

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>	Land at Highview House
5.2	Site Address	Highview House Countesswells Road Aberdeen
5.3	Postcode	AB15 9BE
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p>No</p> <p>Details: n/a</p>
5.5	<p>Is the site currently being marketed?</p>	<p>No</p> <p>Details: n/a</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	<p>Details:</p> <p>Please see the following plans submitted with this bid:</p> <p>Drawing No L(00)001 Location Plan at 1:5000</p> <p>Drawing No L(00)002 Location Plan at 1:1250</p>
5.7	<p>Please provide the National Grid reference of the site.</p>	NJ866042
5.8	<p>What is the current use of the site?</p>	Private garden ground and grassland
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>Yes</p> <p>Details: Existing house on the site which is to be retained</p>

6.	Legal and Planning History <input type="checkbox"/> <input checked="" type="checkbox"/>		
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 Details: Proposal is for self build units	
6.3	Is the proposed site included in the ALDP2017?	No Details: n/a	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: n/a	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: The site was previously promoted in response to the Main Issues Report for the 2017 LDP. For full details, please see paper apart.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: n/a	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: The site was previously promoted in response to the Main Issues Report for the 2017 LDP (Respondent number 59809). For full details, please see paper apart.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: n/a	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details: n/a	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	✓
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details: It is proposed that the site will be made available for self build housing.	
7.3	Site Area (hectares)	2.6ha	
	Housing		
7.4	Approx. no of units.	5	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	5 detached units	
7.6	Affordable Housing Percentage	25% (likely to be by way of one plot being made available for affordable self build)	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: affordable housing contribution likely to be by way of one plot being made available for affordable self build.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private sale	
	Employment		
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:-	
7.14	Employment	m ²	
7.15	Retail	m ²	

	Retail	
7.16	Approx. floor area	m ²

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

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No</p> <p>Details: Given that this is a small site, consultation will be through the usual planning process.</p>
8.2	Will the proposed development be phased?	<p>Yes</p> <p>Details: Individual plots will be made available according to demand.</p>
8.3	Expected development start post adoption of the plan in 2022	Year: 0-5
8.4	Expected development completion	Year: 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No</p> <p>Details: It is proposed that the site will be made available for self build housing.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the	<p>No</p> <p>Details: There are no constraints to the delivery of the site.</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	X
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	X
		If yes approx. what area (hectares or %)	35%
		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	X
9.6	Has a flooding strategy been developed for the site?	No Details: In the Council's previous assessment of the site it was of the view that there is a risk of run-off to the south and the road, this could, however, be easily managed within the site given the area of land available.	

9.7	Have discussions been had with the Council's flooding team?	No Details: n/a
9.8	Have discussion been had with Scottish Water?	No Details: n/a
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes
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	✓
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	✓
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	✓
		Well related to existing settlement	
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	✓
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	✓

9.18	Will the site impact on any water courses?	No Details: n/a			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details: n/a			
9.20	Is the development site within the airport safety exclusion zone?	No Details: n/a			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: n/a			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	✓		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: n/a			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: n/a			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: n/a			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	X
		Between 400-800m	X		
9.27	Proximity to services and facilities (How close are any of the following?)	Within 400m			
			400m	400-800m	>800m
		Community facilities			X
		Local shops			X
		Sports facilities			X
		Public transport		X	
9.28	Footpath and cycle connections (are there any existing direct	Primary schools			X
		No available connections			

	footpath and cycle connections to	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: Core Path 55 runs to the east of the site with Core Path 50 slightly further to the north.	X
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	X
		Significant	
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?	No Details: The site is connected to Aberdeen Kingswells via an 'EO (Exchange Only) line'; connected directly to the exchange. The site is planned to get fibre broadband but works haven't started yet. Fibre will either be delivered as part of the Digital Scotland programme or through a commercial programme.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: n/a	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: As the intention is that these would be self-build units, it would be for the purchasers of individual plots to ensure that they would satisfy the Council's low and zero carbon policy, with the south facing nature of this site providing good opportunities to take advantage of both active and passive solar gains as part of a package of measures to reduce carbon dioxide emissions.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes Details: A pylon line runs through the centre of the site although this can be accommodated through good layout and landscaping of the site.	

	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)	<p>Yes</p> <p>Details: This is a large site (in excess of 2.6 hectares capable of providing significant levels of open space, and the indicative plans submitted with the bid show the inclusion of 1000sqm of open space outwith individual garden areas. Shared amongst 6 properties (5 new and 1 existing), this will significantly exceed the requirement of 28 sqm/person identified in the current Aberdeen Local Development Plan.</p>	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: Although the site is currently zoned as part of the Green Space Network, the Council's view when assessing the site during the previous ALDP review was that this was of limited habitat value. For further details on this, please see the paper apart submitted with the bid.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	<p>Yes</p> <p>Details: The site is currently zoned to Cults Primary which has capacity from 2023. Cults Academy has capacity until 2022 at which time it is marginally over capacity. It would, however, be possible for the site to be zoned to the new Countesswells schools.</p>

11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes Details: It is proposed that the site will be developed as individual self build units, including the potential for live/work units, providing an offering not available elsewhere in the city and complementing the provision made in Countesswells.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: Two indicative layout plans have been prepared showing potential alternative access points and related siting of units on the site.

