQUENCE INTO CULTS** – An opportunity exists to create an improved sense of arrival for Cults, heading west from Aberdeen City along Craighton Road. Due to the geometry of the new link road, the landscape character will change considerably, affording space for a robust new boundary treatment and positive building frontage.
9. **SUDS INTEGRATED INTO PUBLIC GREEN SPACE** -Opportunities exist to combine proposed public open spaces with existing woodland and SUDS features, to deliver an integrated and ecologically rich environment.
10. **ACCESS OPPORTUNITIES** - Opportunities exist to provide vehicle access to the site from the approved Friarsfield Link Road and from Craighton Road to the north of the Corbie site.

SITE OPPORTUNITIES





PART 2 PROPOSALS

CONCEPT

Concept Development

This illustration represents an early concept sketch for the land at Friarsfield North and denotes some key ideas which have developed through the design process:

- * Creation of a considered urban / rural edge to Cults, by extending the existing Friarsfield development.
- * Creation of a robust east west landscape structure to help integrate the development into the landscape and create a new wildlife corridor.
- * Establish a sense of arrival and place into Cults, with avenue tree planting and building frontage, in contrast with the mature landscaped southern boundary of Craigton Road.
- * Establish a semi-rural, winding street network to work with the existing topography and limit earth displacement and retention.
- * Enhance pedestrian links to the wider area for both the existing and new communities of Friarsfield and Cults, for example, to Den Wood, Foggieton, Hazelhead and the River Dee.



DEVELOPING CONCEPT - LANDSCAPE







Landscape Objectives

The adjacent diagram represents the developing landscape, which follows the key objectives noted below:

- * Retain / repair existing stone walls except where openings need to be created to provide access
- * Retain characterful lane within Corbie as a recreational pedestrian / cycle route
- * Use planting to take up large level differences on the sloping topography, to help divide the development area into smaller pockets
- * Creation of a formal landscaped approach into Cults from Aberdeen



Landscape Concept

 Existing Green Space	 Proposed Woodland
 Existing Woodland	 Proposed SUDS zones
 Proposed Green Space	 Key Core Path Link

DEVELOPING CONCEPT - CONNECTIVITY

Connections to Friarsfield, Cults and the Wider Area

The concept for Friarsfield North is to connect into the existing Friarsfield infrastructure and the historic network of paths, lanes and streets. The centre of Cults is only a short walk from the site where there are a number of local shops and services. Cults is also well served by an established cycle and bus network.

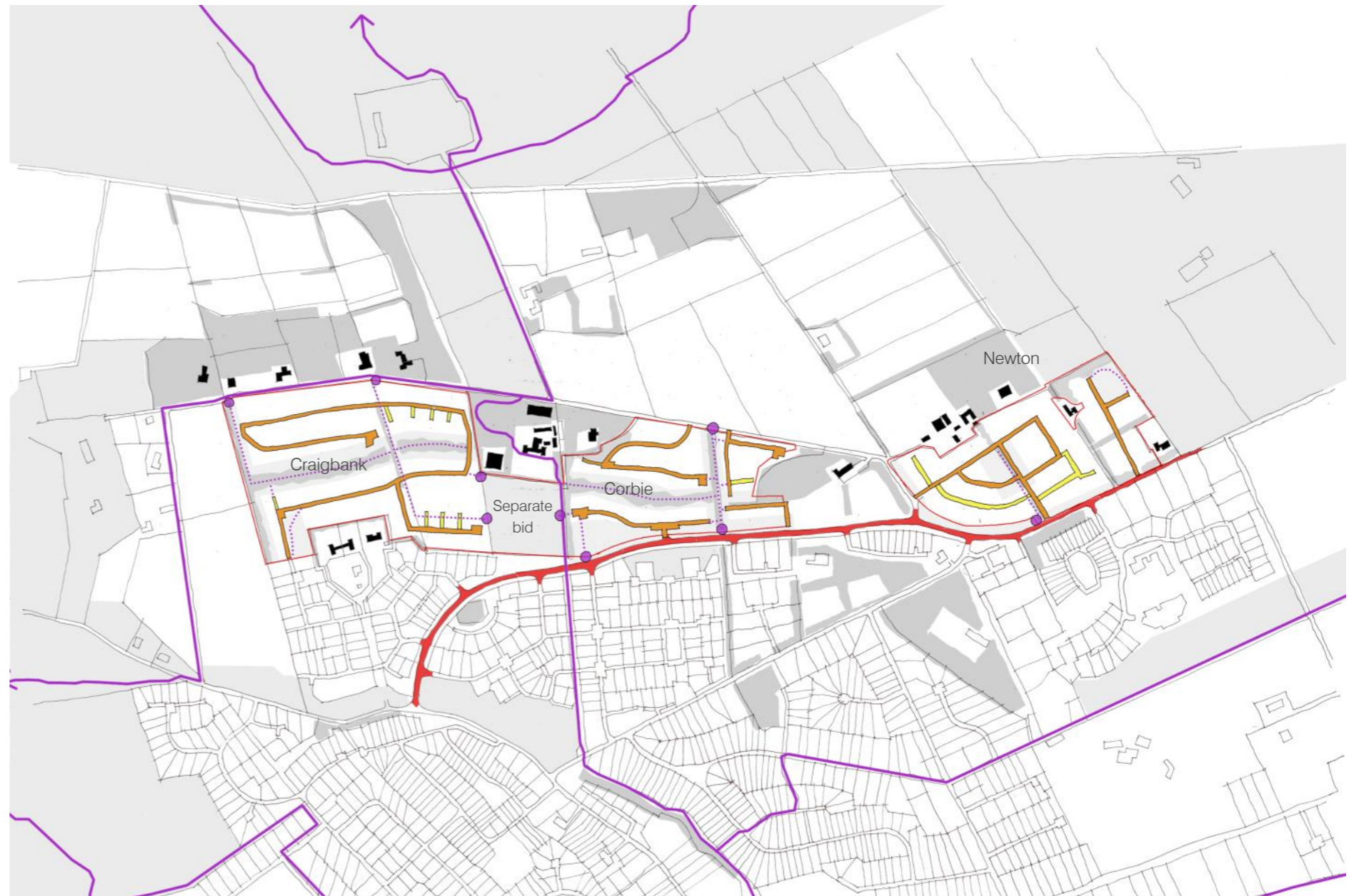
Street Layout and Hierarchy

The sloping site has many advantages including giving the site a distinctive character and improving outlook and solar gain to individual homes. A meandering street pattern set between landscape breaks helps to gently make up level changes across the site. A clear hierarchy of primary routes, secondary routes and lanes will help to build a strong sense of place and aid movement through the new development.

