

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)	Site OP112 Contlaw Road
5.2	Site Address	Contlaw Road, Milltimber
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	<input checked="" type="radio"/> Yes / <input type="radio"/> No Details: <a href="http://www.stewartmilnehomes.com/community-engagement.aspx">www.stewartmilnehomes.com/community-engagement.aspx</a>
5.5	Is the site currently being marketed?	Yes / <input checked="" type="radio"/> No Details: N/A the site is owned by a housebuilder
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: refer to attached plan
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	Vacant
5.9	Has there been any previous development on the site? If yes please provide details	Yes / <input checked="" type="radio"/> No Details:

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	X
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes / <input checked="" type="radio"/> No Details: It is owned by a housebuilder	
6.3	Is the proposed site included in the ALDP2017?	Yes / <input checked="" type="radio"/> No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / <input checked="" type="radio"/> No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / <input checked="" type="radio"/> No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	<input checked="" type="radio"/> Yes / No Details: Various historic planning applications and now subject of PoAN P180661	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	<input checked="" type="radio"/> Yes / No Details: B9046	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / <input checked="" type="radio"/> No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	Yes / <input checked="" type="radio"/> No Details:	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	X
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details: N/A	
7.3	Site Area (hectares)	30 ha	
	Housing		
7.4	Approx. no of units.	Up to 40	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	A range of detached and semi-detached homes will be provided	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / <del>No</del> Details: It is likely that the homes will be LCHO homes	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	The homes will be for private sale.	
	Employment		
7.9	Business and Office	m <sup>2</sup>	
7.10	General Industrial	m <sup>2</sup>	
7.11	Storage and distribution	m <sup>2</sup>	
7.12	Other Please specify	m <sup>2</sup>	
	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 <sup>2</sup>	
7.15	Retail	m <sup>2</sup>	
	Retail		
7.16	Approx. floor area	m <sup>2</sup>	

	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 <sup>2</sup>

<b>8.</b>	<b>Engagement and Delivery</b>	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p><input checked="" type="radio"/> Yes / <input type="radio"/> No  Details: Community Engagement has been carried out as part of the PoAN process.</p>
8.2	Will the proposed development be phased?	<p>Yes <input type="radio"/> <input checked="" type="radio"/> No  Details:</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5
8.4	Expected development <b>completion</b>	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p><input checked="" type="radio"/> Yes / <input type="radio"/> No  Details: Funding will be available for this development</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>Yes <input type="radio"/> <input checked="" type="radio"/> No  Details: The site is deliverable.</p>

<b>9.</b>	<b>Sustainable Development and Design</b>		
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 <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . 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	
		If yes approx. what area (hectares or %)	
		No	X
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	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?	Yes / <input checked="" type="radio"/> No Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / <input checked="" type="radio"/> No Details: N/A	
9.8	Have discussion been had with Scottish Water?	<input checked="" type="radio"/> Yes / No Details: as part of SW monthly updates.	
9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	<input checked="" type="radio"/> Yes / No Details: Connections will be required but capacity is available	
9.10	Is there <b>water</b> capacity for the proposed development?	<input checked="" type="radio"/> Yes / No Details: Connections will be required but capacity is available	

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	X
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	X
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	X
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	X

9.18	Will the site impact on any water courses?	Yes / <input checked="" type="radio"/> No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	Yes / <input checked="" type="radio"/> No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / <input checked="" type="radio"/> No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / <input checked="" type="radio"/> No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict		X	
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	<input checked="" type="radio"/> Yes / No Details: Initial discussions have taken place.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / 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	
		Between 400-800m	X		X
		Within 400m			
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities		X	
		Local shops			X
		Sports facilities		X	
		Public transport networks		X	
		Primary schools		X	
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	On route of Proposed path AP4
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?	Unsure Details: This will be included as part of the development	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / <input checked="" type="radio"/> No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The development will firstly consider a “fabric first” approach to reduce the amount of energy generated from the development. Thereafter technologies appropriate at the time of the development.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / <input checked="" type="radio"/> No Details:	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	<input checked="" type="radio"/> Yes / No Details:	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: The removal of the site from the Green Space Network will have no impact on the Network as a result of its scale. Arguably the network will be enhanced by better footpath networks to it.	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	Yes / <input checked="" type="radio"/> No Details:
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	<input checked="" type="radio"/> Yes / No Details:

<b>11.</b>	<b>Community benefits</b>	
	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?	<input checked="" type="radio"/> Yes / No Details: Appropriate developer contributions will be made. We are currently discussing the transfer of the woodland to the community as a community asset.