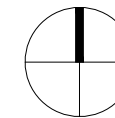
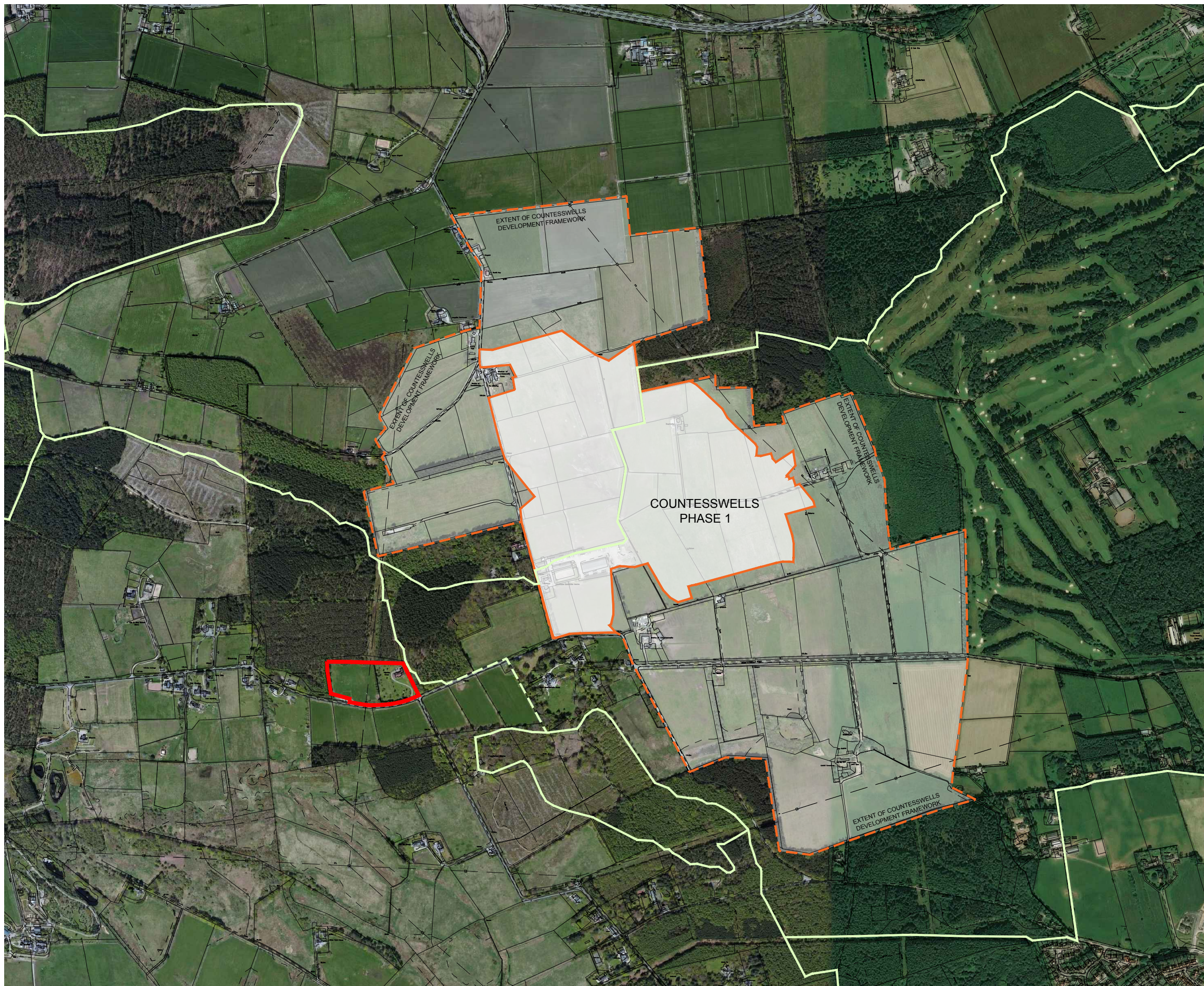
13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		✓
13.4	Habitat/Biodiversity Assessment		✓
13.5	Landscape Assessment		✓
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		✓

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	✓

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.

Please provide details of viability:

Confidential viability information submitted with bid.



