

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Sunnyside, Cults
5.2	Site Address	Land at Sunnyside, Cults
5.3	Postcode	AB15 9QJ
5.4	Have you any information for the site on the internet? If so please provide the web address:	No
5.5	Is the site currently being marketed?	No Site may be marketed if an allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Location plan attached
5.7	Please provide the National Grid reference of the site.	NJ884038
5.8	What is the current use of the site?	Disused Scrubland
5.9	Has there been any previous development on the site? If yes please provide details	No

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?	No	
6.3	Is the proposed site included in the ALDP2017?	No	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No	
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	

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?	No	
7.3	Site Area (hectares)	0.3 ha	
	Housing		
7.4	Approx. no of units.	Two Detached Houses	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)		
7.6	Affordable Housing Percentage	Off site commuted payment.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	TBC at more detailed stage	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Likely private.	
	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	Two Detached Houses	
7.14	Employment	N/A	
7.15	Retail	N/A	
	Retail		
7.16	Approx. floor area	m ²	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	<p>The site is considered to be an ideal opportunity to accommodate a small scale residential development of around two detached dwellinghouses. The site is contiguous with existing established housing at Derncleugh to the north and allocated housing land (Friarsfield OP41) to the east.</p> <p>The site occupies an attractive, secluded location and benefits from defensible boundaries of existing woodland to the north and west and the Cults Burn. At present, the site is vacant scrubland left over between the OP41 allocation and Green Belt / Green Space Network to the west. There are strong planning justifications to alter the zoning of the site through an allocation in order to complement the Friarsfield development.</p> <p>The agreed Friarsfield Development Framework indicates housing directly adjacent to the bid site, with a landscaped area to the south running along the southern area parallel to the Cults Burn and road.</p> <p>Development within the bid site at Sunnyside would be fully in line with, and complementary to the Friarsfield development concept. This can be clearly seen from the enclosed indicative layout plan that forms part of the bid.</p>
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No community engagement is done yet, but can be undertaken as part of LDP process</p>
8.2	Will the proposed development be phased?	Anticipated to be delivered in one phase
8.3	Expected development start post adoption of the plan in 2022	0-5

8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Financing likely to be provided by housing developer following allocation.
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No

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	
		Some shelter from	
		Good shelter from northerly winds	The site is well sheltered through the rising landform to the north and woodland to the west.
9.3	Aspect:- (is the site mainly)	North facing	
		East or west	
		South, south west	✓
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx.	
		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	
		Little or No Risk	In the SEPA map, the south west corner of the site is identified being at medium from surface water flooding. This would be resolved through development of the site.
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or	
		No	
9.6	Has a flooding strategy been developed for the site?	No	
9.7	Have discussions been had with the Council's flooding team?	No	
9.8	Have discussion been had with Scottish Water?	No	

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes
9.10	Is there water capacity for the proposed development?	Yes

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	The site is not subject to any built / cultural heritage designations
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	No designated nature conservation sites close to site.
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	The development would read as a small extension to the Friarsfield residential development.
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new)	
		Partially related	
		Well related to existing settlement	The site is well related to the settlement Cults and its associated services and amenities.
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	
		Some potential contamination or	
		No contamination or tipping present	✓

9.18	Will the site impact on any water courses?		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/		No		
9.20	Is the development site within the airport safety exclusion zone?		No		
9.21	Is the development site within the airport 57dB LAeq noise contours?		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?				
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m	✓	✓	✓
		Between 400-800m			
		Within 400m			
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities		✓	
		Local shops			✓
		Sports facilities		✓	
		Public transport		✓	
		Primary schools		✓	
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	The site has a good access to Core Paths and informal footpaths in the area. It is possible to safely walk from the site to the centre of Cults.
529.29	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	The centre of Cults includes a range of service sector employment opportunities, and the major existing and proposed employment zones at Westhill and Kingswells are very accessible from Cults.
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	Yes
9.31	Does the development have access to high speed broadband?	Yes, Fibre optic broadband is available around the site between 2&80 Mb. Download speed is 81 Mb.	
9.32	Does the development include a Heat Network/District Heating Scheme?	TBC at more detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through design layout and building fabric.	
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 The site provides the required open space in accordance with the Councils' open space strategy.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	The site lies adjacent to an area of Green Space Network (GSN), the development proposal will enhance and formalise access to this.
		No impact on the Network	
		Negatively	

		impact the Network	
		Please justify your response:	

10.	Education		
10.1	Have discussions been had with the Council's Education Department?	No	
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes	Cults Primary School is forecast to be operating at 97% and Cults Academy to be operating at 96% in 2022. School rezoning is anticipated for the area in relation to new schools being provided through the Countesswells development. The scale of development at Sunnyside will generate minimal pupils to be accommodated.

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, additional housing supply and support for existing local services.	

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	The indicative layout plan is enclosed.

13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that		

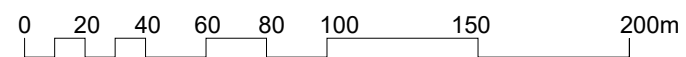
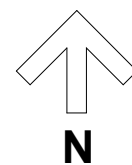
may be undertaken. Listed below are examples of further information that may be included in your submission;			
		Included	Not Applicable
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		✓
13.4	Habitat/Biodiversity Assessment		✓
13.5	Landscape Assessment		✓
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		More detailed assessments will be provided as the LDP process progresses.