Access Opportunities

Access is generally taken from the existing Friarsfield development via the approved Friarsfield Link Road. Access points off Craigton Road are minimised, with the majority of traffic movement concentrated along the south boundary; the existing urban edge of the site.

The Friarsfield Link Road will greatly improve connections to the wider area, providing a central spine to the proposed development. This proposal will greatly enhance the edge of Cults by giving balance to the new road and by providing a clear gateway into Cults.



Connectivity Concept

- | | |
|---|--|
| Friarsfield Link Road | Core Path |
| Secondary Street | Informal Pedestrian Route |
| Lane / Private Drive | Potential Pedestrian Crossing Points |

DEVELOPING CONCEPT - DEVELOPMENT POCKETS

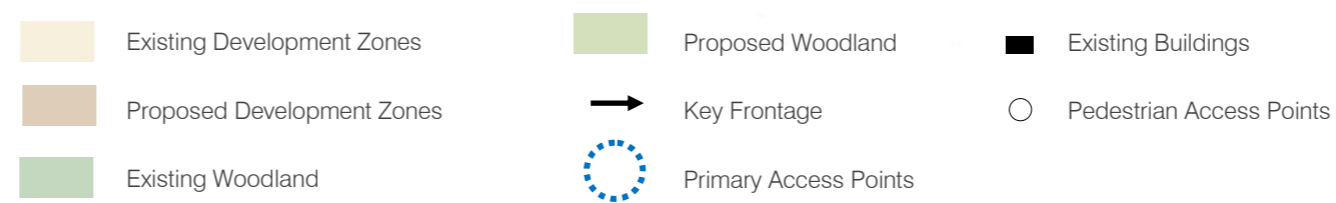
Development Pockets

Friarsfield North is made up of a series of development pockets, each with their own unique features and characteristics. A combination of the Friarsfield development (currently under construction) and a new east west landscape belt stretching between Craigbank and Corbie, visually breaks up the development area and helps with level changes as the development moves up the hill.

To the west is Craigbank, the largest of the three development pockets. It connects naturally into the existing west end of Friarsfield, following the already established urban pattern, whilst also tying into the Core Path network along Craighton Road and the mature woodland setting of the former Waldorf School.

The central development pocket, Corbie, addresses the new link road and is accessed from the north and the south. It shares the gently sloping nature of Craigbank but is slightly smaller in scale. Small clusters of houses suit the area adjacent to the dwellings at Morkeu, with opportunities for frontages to Craighton Road and the existing tree lined avenue, which runs north south through the eastern half of Corbie.

The third development pocket to the east is called Newton. It sits higher up but is a flatter site with a generous sweeping frontage, owing to the curving geometry of the Friarsfield Link Road. This provides an opportunity to create a crescent of new homes with a south facing aspect. In combination with the existing dwelling at Bogjoran, the eastern edge of the Newton site is designed to gently but positively mark the arrival of Cults along Craighton Road.



DEVELOPING CONCEPT - CHARACTER AREAS

Character Areas

A series of character areas are defined by the site's unique characteristics and proposed spatial hierarchy. Three of these are explored in the following Character Study section of the document.





Lane leading to Den Wood

Playing Fields

Woodland

Separate Bid

Friarsfield Link Road

Friarsfield - CALA Development Under Construction

Friarsfield Road

Cults

PROPOSAL

Schedule of Accommodation

Gross Site Area — Approximately 54 acres
No. of Units—Approximately 280.
Affordable Units—25% of total unit no.

Key Design Principles

The primary objective of the proposals is to fully integrate this new development with the existing settlements of Friarsfield and Cults and therefore build upon the existing identity and aspirations of the local community. Key design principles include:

- * Integration and enhancement of road, cycle and path network to create a safe and sustainable environment for residents to live
- * Creation of east west landscape belt to delineate individual development pockets and integrate new open spaces within the existing green network
- * Meandering street pattern, which respects the existing topography and semi urban / rural site condition
- * Enhanced connectivity between the existing settlement of Cults and the wider area, in particular Den Wood, Hazlehead Park and Foggieton Woods
- * Creation of positive, landscaped arrival sequence into Cults from Aberdeen City Centre

Proposed Transportation

A clear hierarchy of streets will help create a strong sense of place and aid movement through the new development. In addition to the core streets there will be secondary streets, lanes and shared surfaces, which will be designed in accordance with 'Designing Streets' policy and appropriate standards/requirements of Aberdeen City Council.

The adjacent proposal illustrates how the site could be accessed and developed to integrate with the consented Friarsfield site to the south and the existing settlement of Cults. Traffic analysis and transport design aspects including those described above would be detailed in a future Transport Assessment once development proposals are refined.

Pedestrian crossings will be provided on the Friarsfield Link Road at key crossing points to ensure safe connectivity with the surrounding developments and local facilities.

Utilities

There are existing utilities within and out with the site, which will facilitate the servicing of the utilities to the proposed development.

SUDS

The western phase drains to a basin in the south western corner of the site where it is discharged and piped down the existing western development to finally flow into the existing watercourse to the west at an agreed discharge rate with SEPA and Aberdeen City Council. The central phase drains to a basin in the south western corner of the site where it is discharged and piped down the existing western development to finally flow into the existing watercourse to the west

at an agreed discharge rate with SEPA and Aberdeen City Council. The eastern phase drains to the north east corner of the development.