<b>12.</b>	<b>Masterplan Development Framework</b>	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	<input checked="" type="radio"/> Yes / No Details:

<b>13.</b>	<b>Additional attachments</b>		
	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)		

<b>14.</b>	<b>Development Viability</b>		
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.	X
		Please provide details of viability: We can confirm we have run a development viability and the site is deliverable.	

## **ADDITIONAL INFORMATION IN SUPPORT OF BID**

The site has been zoned in the adopted Local Development Plan for the development of approximately 10 homes establishing the principle of residential development on the site. SPP encourages the full and appropriate use of land. The Aberdeen and Aberdeenshire Strategic Development Plan 2014 directs development to Strategic Growth Areas, of which Aberdeen City is one. Within these areas 30 homes per hectare is anticipated. The area of the site without trees is 4 hectares and could accommodate approximately 120 homes. Based on character studies of the areas and the design opportunities presented by the site we believe the capacity of the site is more appropriate at approximately 40 homes.

The site is characterised by two distinct environments. The first is an area of dense woodland through which there is a network of paths that are well utilised by local residents, and the second is an area of open space with a distinct topography which shares a boundary with Contlaw Road. The existing avenue of trees along this eastern boundary contributes significantly to the character of the 'street'. Three pedestrian access points feed through the tree lined edge and connect into walking routes across the site and into the surrounding woodland. The former location of the glacial meltwater channel is also a distinctive feature in the form of a green corridor through the site. The proposal is to retain the woodland on the west of the site. There may be a requirement for some felling for maintenance purposes as advised by our consultant arboriculturalist. We are currently in discussions with the community about transferring the woodland to them as a community asset.

The development strategy is created by the existing patterns of pedestrian use across the site. Pockets of development have been situated within zones created by the crossing network of pedestrian paths. Pedestrian routes will be enhanced by landscaping and street furniture. Housing will be set back from this edge but will front on to it. A pedestrian pathway will continue to wrap around the perimeter of the open space and will be supervised by this frontage. A small pocket of development will front on to Contlaw Road, (but set back so that the tree lined edge can be retained) to address the large detached houses on the opposite side contributing to the character of the street. The vehicular access through the development will be designed to minimise the impact of the road and car on the landscape. A key strategy is to keep cars away from the footpaths, the loop road serving houses on only one side will be reduced in width and will be separated by landscaping from the meandering pathway following the edge of the forest. Existing access points into the woodland will be maintained and enhanced by the introduction of benches providing opportunities for local residents to sit and meet.

The site is within walking distance of a frequent bus service and education is available in the area. Water and drainage is also available. The site is deliverable in the short-term and a planning application is due to be lodged for the site in early course.

**SKETCH PROPOSAL**



Active house type combined in order to provide appearance of larger properties in housing with the main mass of houses in the residential site

Local open space providing meeting place and play equipment - with trees/low walls

Active house on level, low planting around/within site

Green courtyard area of three green courtyards improve outdoor environment by landscaping

Secondary access point to development

Leading 'winding street' leads onto large green courtyard to provide open space in new development between active pedestrian/cycle routes

Green corridor runs through the development further enhancing connectivity & creating the opportunity for a line with a unique pedestrian character

Open parking

Open along 'Greenway' leads to the main shared green

Active house providing entrance side feature with extensive landscaping around entrance edge. This gate will provide visibility in the area, provide a beautiful outdoor area and provide opportunity for health and wellbeing of residents

