

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>	Hillhead of Countesswells Aberdeen
5.2	Site Address	Hillhead of Countesswells Aberdeen
5.3	Postcode	AB15 9QA
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 LDP allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ892042
5.8	What is the current use of the site?	Residential Curtilage
5.9	Has there been any previous development on the site? If yes please provide details	Yes, some disused structures are present on the site.

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 May be optioned if allocation is forthcoming , or more likely to be developed as individual plots	
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)	Yes Two planning applications (reference number: 081438 and 082238) were approved conditionally respectively for the renovation of the original house and the conversion of the steading to a dwellinghouse, in addition to the erection of two domestic garages in 2008.	
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 Residential plots likely to be sold individually	
7.3	Site Area (hectares)	2.2 ha	
	Housing		
7.4	Approx. no of units.	Four Detached Dwellinghouses	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Detached	
7.6	Affordable Housing Percentage	Offsite commuted sum payment	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	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	Four detached	
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>No community engagement undertaken to date, but can be done as part of LDP process</p>
8.2	Will the proposed development be phased?	Possibly, depending on plot sale interest.
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 details TBC
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 northerly	
		Some shelter from northerly	
		Good shelter from northerly winds	The site is well screened and protected by established, mature trees and woodland. This protects the site from being exposed to 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	No
		If yes approx. what area (hectares or %)	
		No	The site gradually slopes downward from north west to south east.
	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	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	No flooding observations
9.6	Has a flooding strategy been developed for the site?	N/A	

9.7	Have discussions been had with the Council's flooding team?	N/A
9.8	Have discussion been had with Scottish Water?	No Details:
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Although currently the site is being served by a private septic tank, there is scope for the site to be connected to the public network drainage infrastructure of Countesswells development which lies adjacent to the site on Countesswells Road.
9.10	Is there water capacity for the proposed development?	Existing capacity in existing network

	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 in proximity of 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	The landscape features are mature tree belts which will be incorporated into the development.
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	The high level of screening on all boundaries of the site, ensure that development can be undertaken without visual impact from the proposed development. The proposal is in keeping with the character of the wider area that is defined by individual plots with wooded boundaries.

9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	The site is well connected to Cults, Airyhall and Hazlehead Park all within a 500m radius, served by the wider core path network.
		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	The development maximises options for limited additional housing within the area as opposed to a underutilised residential curtilage.
		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 Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	✓		
9.23	If there are significant conflicts, what mitigation measures are proposed?	No Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details:			
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			✓
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities			✓
		Local shops		✓	
		Sports facilities	✓		
		Public transport networks		✓	
		Primary schools			✓

9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections	
		Limited range of connections	

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	There are excellent path networks around the site; Core Path 87(Craigton Road) and Core Path 61(Hazlehead park). This results in the site being well connected to the surrounding local area.
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	Currently, in the local context the site has a good accessibility (between 1km-1.5km) to existing employment opportunities at the Hilton Palm Court Hotel, the James Hutton Institute, Airyhall School and library. In a wider context (within a 3km radius), the Prime Four Business Park in Kingswells is a major employment opportunity accessible from the site. Additionally, it is expected that development at Countesswells 900m to the west will provide residents with further employment openings in future.
	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	
9.32	Does the development include a Heat Network/District Heating Scheme?	N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through dwellinghouse design	
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	
		No impact on the Network	The site has no impact on the green space network adjacent to the site.
		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 / No Details: Airyhall Primary School is forecast to be operating at 115% in 2022 and Hazlehead Academy at 102% capacity in 2022. New primary and secondary schools are however proposed as part of the Countesswells development, providing educational capacity in the area. The scale of development proposed through the development bid will result in very little impact on education provision.	

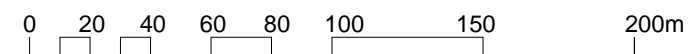
11.	Community benefits Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the 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 opportunities.
------	---	--

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.	Indicative Layout Plan 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 reports may follow as 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: There are no constraints to the viability of this development proposal. The site is promoted by the owner and occupant and there are no technical constraints in terms of infrastructure.	✓