Craigbank

Foul flows from this site can be drained to the sewers in the existing residential development immediately to the south west of the site.

Surface water run-off will be dealt with in accordance with the SuDS manual (C753). Flows will be directed to the south west corner of the site to suit the existing topography and treated and attenuated to greenfield run-off rates, before being discharged to the Cults Burn to the south of the site.

Corbie

Foul flows from this site can be drained to the sewers in the existing residential development immediately to the south west of the site.

Surface water run-off will be dealt with in accordance with the SuDS manual (C753). Flows will be directed to the south west corner of the site to suit the existing topography and treated and attenuated to greenfield run-off rates, before being discharged to the Cults Burn to the south west of the site.

Newton

Foul flows from this site would drain to the north east corner of the site and be pumped to the existing sewer network in the existing residential development immediately to the south of the site.

Surface water run-off will be dealt with in accordance with the SuDS manual (C753). Flows will be directed to the south west corner of the site to suit the existing topography and treated and attenuated to greenfield run-off rates, before being discharged to existing surface water sewers in Bairds Brae to the south east of the site to the south.

PROPOSAL—LANDSCAPE

Identify / value / retain existing landscape assets

Each of the three areas have some distinguishing landscape features, that are integral to the character and should be retained:

At Craighbank, stone walling acts as a boundary to the site with a large mature beech hedgerow bounding the northern edge and ridge line. At Corbie, a 2m high stone wall bounds the northern edge to Craigton road, with a lower height wall bounding the western side of the site. There is an existing lane in north / south alignment with a 2/1m high stone walls and beech trees. At Newton the stone wall to Craigton Road and existing planting, where possible will be retained / walls repaired.

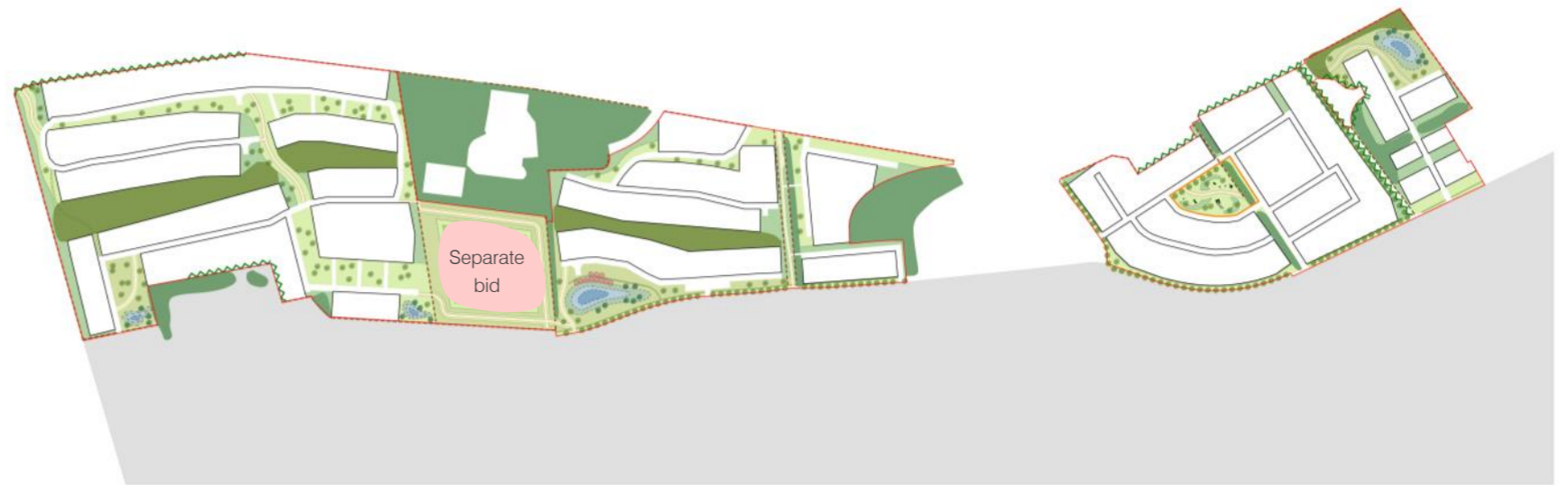
Multifunctional Blue/Green Infrastructure

The Green Infrastructure has been developed to provide:

- * a diverse habitat of woodlands, hedgerows, specimen & orchard trees, wet and dry meadow & amenity grassland, and wetlands where surface water is positively managed and integrated within the landscape
- * playful spaces
- * linkages to a network of off-road pedestrian and cycle connectivity

Open Space Standards

Applying ACC's Open Space Standards and consideration of the Green Space Network, the site will offer generous provision of Natural Green Space, and play particularly to the east of the proposed development.



Landscape Proposals

The site overall is exceptionally well connected to a network of core path and off-road pedestrian and cycle linkages. Within close proximity to the site there is easy access to a wide range of open space types:

- * Outdoor sports off Craigton Road
- * Allotments off Craigton Road
- * Play areas within Friarsfield / Cults
- * Local Nature Conservation sites of Cults Den, Den Wood and Cults Quarry
- * Recreational Woodlands and parks such as Den Wood / Hazledene Park to the north and Foggieton Woods directly to the west.