NOTES:

Do not scale this drawing. Use figured dimensions only. All site dimensions and levels to be checked on site by contractor prior to ordering of materials

KEY

- SITE BOUNDARY
- EXTENT OF COUNTESWELLS DEVELOPMENT FRAMEWORK
- COUNTESWELLS PHASE 1
- FOOTPATH NETWORK

Rev	Description	Date



47 Victoria Street, Aberdeen, AB10 1QA
 T : (01224) 639295 F : (01224) 637956
 E: mail@mrtarchitects.com W: www.mrtarchitects.com

Project
**Highview House,
 Countesswells Road, Aberdeen**

for Mr Michael Robertson

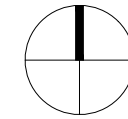
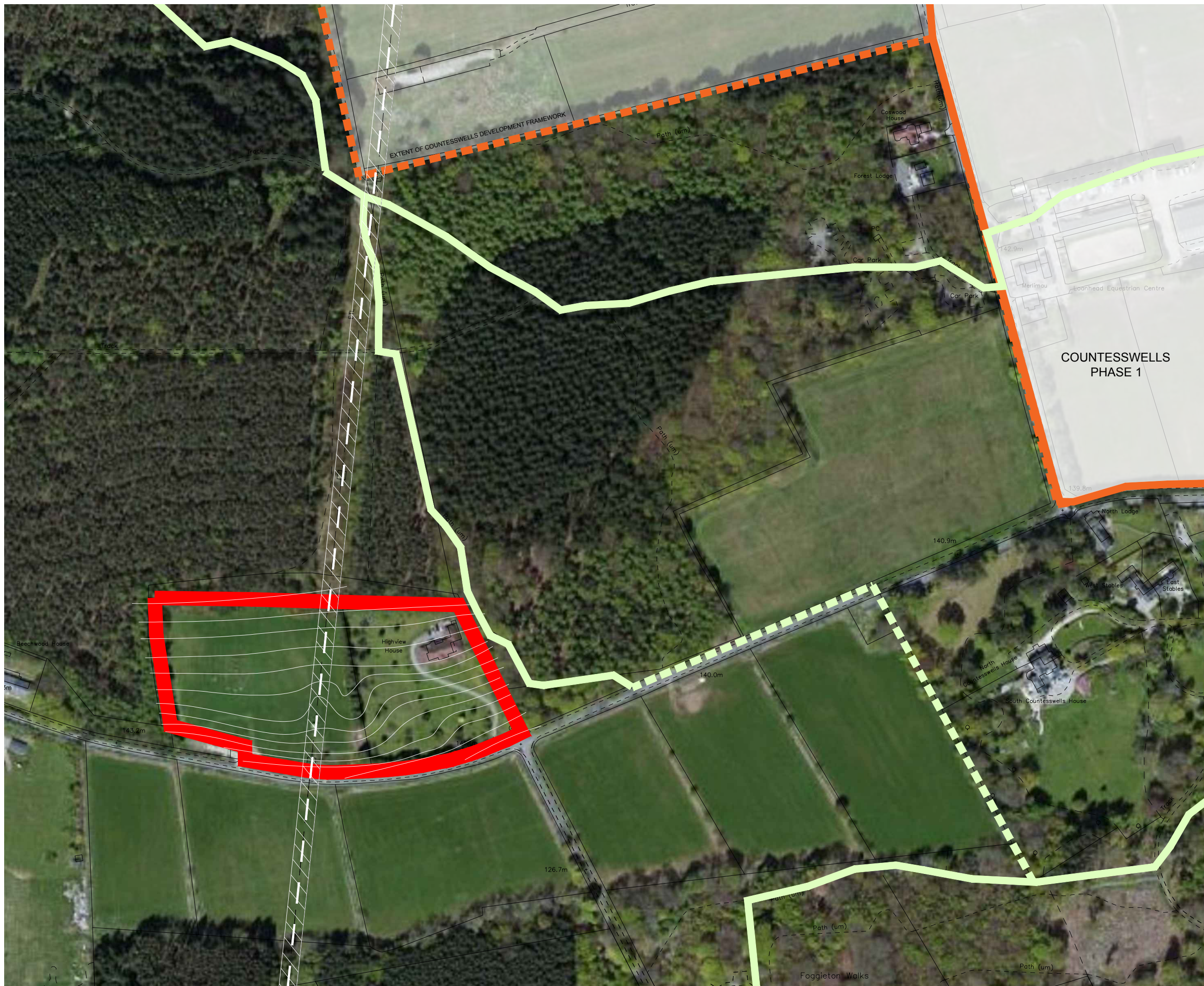
Drawing
LOCATION PLAN

Scale **1:5000 (1:10000 @ A3)**

Status **PRELIM.**

Date _____ Drawn By **bb**

Project No. 0000	Drawing No. L(00)001
----------------------------	--------------------------------



NOTES:

Do not scale this drawing. Use figured dimensions only. All site dimensions and levels to be checked on site by contractor prior to ordering of materials

KEY

- SITE BOUNDARY
- EXTENT OF COUNTESSWELLS DEVELOPMENT FRAMEWORK
- COUNTESSWELLS PHASE 1
- FOOTPATH NETWORK
- FOOTOVERHEAD POWER CABLES (WITH 9m EXCLUSION ZONE)