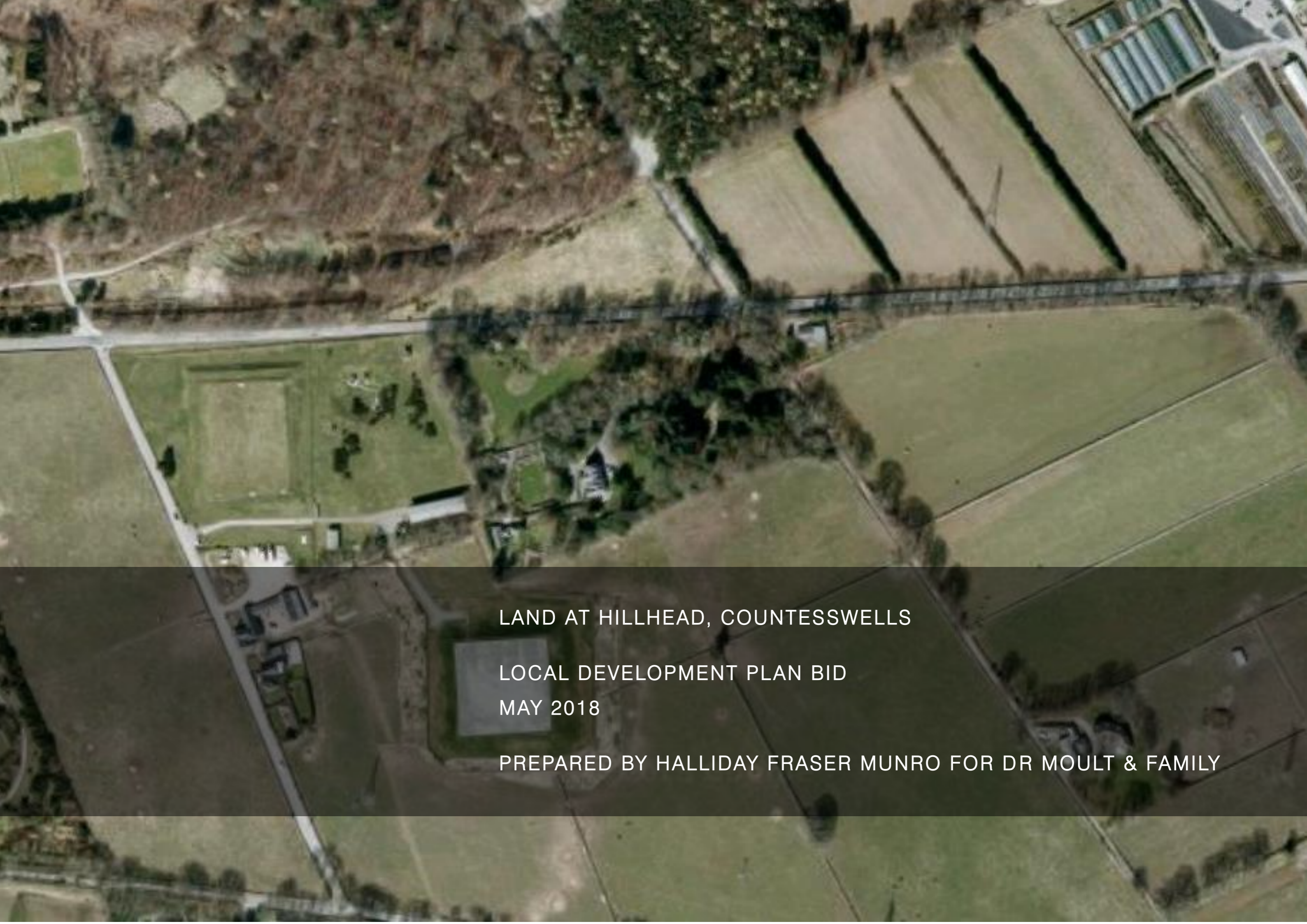
LOCATION PLAN

Scale: 1:2500 (A3)

Date: MAY2018

Dwg No: 11013

Copyright of this drawing subsists in Halliday Fraser Munro



LAND AT HILLHEAD, COUNTESWELLS

LOCAL DEVELOPMENT PLAN BID

MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO FOR DR MOULT & FAMILY



EXECUTIVE SUMMARY

The purpose of this document is to support the Local Development Plan bid submission for land at Hillhead, Countesswells which has been prepared on behalf of Dr Moulton & Family by Halliday Fraser Munro Architects and Planning Consultants.

The site at Hillhead offers an excellent opportunity to provide a small-scale residential development appropriate to the area fully contained within the existing Hillhead residential curtilage.