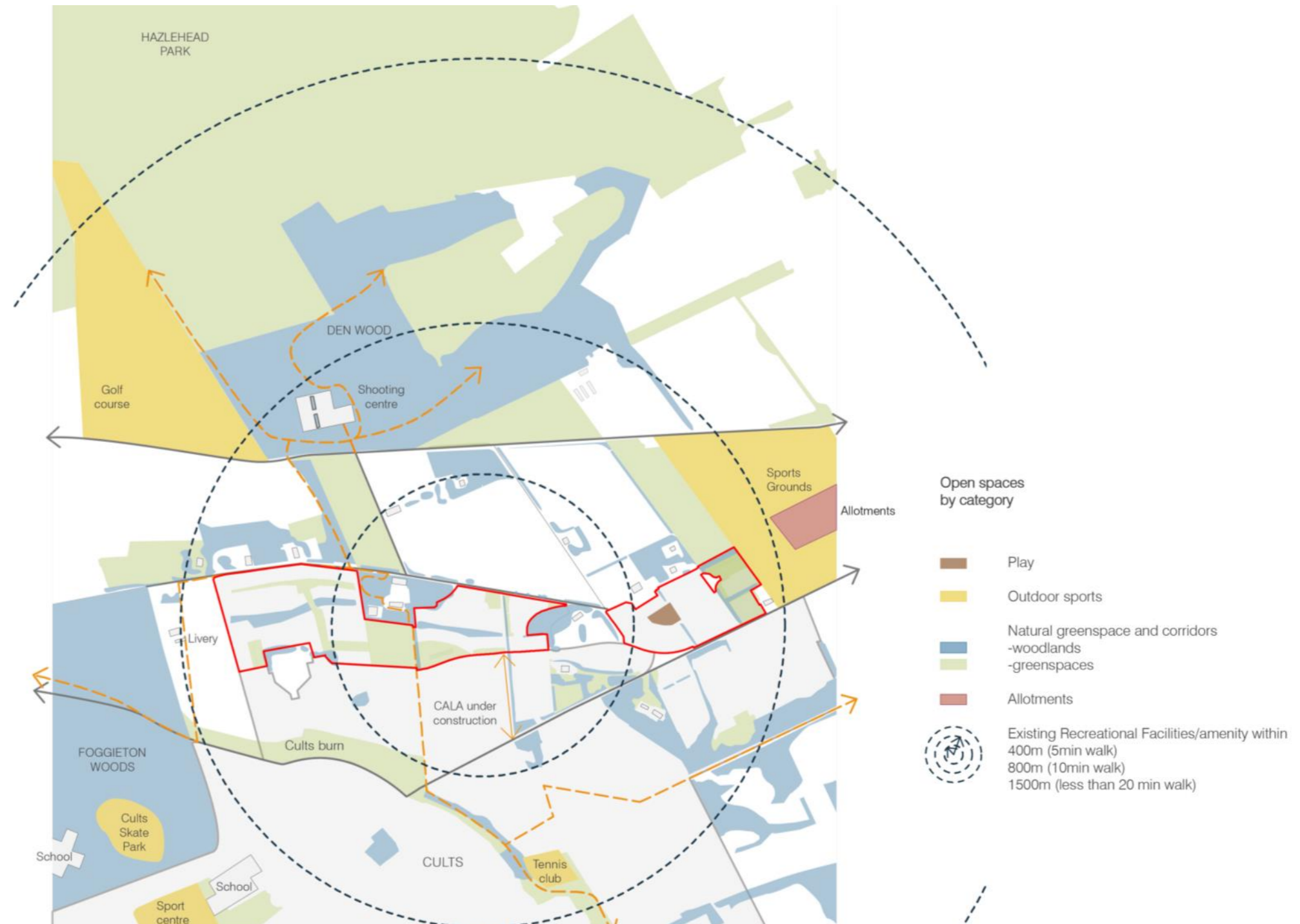
Every proposed residence will be within 1500m of Hazledene Park.

Existing good quality outdoor sports provision within Cults and west Aberdeen city are within easily accessible guideline distances. These include:

- * Cricket, rugby and hockey pitches
- * Cults Skate Park
- * Cults Tennis courts
- * Den Wood Shooting Range, Golf course and Livery to the north and west

Across the site SUDS have been included within the provision of open spaces as they will be designed to be seamlessly integral to the open space.

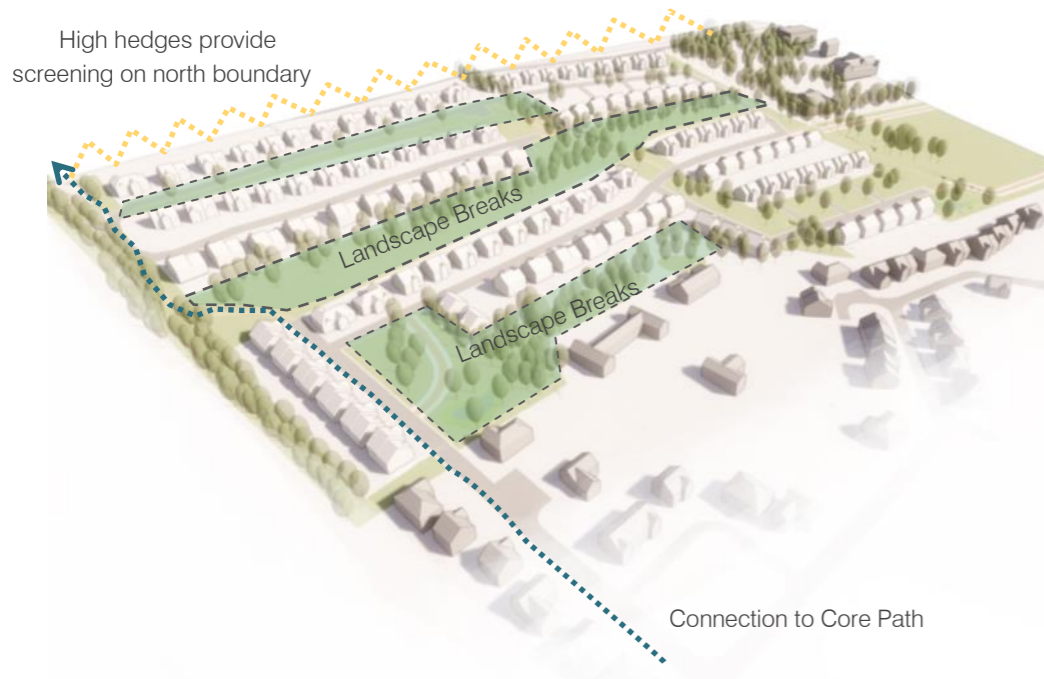
Cognisance of ACC's Supplementary Guidance series for Landscape, Heritage and Trees & Woodlands has also been taken.