COUNTESSWELLS PHASE 1

Rev	Description	Date



47 Victoria Street, Aberdeen, AB10 1QA
 T : (01224) 639295 F : (01224) 637956
 E: mail@mrtarchitects.com W: www.mrtarchitects.com

Project
**Highview House,
 Countesswells Road, Aberdeen**

for Mr Michael Robertson

Drawing
LOCATION PLAN

Scale **1:1250 (1:2500 @ A3)**

Status **PRELIM.**

Date _____ Drawn By **bb**

Project No. 0000	Drawing No. L(00)002
----------------------------	--------------------------------



Aberdeen Local Development Plan review

Pre-Main Issues Report Bid Land at Highview House, Countesswells Road

Our client, Michael Robertson, wishes to promote land in his ownership at Highview House, Countesswells Road for residential development of around 5 units. Details of the site and an outline of the proposed development are set out in the pre-MIR Bid form and indicative plans submitted with this, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

Currently, the site forms part of the Aberdeen Green Belt and Green Space Network although, during the last LDP review, the Council confirmed their view that it is of limited habitat value. And, although classified as agricultural land, it is not in agricultural use as the size of the site does not make it practical to do so.

There is one house on the site already and electricity lines crossing the middle of it, lending existing elements of development to the land, on which the proposed allocation would build and enhance. At the same time, it is well-contained, being framed by woodland to the north, west and east, and by Countesswells road to the south, such that there is no scope for development here to contribute to suburban sprawl beyond the site's boundaries. The southern boundary of the site also benefits from an existing stone dyke, mature trees and shrubbery planting which assists with natural screening. There are however no trees on the site itself, and so no trees would be lost as a result of any development here.

The promotion of this site for residential development is informed by the Main Issues Report (MIR) for the review of the Strategic Development Plan (SDP), which points to a need to anticipate high levels of growth, and an increase in the housing supply target, fuelled by economic recovery. That being the case, the MIR specifically recognises that new greenfield allocations will be needed, with any such new greenfield allocations to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their delivery. The allocation proposed in terms of this bid meets all of these criteria.

Further information on the regional and national policy context, and the emphasis it places identifying additional housing land is provided in **Appendix 1**.



Proposed allocation

The indicative plans submitted with the bid show a couple of alternative layouts for the development of 5 houses on the site, with these being made available for self-build with a strong emphasis on sustainability, including the potential for these to be delivered as live/work units. At the same time, the indicative layouts show how development of this scale would provide a large percentage of quality open space (significantly in excess of the Council's requirements in this regard), making most of the site's topography and ensuring that the area under the pylons still plays a positive contribution to the development of the site as a whole. For the calculation of the open space provided as assessed against the Council's requirements, please see the bid form.

Development of the style and scale shown on the indicative plans submitted with the bid would be in keeping with the general pattern of development along Countesswells Road at present, which features dwellings of a variety of heights, designs, scales and densities, with many forming small groups of housing along this main thoroughfare into Aberdeen City.

The location plan submitted with the bid also shows the site's proximity to the Countesswells development, which is currently under construction and is expected to deliver 3,000 homes and 10ha of employment land by 2023. Countesswells is just over 400 metres away by road, with existing footpath and potential cycle path connections directly between the two sites to facilitate access. These include core path 55 directly to the East of the site, core path 50 just a little to the north of this as well as the wider network of footpaths through Countesswells forest, which the Forestry Commission obtained planning consent to upgrade in 2017.

At the same time, in terms of vehicular access, the indicative layout plans show two potential access routes as follows:

- Option 1 develops the existing access to Highfield house and extends it to serve the wider site, with plenty of space and favourable ground levels within the site to accommodate this. The new access road will rise through the centre of the site at a gentle gradient and provide access to the north of each of the new house plots. Adjustment of the existing driveway to Highfield House will also be considered to maximise the opportunities for site landscaping (avoiding 2 roads across the eastern section) and appropriate turning space would be provided (outwith the individual plots) to allow for larger delivery vehicles and the potential for refuse collection. Importantly, this option offers good visibility eastwards along Countesswells Road, and clear sight of the junction with Bailieswells Road opposite.



- Option 2 retains the existing access to Highfield House, with a new access towards the west end of the site to serve the new house plots (coming in to the south of each plot). Again, appropriate turning space would be provided (outwith the individual plots) to allow for larger delivery vehicles and the potential for refuse collection. In this location, it is understood that less will be required in terms of visibility splays compared to Option 1 due to the anticipated speed of road users at this point, as drivers from both directions will have had to slow down naturally to navigate bends or corners in the road.