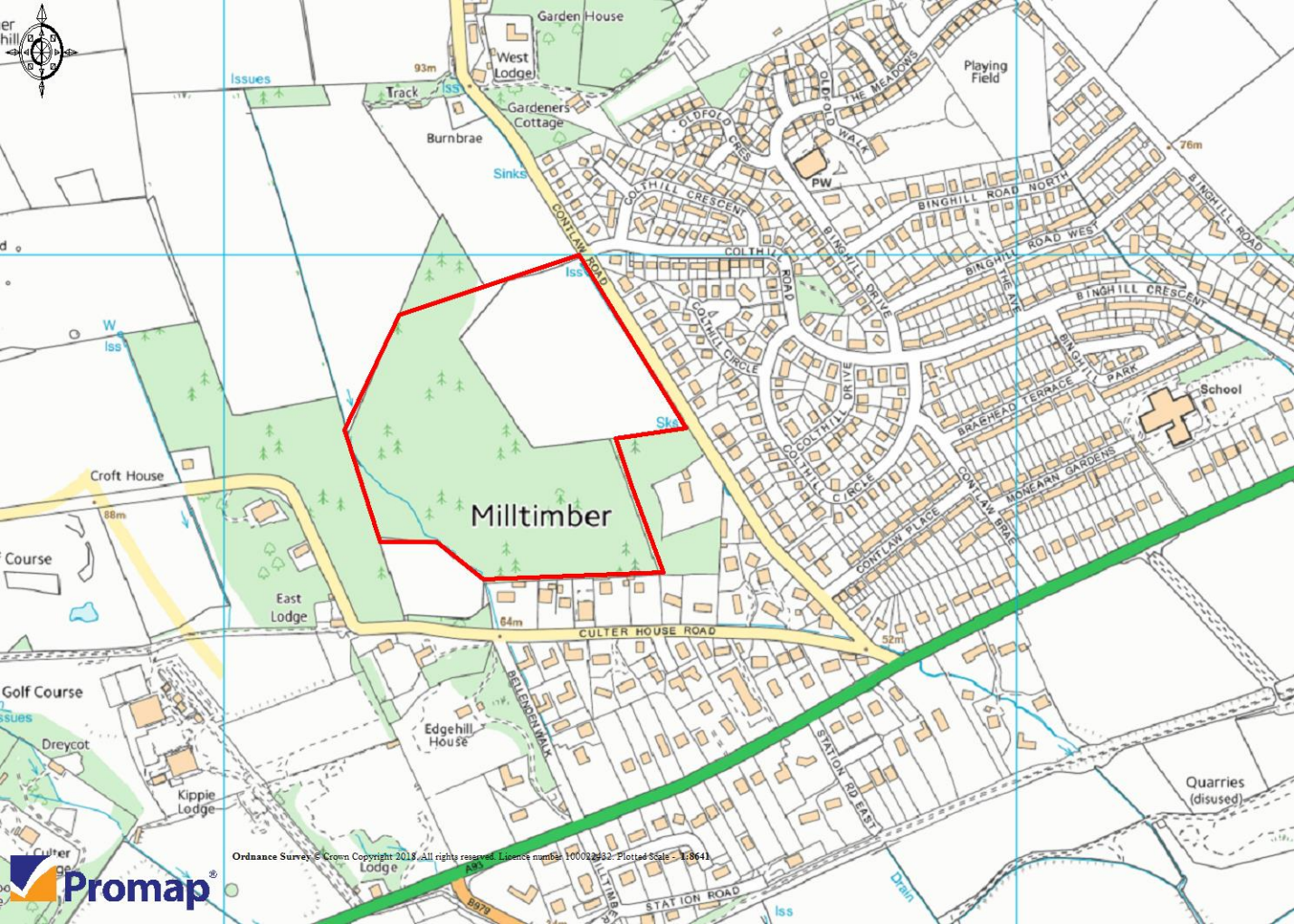
Connecting landscape to site

Local water retained with systems installed to enhance the character of this area and to monitor with the woodland - creating wet forest all nature outdoor space

Local trees and landscape patterns reinforced by landscaping

Local pedestrian access with wheelchair access

Connecting landscape to street



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