CHARACTER AREA 1

Craigbank

- * Strong east / west landscape breaks, including a structure tree belt through the centre of the site, help to break up the urban pattern
- * Structural tree belt functions as a wildlife corridor stretching between the west boundary of Craigbank, through the mature landscape of the Waldorf site, to the east boundary of Corbie.
- * Connections to Core Path Network incorporated, which connect the site with wider amenity space such as Foggieton Walks to the west and Den Wood to the north.
- * Residential blocks, open space and street patterns are designed to work with the existing topography
- * SUDS incorporated with open space in the form of wet meadows habitat



Aerial view of proposed Character Area - Craigbank



Photograph showing example of houses with positive frontages to open space/ road.



Proposed SUDS basins/ wetland meadow surrounded by informal paths.



Aerial view showing existing properties at Craigbank....

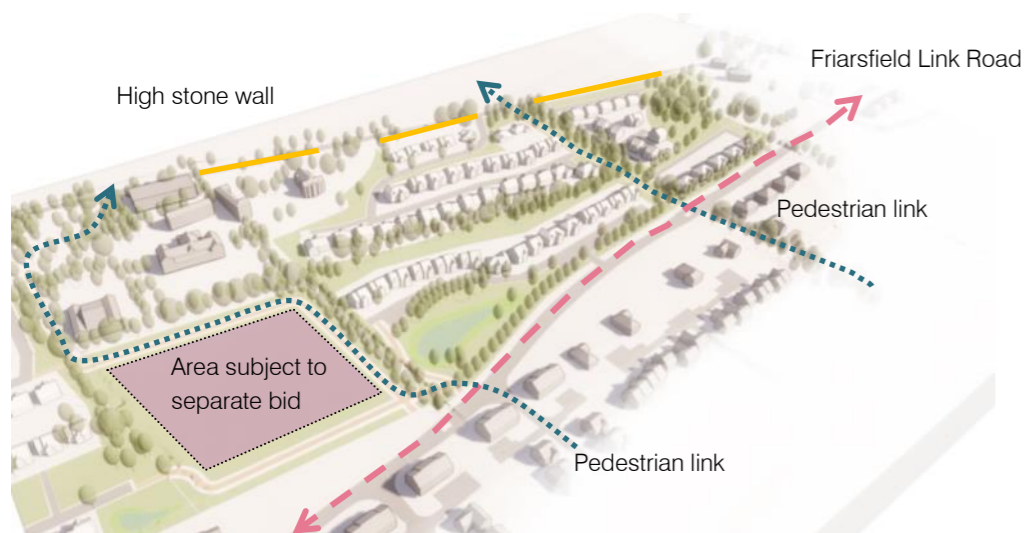


CHARACTER AREA 2



Corbie

- * Positive frontage created to Friarsfield Link Road, with south facing open space and integrated SUDS feature
- * Strong east / west landscape break helps to break up the urban pattern and functions as a wildlife corridor stretching between the west boundary of Craigbank, through the mature landscape of the Waldorf site, to the east boundary of Corbie
- * Connections to Core Path and Desire Line walking routes heading north to Den Wood and West to Foggieton Walks
- * Residential blocks, street layouts and open spaces are designed to work with the natural topography of the site as it slopes down towards the existing CALA development at Friarsfield
- * Existing woodland provides a mature landscape setting and provides screening and privacy to existing properties/ buildings



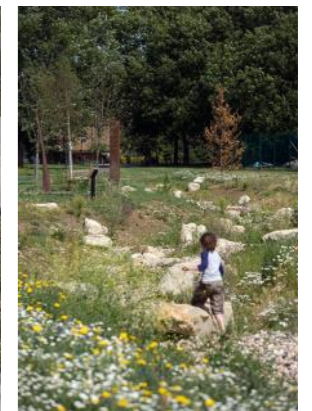
Aerial view of proposed Character Area - Corbie



Alternate aerial view of looking east towards Friarsfield link road.



Informal path around pond surrounded in soft wetland vegetation as proposed for integrated SUDS ponds.

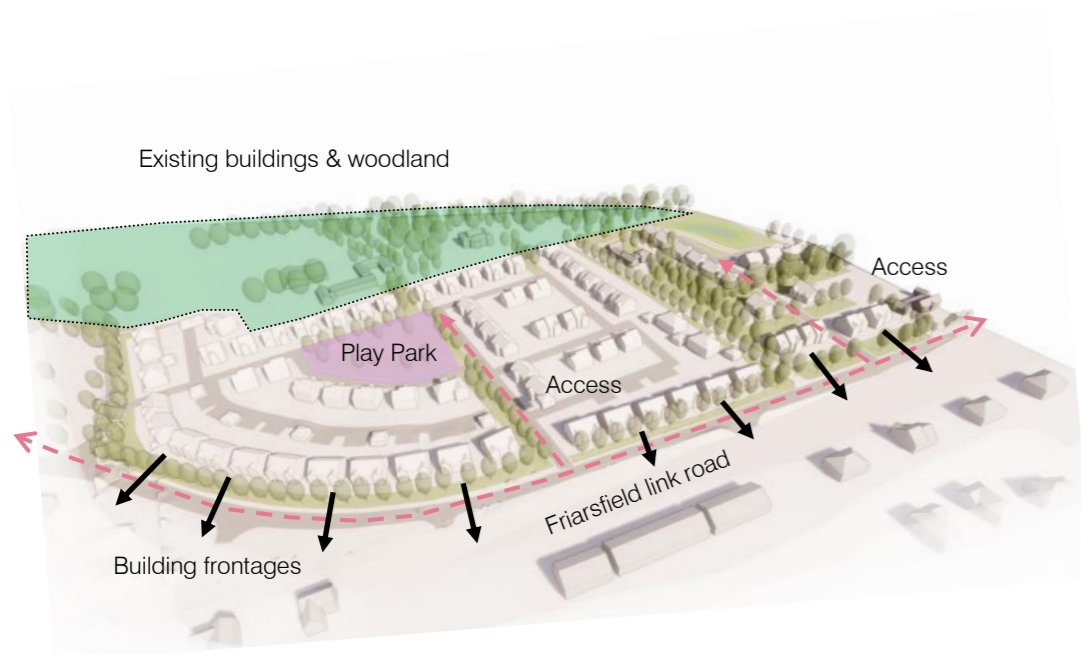


Examples of natural playgrounds.