Analysis

During the preparation of the extant Aberdeen Local Development Plan 2017 (ALDP), the site was promoted for development at the Main Issues Report stage, and the assessment of it at that time confirms that it has a favorable south/south-west aspect, with limited risk of flooding and no issues with drainage or known contamination. At the same time, it was confirmed that development of the site would not result in any loss or disturbance to either built or cultural heritage, natural habitats or any important landscape features. Finally, while it is acknowledged that parts of the site are quite steeply sloping, this was not considered to be a serious concern and the indicative plans submitted with this bid show how development would fit with the topography of the site, with houses accommodated on parts which are shallower than 1:12.

The site was not however considered desirable for allocation at that time due to concerns about the visual impact of any development in this location and the extent to which this would be isolated from any other settlements and facilities, in particular in terms of bus, footpath and cycle links, as well as concerns about the mix of land uses, conflict with the Green Belt designation, and limited availability of services. More generally, at the time the ALDP was being prepared, there was not seen to be a need to allocate additional housing land due to adequate allocations already having been made to meet the allowances in the then emerging SDP.

For the reasons given in this paper apart, it is submitted that there have been a number of changes since the last ALDP review process which mean that many of the concerns that were expressed previously now no longer apply, with additional points in favour of the site emerging at the same time. Each of these is looked at in turn below.

- **Visual Impact** – while the site is open to the south, it is submitted that this should be taken as a point in its favour rather than to its detriment, allowing development on the site to take maximum advantage of solar gains, and making the site well suited to the installation of both photovoltaic and thermal solar panels. At the same time, the existing stone dyke, mature trees and shrubbery planting along the southern boundary ensures that the site would be well screened from the road and the land to the south of this.



- **Relationship to existing settlements, facilities and employment opportunities** – while it is appreciated that this was an issue during the last ALDP review, it is submitted that development which is now taking place at Countesswells entirely changes this. Notably, Phase 1 of the Countesswells development – this being the phase in closest physical proximity to the site, and of which development is currently underway – will include a mixed use centre, including opportunities for both employment and commercial development. As set out in more detail in the Countesswells development framework, this is expected to provide a mix of office space, retail and leisure uses, as well as civic and community uses such as a GP surgery, dentists and pharmacy. These will all be easily accessible from the site by foot, bike or car, being just over 800m away, with pedestrians and cyclists able to do this journey along the dedicated off-road paths which connect the site to the Countesswells development, as shown on the plans submitted with this bid.
- **Bus, footpath and cycle links** – as touched on already above and shown on the indicative plans submitted with this bid, the site offers excellent foot and cycle links to the Countesswells development and, in turn, the facilities available there. At the same time, these will also provide a connection to the bus stops in Countesswells, providing public transport links to destinations further afield.
- **Mix of land uses** – As identified during the last ALDP review, the local area is predominantly in agriculture, forestry and residential use. Within this however, it is submitted that the allocation of this site would bring a residential offer not available elsewhere in the area as a result of their setting, sustainability credentials and self-build prospects, as well as the potential to provide dedicated live/works units.
- **Physical infrastructure capacity** – As with access to facilities, it is submitted that the Countesswells development means that the site can no longer be said to be isolated as it was during the last ALDP review, and new physical infrastructure that is being installed as part of the Countesswells development will also benefit this site.

In terms of the site's location within the Green Belt and the Green Space Network, it is further submitted that:

- **Green Belt** – Scottish Planning Policy 2014 (SPP) sets out a number of reasons why a green belt may be designated, these being to:
 - direct development to the most appropriate locations and support regeneration;
 - protect and enhance the character, landscape setting and identity of the settlement;
and
 - protect and provide access to open space.



These policy principles are reflected in the extant ALDP, which states that:

“The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen’s landscape setting and providing access to open space.”

In this instance, it is submitted that the continued designation of this site as Green Belt does little or nothing to help achieve these objectives: the site provides no public access to open space; its contained nature means that its development would not cause any coalescence or undermine the identity or setting of existing settlements, in particular Countesswells; and retaining the site as Green Belt does nothing to support regeneration. Importantly, removal of this site from the Green Belt and its allocation as proposed in terms of this bid would not affect the separation of Countesswells from Cults.

- **Green Space Network** – the part of the green space network in which the site is located is described as ‘linkage’ green space comprising woodland, such that its value is in the connection it provides between green spaces rather than being a valuable habitat in its own right. And, while described as comprising woodland, it should be recognized that there aren’t actually any trees on the land to which this bid relates itself, such that it doesn’t actually contribute to the greenspace network’s function in this regard. This is reflected in the Council’s view, as expressed during the last ALDP review, that the site is of limited habitat value. This notwithstanding, the indicative layout plans submitted with the bid show how development on the site would deliver a high percentage of open green space (as described in more detail above and in the bid form), ensuring that green space links are maintained and improved.

At the same time, it is worth noting that a number of other sites in the vicinity of this one were promoted for residential development during the last ALDP review as extensions to Countesswells itself, all of which were rejected on the basis that the Countesswells site boundary had already been subject to Examination and considered appropriate, in addition to which the sites proposed would have resulted in loss of woodland and disturbance to designated species and their habitats. In contrast, this bid does not seek a re-consideration of the Countesswells boundary, but is sufficiently removed from this to maintain its own identity, while still being close enough to allow good connections between the two, particularly for pedestrians and cyclists. At the same time, development of this site would not result in any loss of woodland or designated species or their habitats as already set out above. As such, it is submitted that this site is the obvious location to provide housing choice in this part of the City, this being both sustainable and accessible.