The proposals presented in this document have developed following a review of the site, planning context, an analysis of the opportunities and constraints of the site and the integration of new development as an appropriate addition to the Hillhead site, allowing new development whilst respecting the character of the area.



“The vision for the Land at Hillhead, Countesswells is to create a small development on redundant scrubland within the existing residential curtilage, respecting the setting and landscape character of the area”

BACKGROUND

Hillhead of Countesswells is located approximately 540m from Aberdeen's western edge at Airyhall. The existing residential curtilage extends to 2.2ha and comprises of the main vernacular house and a steading converted to a single house. The site has been in the ownership of the site proposer for more than 20 years, who has carried out the renovation of the original house and the steading conversion, where he currently resides.

An extensive paddock area lies to the north of the house and steading, adjacent to the southern edge of Countesswells Road. This area is presently unmaintained scrubland, with some derelict structures within it. The entire site benefits from established woodland around its boundaries, providing an enclosed site with minimal landscape impacts. There are two main water reservoirs to the south and west of the site.

The Hillhead site lies immediately to the south of Countesswells Road and the Den Wood / Hazlehead Park area, which presents a substantial green edge to the northern side of the road. The site is also a short distance from recent development at the northern edge of Cults at Friarsfield 500m away and from the ongoing Dandara residential development to the east at Pinewood / Hazelwood. The site benefits from its close proximity to the city and surrounding communities of Cults, Pitfodels and Airyhall.

The site also benefits from good access onto the existing road network including Countesswells Road and Craighton Road. The bid site location provides a unique opportunity for provision of a small scale development benefitting from an attractive rural setting whilst also being well-related to the western suburbs of the city.

The bid site has an excellent connection to the Core Paths network along Craighton Road and through the Den Wood, opposite to the site. Access to the site would be taken from the existing private driveway off Countesswells road.





Existing converted steading opposite bid site



Bid site looking west—note open nature of site



Existing Countesswells Road junction— access to Hazlehead Park to north



Northern edge of the Hillhead site— mature boundary screening

PLANNING CONTEXT

In the wider context, the bid site, positioned on the south side of Countesswells Road is centrally placed between three major new development areas of the New Countesswells Village (OP38), Pinewood / Hazelwood residential area and the major Friarsfield, Cults development (OP41). All these sites are being built out at present.

Countesswells Development (OP38)

To the west of the site, a large area of Countesswells OP38 (Masterplan zone 8) is identified by the 2017 Aberdeen Local Development Plan as an opportunity site for development of 3000 homes and 10 hectares of employment land.