CHARACTER AREA 3

Newton

- * Creation of strong landscaped edge on approach into Cults, with positive building frontages to Craigton Road and the new Friarsfield Link Road
- * Avenue trees and hedges create formal frontage and subdivide the open development area
- * Centrally located Park provides a play / meeting place for the community and is overlooked on all sides. Existing trees enhance the park setting.
- * Proposed housing can be seen as an extension of existing developments on the south side of Craigton Road
- * The Park located in the north east corner provides a second amenity space with integrated SUDS and open views to the east.



Aerial view of proposed Character Area - Newton



Photograph showing example of houses with positive frontages to open space.



Alternate view of character area overlooking green space and integrated SUDs pond.



Examples of playgrounds in natural settings.

PHASING AND DELIVERY

Phasing

The existing Friarsfield site is due to be completed by the time the new plan is adopted in 2021. These sites could form a contribution of that development phased in such a manner to continue their delivery seamlessly.

The new access road now has consent. As it is built it will allow access to all proposed development areas and allow these to be constructed concurrently or in sequence.

The first housing would be developed within the first phase of the new LDP timescales (year 0-5) with the completed development expected over a period of 10 years.

Education

Viable solutions do exist for Early Learning and Childcare (ELC) provision, primary education provision and secondary education provision associated with this proposed development at Cults (Friarsfield) over time.

In December 2015 the Cults (Primary) School roll was forecast to decline over time in response to the Countesswells catchment area (zone) review. The proposed housing could be phased to match that decline.

The size of the current Cults (Primary) School site is such that it could facilitate a primary school larger than three streams (More than 21 classrooms). In 2017 academic year the school functioned with 22 classrooms if that was considered to be a viable option. In December 2015 Cults Academy school roll was forecast to decline over time in response to the Countesswells catchment area (zone) review. The proposed housing could be phased to match that decline.

Discussions with ACC Education will be required and further work considered upon the release of the up to date school roll forecasts.

SUMMARY

CALA Homes (North) Limited are a leading housebuilder, not only in the North East of Scotland, but nationally. CALA consistently deliver high quality homes, and in the last 12/24 months have developed across 5 sites in Aberdeen City and have added a further three sites to this portfolio in 2018. The fact there is a developer behind this site with a track record of delivering housing, emphasises the deliverability of the site.

A combination of this site being located in a very desirable and established location and CALA's unmatched track record of delivering high quality development in the North East of Scotland, and importantly also in the immediate area, mean that Friarsfield North should be seriously considered for inclusion in the next Local Development Plan.

Cults will require additional housing to meet future demand. This is the only site locally where that housing can be delivered efficiently and in a controlled manner. This is an area previously considered by the Planning Authority as appropriate for development. Having considered the site afresh, this bid document confirms that in respect of location, use, changing context and landscape fit, Friarsfield North can deliver a considered and integrated extension to the existing Cults community.

Key benefits of Friarsfield North:

- * Natural extension of existing Friarsfield neighbourhood
- * Provides considered urban / rural edge to Cults
- * Provides sense of arrival on approach from Aberdeen to Cults
- * Delivers much needed private and affordable homes
- * South facing gardens
- * Enhances wildlife habitats and green corridors
- * New structure tree planting creates discreet development pockets



CALA
HOMES

WELCOME TO
CALA
HOMES
YOUR JOURNEY STARTS HERE



Education Impact Analysis

Cults, Aberdeen

~

LDP - Site search

1. Executive Summary

- 1.1 The proposal by CALA Homes (North) Ltd. is to develop a series of small sites north of Friarsfield shown in Appendix 1 with 180 to 200 Units.
- 1.2 Viable solutions do exist for Early Learning and Childcare (ELC) provision, primary education provision and secondary education provision associated with this proposed development at Cults (Friarsfield) over time.

2. Background

- 2.1 For the avoidance of doubt, there are normally five elements to the Scottish school estate, but each local authority is free to determine its own pattern of provision to accommodate each of these five parts of the pupil population:-
 1. Early Learning and Childcare (ELC) provision (All 3 & 4 year olds and vulnerable 2 year olds)
 2. Non-Denominational (ND) primary
 3. Non-Denominational (ND) secondary
 4. Denominational Primary (mainly, but not exclusively Roman Catholic)
 5. Denominational Secondary (both of which we label (RC) for ease of reference throughout this report)

3. Cults (Primary) School – Pre-school (Nursery Class) Elements

- 3.1 It should be noted that the Education (Scotland) Act 1980 explicitly excludes nursery schools and nursery classes from the requirement for statutory catchment areas therefore, pre-school facilities are not provided on a catchment area basis. This means that pre-school (nursery) age children can attend any pre-school facility within the area.
- 3.2 Local Authority Nurseries are normally configured for a morning (a.m.) and an afternoon session (p.m.) and their capacities are also usually expressed that way. The morning and afternoon capacities at Cults Nursery Class is 40:40 = 80 pupils. We do not know the number of nursery pupils in the nursery class in June over the past 2/3 years academic years when a nursery class is experiencing its greatest annual demand.
- 3.3 Cults Primary School currently provides two years of pre-school education and seven years of primary education, in line with current Scottish Government policies. The school was built in the 1970's and is of an open plan design, with three main teaching units, an additional support needs base and a nursery class. It currently accommodates approximately **570** pupils from P1-P7 and **80** nursery pupils (40:40).
- 3.4 The Scottish Government is committed to increasing the provision of Early Learning and Childcare (ELC) from 600 to 1,140 hours per year by 2020.