Importantly, with development at Countesswells moving forwards apace, and an identified need to increase the supply of housing land as set out above and in Appendix 1 below, the current submission falls to be considered in a different policy context from when the ALDP was being prepared. Specifically, whereas then there was less of a drive for housing to be delivered, and a greater existing housing land supply, now that land has limited remaining capacity, and pressure for new housing land to be allocated is greater. Looking at the current site bid in this context, it is submitted that there is significant support for its allocation.

Finally, the site is deliverable within the timescale of the LDP, with the self-build nature of the proposal providing something that is not otherwise on offer, and which is not reliant on a developer to be delivered.

Conclusion

For the reasons given in this paper apart, it is submitted that the allocation of this site would provide a unique and much needed housing offering, including the potential for live/work units, on a site which should be scored positively when assessed against the Council's criteria as set out above. As such, it is submitted that the site should be allocated accordingly.



Appendix 1

The Preferred Option in terms of the MIR is for Local Development Plans to identify sufficient land to allow for the delivery of new homes at levels not seen for 20 years, with the aim of building 2,190 homes over the next 25 years, and to allow for a higher rate of delivery if there is demand for this. The alternate option of having no further allocations in LDPs is not preferred.

Further, of these further allocations, it is recognised that both greenfield and brownfield land will be required, but with any new greenfield allocation to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their delivery.

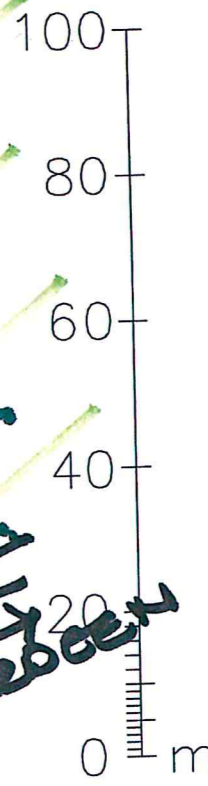
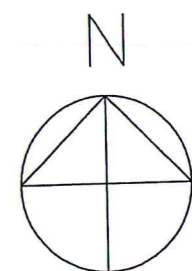
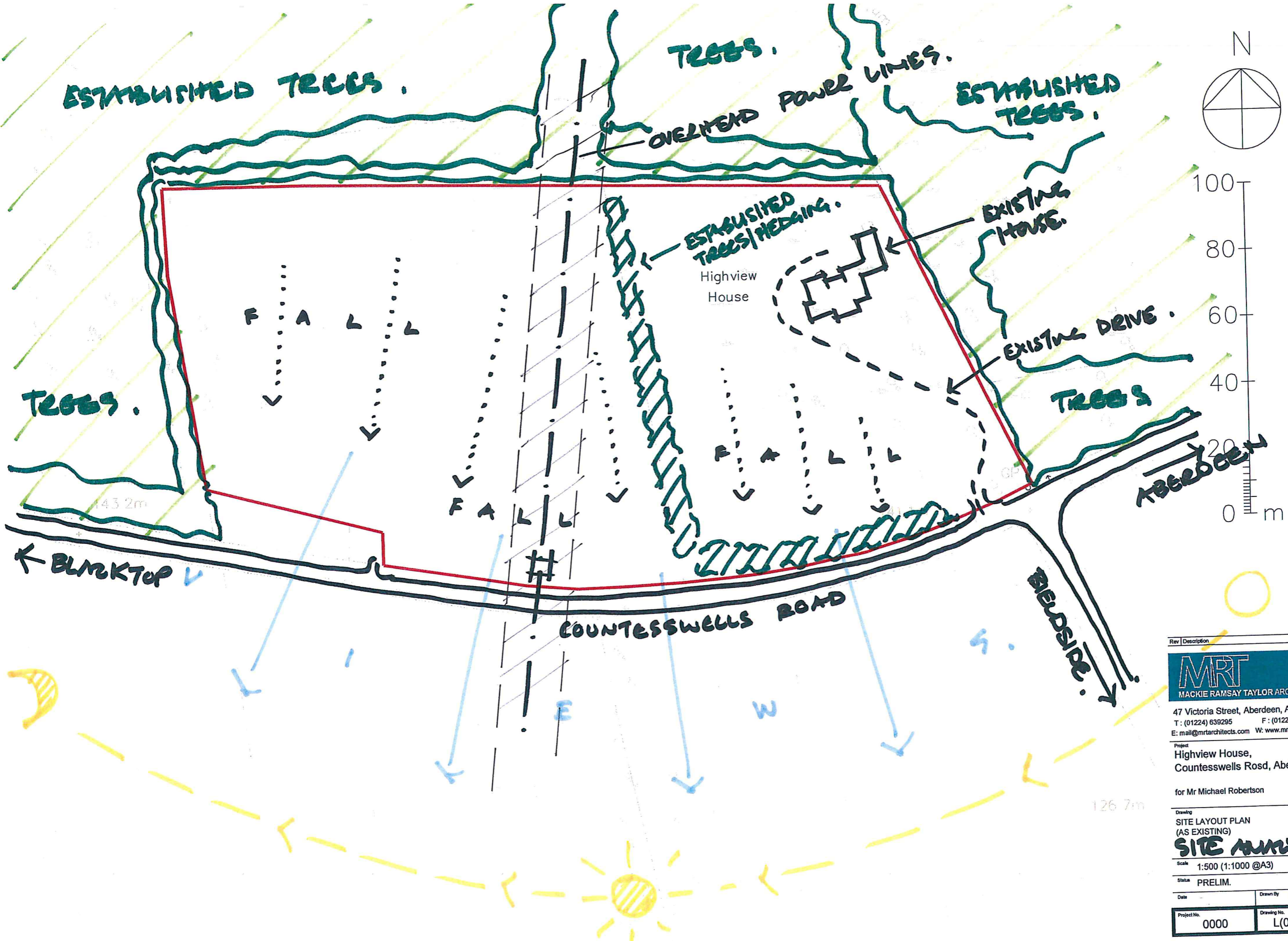
This approach was supported by the Reporter during the Examination of the current ALDP, who stated that it is not possible to provide sufficient housing land to meet the needs of the city region without some greenfield development [see p106], and that most greenfield allocation in that LDP were carried over from the previous one, and are at an advanced stage in terms of planning consents and Masterplans [see p107], indicating that additional greenfield allocations are now likely to be required and appropriate.