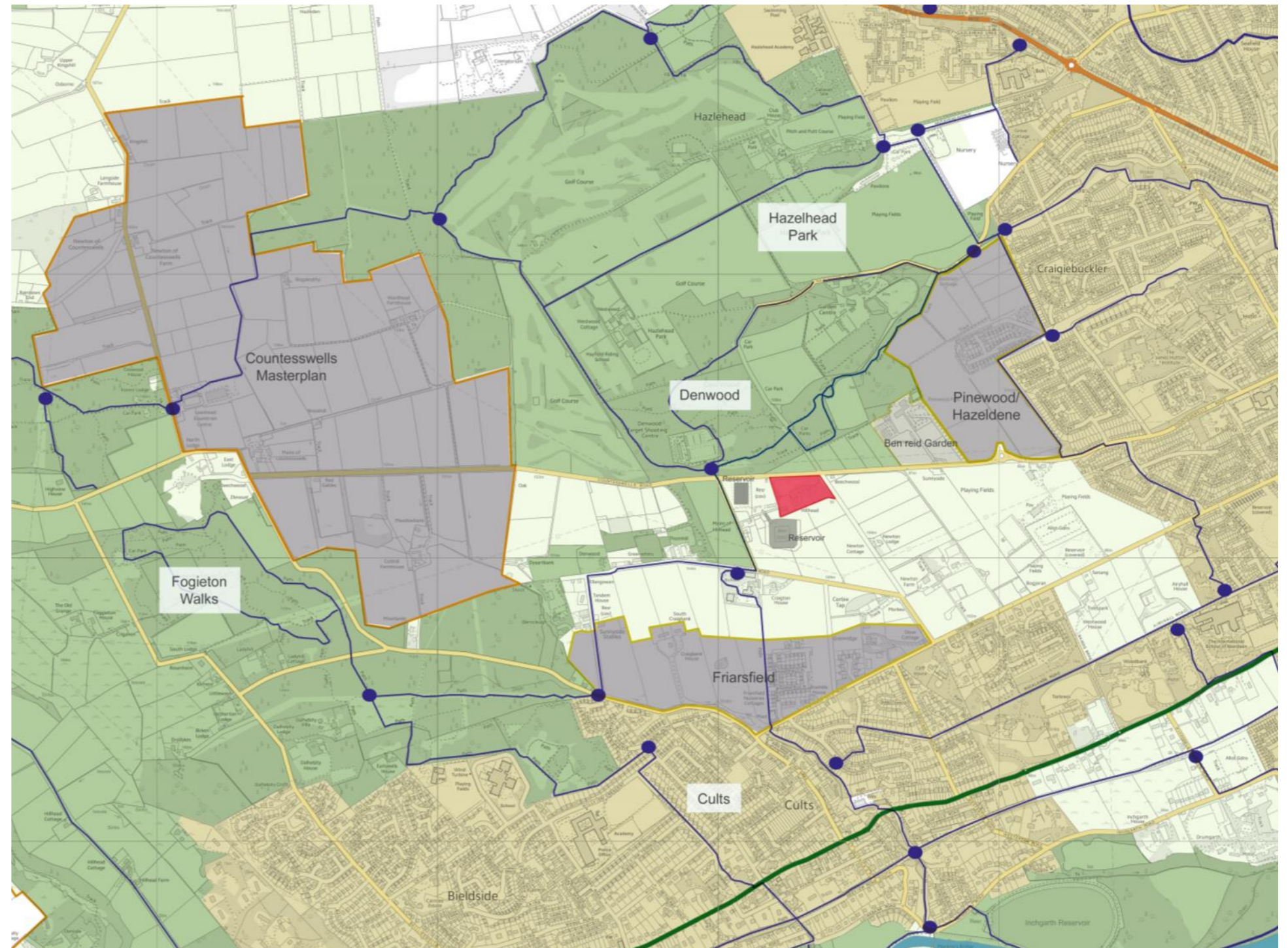
The site is allocated for development in the period to 2023 over two phases, comprising 2150 homes in the period up to 2016, with the remaining 850 in the period 2017-2023.

The site is being built out at present, with early phases now occupied.

Pinewood/Hazelwood residential development

The designated residential area of Pinewood/Hazelwood to the north of Countesswells Road is adjacent to the established residential areas of Craigiebuckler and Seafield having been initially allocated in the 2008 Aberdeen Local Plan.

The proposed site for a wider development area is split to eight zones between Hazledene Road to the north and Countesswells Road. The site is in the advanced stages of construction with the majority of the zones being built out and occupied. The development of the Pinewood site has pushed the settlement edge of Aberdeen further westwards, to point where it is around 500m from the Hillhead of Countesswells bid site.



OP41 Friarsfield Development

The Friarsfield opportunity site (OP41) to the north of Friarsfield Road, Cults extends to around 29.6 ha is allocated for around 280 homes in the Aberdeen Local Development Plan.

The land is in various ownerships, with developer involvement by CALA and Stewart Milne Homes. The site at Friarsfield lies 450m to the south of the Hillhead bid site. The building out of OP41 in 2017 LDP has extended the edge of Cults village further to the north.