4. Cults Primary School P1-P7 Elements

- 4.1 Housing numbers and annual phased completions/occupations have the greatest influence on school roll projections. The primary pupil product ratios (PPR) in Table 1 apply to Cults School and Cults Academy and have been sourced from the *2015-Based School Roll Forecasts*.
- 4.2 By statute P1 classes are limited to a maximum of 25 pupils, P2 & P3 classes are limited to a maximum of 30 pupils and P4 & P7 classes are limited to a maximum of 33 pupils. Composite classes are limited to a maximum of 25 pupils. The reduction in class size at P1 was established by Statutory Instrument on 11th October 2010. The first academic year of operation was from August 2011 to June 2012.

Table 1: Aberdeen Council Pupil Product Ratios applied to Cults with 180 and 200 housing units.

Sector	Pupils Product Ratios	No. of children arising from 180 homes over time	No. of children arising from 200 homes over time
Pre-school (3/4 year olds) based on author's past experience	0.1	18	20
Primary Non-Denominational (ND) P1-P7 (Cults Primary School)	0.5	90	100
Secondary Non-Denominational (ND)	0.2	36	40

Table 2: Cults PS capacity

	2011	2012	2013	2014	2015	2016
Planning Capacity provided by ACC to SG	540	540	540	540	540	540

(Source SG websites)

- 4.3 We have assumed that Aberdeen City Council have expressed the primary school capacity as recommended in publication *Determining Primary School Capacity – Guidance 2th October 2014* issued by the Scottish Government. On page 7 there is reference to Planning Capacity paragraph which states “As outlined in the *Suitability Care Fact publication (see Appendix 1)* it is this figure which should be returned to the Scottish Government in the annual *School Estate Care Facts Statistical return*.”
- 4.4 The site area metric for Cults Primary School was last sought by the Scottish Government for School Estate purposes in 2013 and the campus site area measurement at that time was **3.402ha**.

4.5 In the ACC document Supplementary Guidance: Planning Obligations which forms part of the 2017 LDP has a section on page 13 relating to Land Requirements:-

- Two Stream Primary School up to 434 capacity) **1.2** hectares.
- Three Stream Primary School up to 651 capacity) **1.8** hectares.

4.6 Reference to *The School Premises (General Requirements and Standards) (Scotland) Regulations 1967* would suggest that the areas referred to in paragraph 4.5 are the primary school sites and may not include the associated nursery site areas. The site areas would therefore be increased for any nursery element.

4.7 Timescales relating to this development proposal at Cults provided by CALA Homes (North) are set out in Table 3.

Table 3 – Proposed development timescales

Action	Timescale
Adoption of Local Plan	March 2022
Planning Permission in Principle Approved	March 2023
S75 Agreement Signed	December 2023
1st Detailed Planning Application Approved	August 2024
First house occupations/completions/pupils	August 2025

Table 4: Historic rolls Cults Primary School 2008 – 2017

Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Roll	498	481	478	456	477	482	533	537	559	603
P1	61	64	65	60	79	62	83	73	85	97
P2	60	70	62	71	69	73	60	88	79	86
P3	63	55	73	59	70	74	77	65	92	80
P4	70	66	55	72	62	73	85	83	64	100
P5	78	67	64	58	73	67	75	82	82	68
P6	74	86	71	65	55	73	73	77	78	89
P7	92	73	88	71	69	60	80	69	79	83

(Source SG websites)

- 4.8 In the Document considered and subsequently approved by ACC *“Proposal Document 1. to create a new primary zone to serve primary education provision in the Countesswells development, with effect from August 2016; and 2. To create a new secondary school zone to serve secondary education provision in the Countesswells development, with effect from August 2016, and to include the zone of Kingwells School within the zone of the new secondary school, with effect from the time of opening of the new school; and 3. To put in place arrangements for the interim education provision until a primary school and a secondary school are in constructed within the Countesswells development. The schools affected by this proposal are: Bucksburn Academy, Cults Academy, Hazlehead Academy, Airyhall School, Cults School, Hazlehead School and Kingwells School.”*
- 4.9 On page 8 of that report there is the following statements *“The current stated capacity of Cults School is 540 pupils. Should the rezoning proposals not be approved by the Education and Children’s Services Committee following the public consultation exercise, Cults School would go beyond its maximum capacity in August 2016.”*
- 4.10 *“It is anticipated that by 2022 the houses built in Countesswells which are zoned to Cults School will generate 371 additional pupils. If the rezoning proposals are approved, these pupils would be resident in the new primary school zone for Countesswells, and would therefore attend the new primary school to be built within the Countesswells development.*
- 4.11 Appendix 3 shows Table 2 of that report which shows the Forecast Pupil Numbers at Cults School arising from the zone (catchment) changes. Within the timescales of these projections it is clear that there is a dramatic reduction in pupil rolls at Cults (Primary) School (Excluding Countesswells).
- 4.12 In the Report to the Planning Development Management Committee of April 2018 there was a section relating to *Adequacy and delivery of social and physical infrastructure* – **Social** with the following statement:- *“In regard to social infrastructure, it is noted above that there is no available capacity at Cults Primary School to cater for this development and it is possible that capacity will only be available in 2023.”*

Table 5: Roll projections Cults Primary School from 2016 – 2023

Year	2016	2017	2018	2019	2020	2021	2022	2023
Total Roll	563	562	558	557	567	546	541	526
P1	89	69	72	76	78	78	78	78
P2	74	90	71	74	77	77	78	78
P3	92	76	92	73	75	76	77	77
P4	66	93	78	93	74	74	75	76
P5	83	68	93	79	92	73	73	75
P6	82	84	69	94	79	90	72	72
P7	77	83	85	70	93	77	89	71

(ACC 2015-Based School Roll Forecasts - May 2016)

Table 6: Roll projections Cults Primary School from 2013 – 2020

Year	2013	2014	2015	2016	2017	2018	2019	2020
Total Roll	463	480	510	564	619	686	768	802
P1	54	58	67	78	89	102	114	123
P2	79	57	66	77	88	100	111	121
P3	69	82	65	76	87	99	109	119
P4	70	72	88	73	85	96	106	115
P5	62	72	77	94	81	93	103	112
P6	73	64	77	83	100	89	99	108
P7	55	75	69	83	90	107	95	104