The requirement to identify additional housing land is also in line with Scottish Government policy in terms of which priority is accorded to the delivery of more new housing through:

- **Scotland's Economic Strategy**, published in 2015, which identifies four priorities for sustainable growth, one of which, investment, specifically highlights housing.
- The **Joint Housing Delivery Plan for Scotland** (2015) which identifies a number of themes with regards to housing, including a lack of housing supply in both public and private sectors.
- Related to that, the Government launched its **More Homes Scotland** approach in 2016 to deliver more homes across all tenures.
- Recognising the centrality of housing in its overall ambitions for Scotland, the Government also made supplying more homes a national strategic "*social infrastructure*" priority in the 2015 **Infrastructure Investment Plan**.

It is therefore clear that the Government is seeking to increase the supply of housing throughout Scotland, placing the impetus on local authorities to allocate more housing land accordingly, which in turn lends significant support for the allocation of this site as proposed in terms of this bid.





Rev	Description	Date



47 Victoria Street, Aberdeen, AB10 1QA
 T: (01224) 639295 F: (01224) 637956
 E: mail@mrtarchitects.com W: www.mrtarchitects.com

Project
Highview House,
 Countesswells Road, Aberdeen

for Mr Michael Robertson

Drawing
SITE LAYOUT PLAN
 (AS EXISTING)