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: The site is being promoted by the landowner who would like to see the site developed. There are no physical or planning related constraints to development and it is considered that the site location would be extremely attractive to a housebuilder. The site would accommodate a small, deliverable development that would complement the larger adjacent Friarsfield development.	



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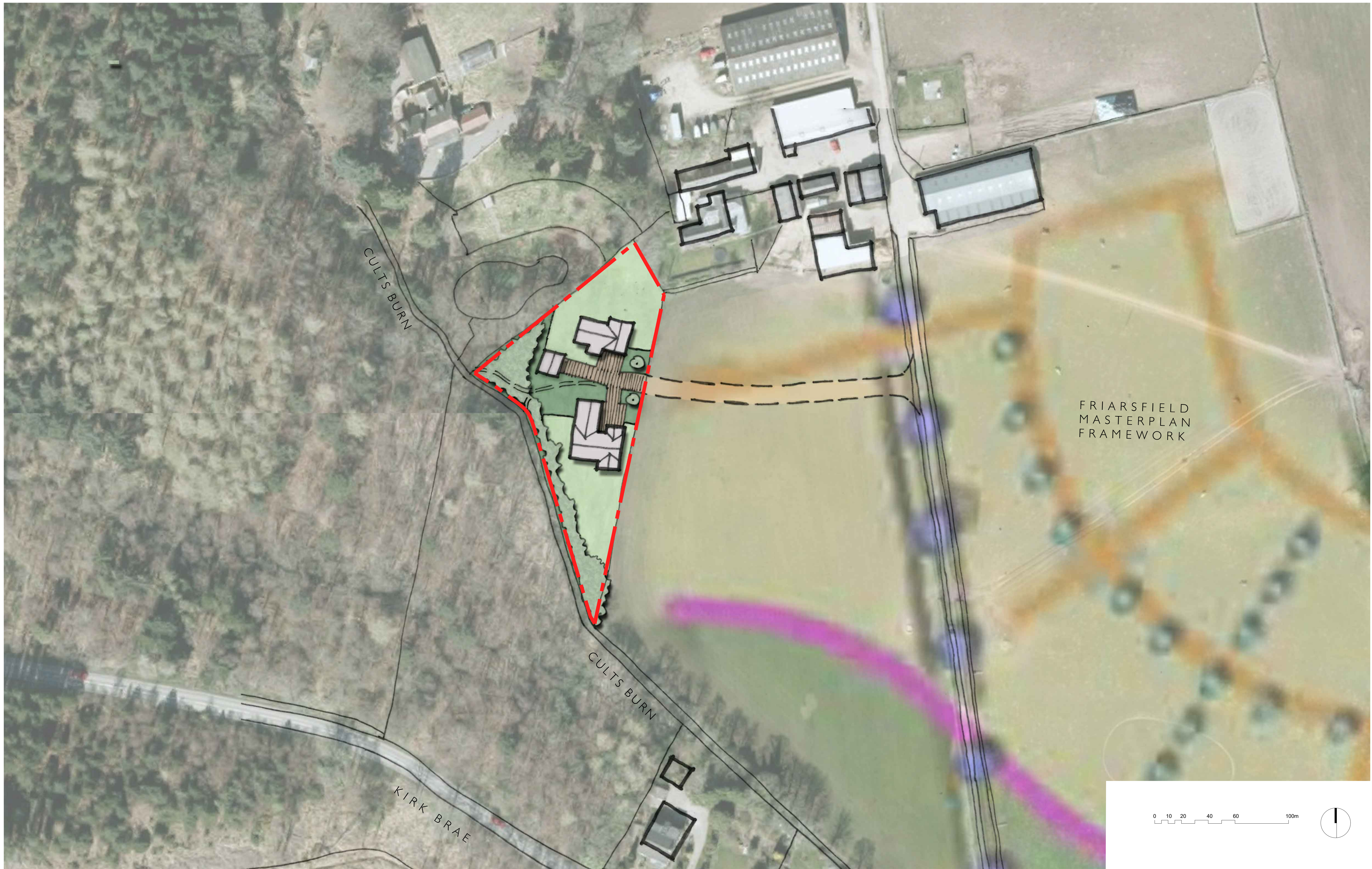


Sunnyside, Cults
 Aberdeen Local Development Plan Bid

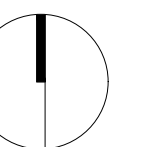
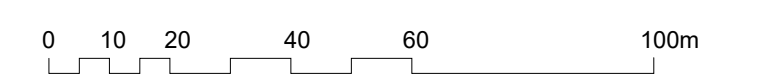
LOCATION PLAN

Scale: 1:2500 (A1)
 Date: MAY 2018
 Dwg No: 11197

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FRIARSFIELD
MASTERPLAN
FRAMEWORK



Land at Sunnyside, Cults
Scott Family

LDP Bid Plan

Scale: 1:500 @ A1

Date: May 2018

Dwg No: 11197 SK(00)01

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