(ACC 2012-Based School Roll Forecasts - Dec 2012)

5. Cults Academy ~ S1-S6 Elements

Table 7: Historic rolls Cults Academy 2007 - 2017

Year	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Roll	1079	1035	1037	1006	1060	1044	1050	1055	1029	1012	980
S1	179	180	180	171	207	174	173	171	172	169	167
S2	203	176	177	179	174	208	180	173	170	174	176
S3	170	204	178	180	178	174	208	178	173	172	178
S4	201	163	202	180	183	181	180	206	181	172	171
S5	176	167	156	171	174	162	172	178	190	168	150
S6	150	145	144	125	144	145	137	149	143	157	138

(Sources SEED websites)

Table 8: Roll projections Cults Academy from 2016 – 2023

Year	2016	2017	2018	2019	2020	2021	2022	2023
Total Roll	1026	1008	1040	1063	1057	1074	1099	1177
S1	173	169	200	202	164	195	193	220
S2	174	176	173	198	204	165	199	206
S3	172	177	179	172	200	204	169	211
S4	175	175	181	178	174	201	208	180
S5	173	167	167	172	170	166	192	198
S6	159	145	140	140	145	143	139	161

(ACC 2015-Based School Roll Forecasts - May 2016)

Table 9: Cults Academy capacity

	2011	2012	2013	2014	2015	2016
School Planning Capacity provided by ACC to SG	1141	1141	1141	1141	1141	1141

- 5.1 The site area metric for Cults Academy School was last sought by the Scottish Government for School Estate purposes in 2013 and the site area measurement at that time was **7.5058** hectares.
- 5.2 In the ACC document Supplementary Guidance: Planning Obligations which forms part of the 2017 LDP has a section on page 13 relating to Land Requirements:-
- Academy (up to 1200 capacity) **6.2** hectares.
- 5.3 In the ACC Proposal Document: *To create a new primary school zone to serve education provision in the Countesswells development, with effect from August 2016; and To create a new secondary school zone to serve secondary education provision in the Countesswells development, with effect from August 2016, and to include the zone of Kingswells School*

within the zone of the new secondary school, with effect from the time of opening of the new school; and To put in place arrangements for interim education provision until a primary school and a secondary school are constructed within the Countesswells development – December 2015.” There are the following statements.

- 5.4 *“The stated capacity of Cults Academy is 1141. If no changes to school zones were to be implemented, the school would reach its capacity by 2021. Prior to the new secondary school at Countesswells opening in 2022, it is proposed that all pupils from Countesswells will be educated at Hazlehead Academy, with effect from August 2016. If the proposals are accepted, the numbers of pupils from Countesswells would therefore be removed from the forecasts for Cults Academy, from 2016 onwards.”*
- 5.5 *“By implementing the proposed new secondary school zone for Countesswells, the pupil roll at Cults Academy would be reduced to 1011 by the year 2021, bringing it back within the capacity of the building.”*
- 5.6 Appendix 4 shows Table 4 of that report which indicates the Forecast Pupil Numbers at Cults Academy arising from the zone (catchment) changes. Within the timescales of these projections there is a reduction in pupil rolls at Cults Academy (Excluding Countesswells).

6. Conclusion

- 6.1 In December 2015 the Cults (Primary) School roll was forecast to decline over time in response to the Countesswells catchment area (zone) review. See Appendix 2.
- 6.2 The proposed housing could be phased to match that decline.
- 6.3 The size of the current Cults (Primary) School site is such that it could facilitate a primary school larger than three streams (More than **21** classrooms). In 2017 academic year the school functioned with **22** classrooms if that was considered to be a viable option.
- 6.4 In December 2015 Cults Academy school roll was forecast to decline over time in response to the Countesswells catchment area (zone) review. See Appendix 4.
- 6.5 The proposed housing could be phased to match that decline.

NOTE: The most recent school roll forecasts used in this report are those produced in May 2016 – Aberdeen City Council 2015-Based School Roll Forecasts

Appendix 3- Table 2 from report

Table 2: Cults School Current and Projected Pupil Rolls²

	Current	Forecast Pupil Numbers						
	2015	2016	2017	2018	2019	2020	2021	2022
Cults School (including Countesswells)	535	557	602	651	712	780	832	878
Cumulative number of pupils from Countesswells (zoned to Cults School)	<5	23	65	120	182	244	307	371
Cults School (excluding Countesswells)	533	534	537	531	530	537	524	506

Source: Proposal document: To create a new primary school zone to serve education provision in the Countesswells development, with effect from August 2016; and To create a new secondary school zone to serve secondary education provision in the Countesswells development, with effect from August 2016, and to include the zone of Kingswells School within the zone of the new secondary school, with effect from the time of opening of the new school; and To put in place arrangements for interim education provision until a primary school and a secondary school are constructed within the Countesswells development – December 2015

Appendix 4 - Table 4 from report

Table 4: Cults Academy Current and Projected Pupil Rolls⁵

	Current	Forecast Pupil Numbers						
	2015	2016	2017	2018	2019	2020	2021	2022
Cults Academy (including Countesswells)	1056	1049	1031	1073	1091	1126	1176	1267
Cumulative number of pupils from Countesswells (zoned to Cults Academy)	<5	9	29	57	88	125	165	210
Cults Academy (excluding Countesswells)	1055	1039	1003	1016	1003	1000	1011	1057

Source: Proposal document: To create a new primary school zone to serve education provision in the Countesswells development, with effect from August 2016; and To create a new secondary school zone to serve secondary education provision in the Countesswells development, with effect from August 2016, and to include the zone of Kingswells School within the zone of the new secondary school, with effect from the time of opening of the new school; and To put in place arrangements for interim education provision until a primary school and a secondary school are constructed within the Countesswells development – December 2015