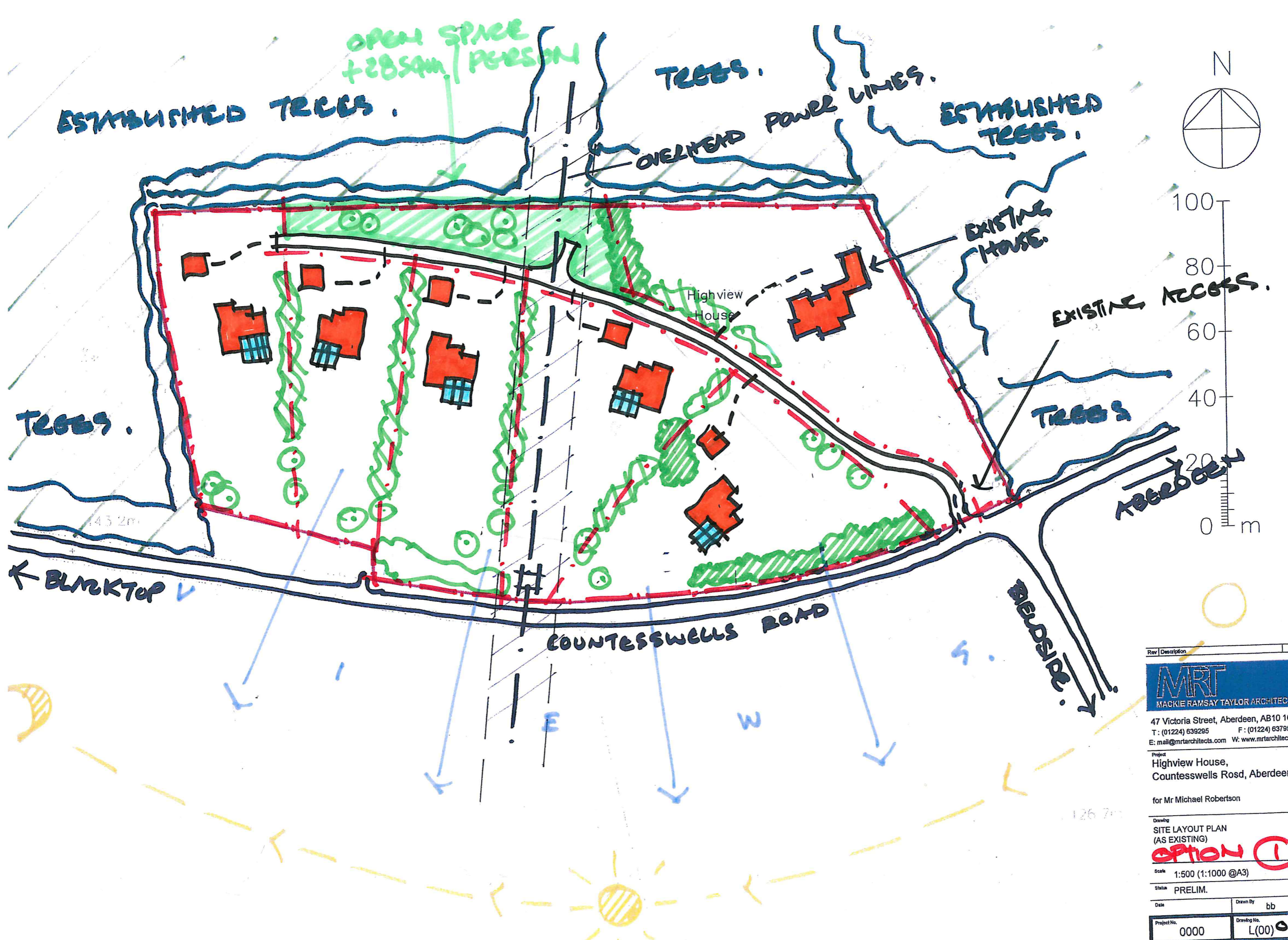
SITE ANALYSIS


Scale 1:500 (1:1000 @A3)

Status **PRELIM.**

Date _____ Drawn By **bb**

Project No. **0000** Drawing No. **L(00)03**

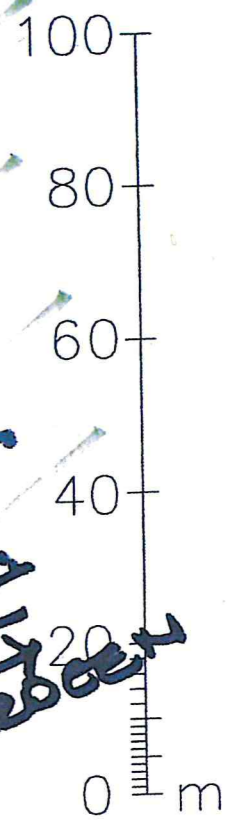
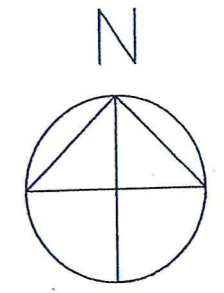


Rev	Description	Date
 MRT MACKIE RAMSAY TAYLOR ARCHITECTS		
47 Victoria Street, Aberdeen, AB10 1QA T: (01224) 639295 F: (01224) 637956 E: mail@mrtarchitects.com W: www.mrtarchitects.com		
Project Highview House, Countesswells Road, Aberdeen		
for Mr Michael Robertson		
Drawing SITE LAYOUT PLAN (AS EXISTING)		
OPTION 1		
Scale 1:500 (1:1000 @A3)		
Status PRELIM.		
Date	Drawn By	bb
Project No.	Drawing No.	L(00) 04
0000		

ESTABLISHED TREES.

TREES.
OVERHEAD POWER LINES.

ESTABLISHED TREES.



TREES.

Highview House

EXISTING HOUSE.

EXISTING DRIVE.

TREES.

143.2m

126.7m

← BLACKTOP

COUNTESSWELLS ROAD

BELLSIDE

OPEN SPACE
+ 285sqm/
PERSON.

E W

Rev	Description	Date
MRT MACKIE RAMSAY TAYLOR ARCHITECTS		
47 Victoria Street, Aberdeen, AB10 1QA T: (01224) 639295 F: (01224) 637956 E: mail@mrtarchitects.com W: www.mrtarchitects.com		
Project Highview House, Countesswells Road, Aberdeen		
for Mr Michael Robertson		
Drawing SITE LAYOUT PLAN		
OPTION 2		
Scale 1:500 (1:1000 @A3)		
Status PRELIM.		
Date	Drawn By	bb
Project No. 0000	Drawing No. L(00)09	