Ben Reid Garden Centre

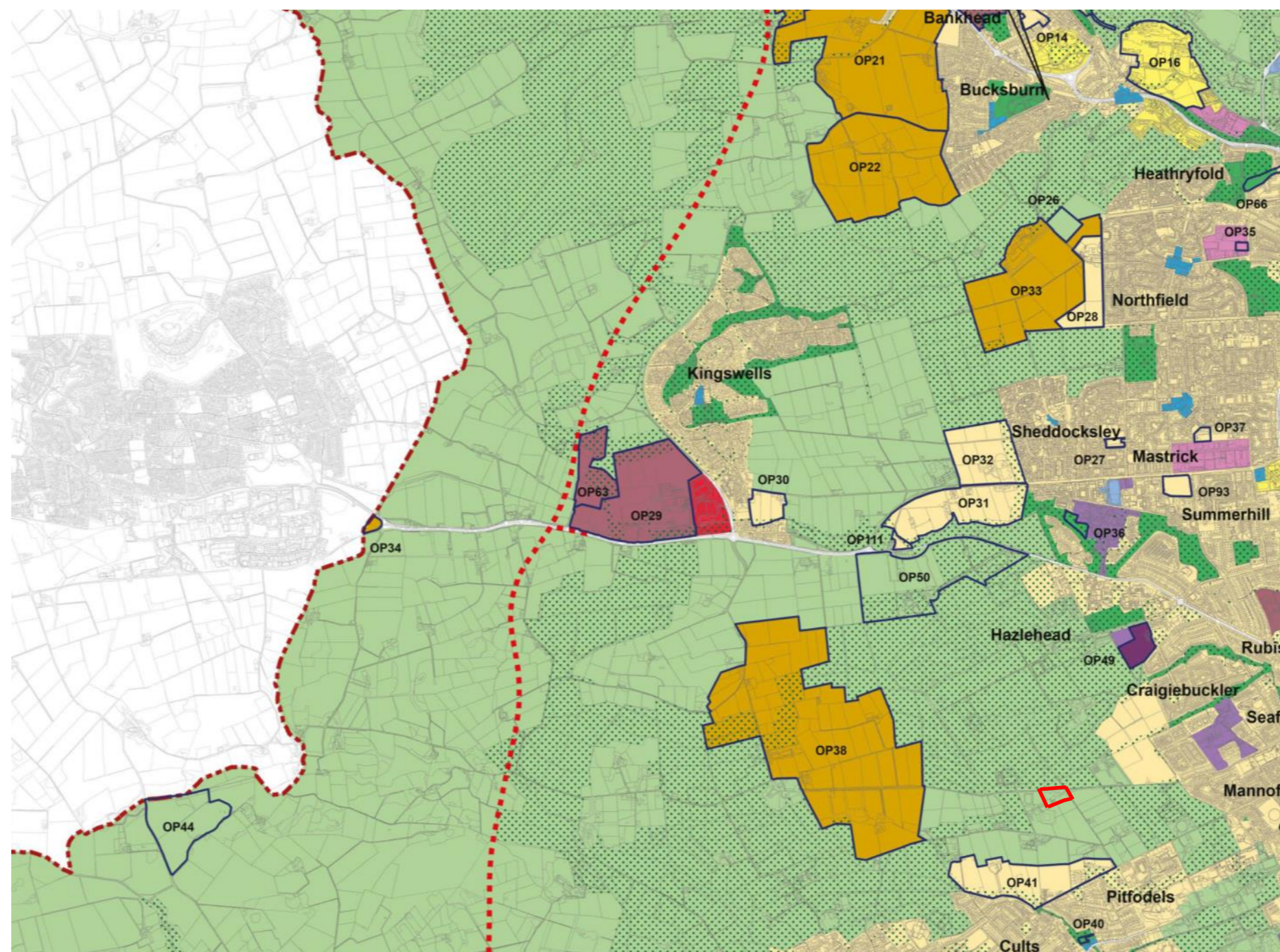
In 2017, land at the garden centre 125m to the west of the residential area of Pinewood/Hazledene was granted approval for extension to the garden centre buildings. The site is located within the green belt.

The preceding section has demonstrated how recent major developments in the area around Hillhead of Countesswells are changing the suburban edges of Aberdeen, bringing these closer to the bid site.

Summary

What is clear from this analysis is that the established green area of Denwood and Hazlehead Park north of the site remains unaltered, presenting Countesswells Road as a clear boundary. Matters are more flexible south of Countesswells Road where the land is open, already populated by residential plots surrounded by woodland planting.

The proposals for the Hillhead of Countesswells bid site will have very little impact on the landscape and character of the wider area.



SITE ANALYSIS: OPPORTUNITIES

Opportunities Key

- Existing Road and Path Network** The site is adjacent to Countesswells and Craigton Roads and served by an established vehicular access
- South facing aspect** Providing the site with opportunity to take advantage of passive solar gain
- Landscape fit** The development will be entirely contained within the existing Hillhead domestic curtilage rather than on Green Belt land
- Tree belts screening** All the boundaries of the site are clearly defined by mature trees, while the site itself is open
- Core Paths / Site connectivity** The site has excellent connectivity to the formal Core Path network along Craigton Road and into Den Wood and Hazlehead
- Paths** The site has excellent connections to the informal paths to the east and north of the site
- Improved connectivity** to the woods and green corridors
- Access to existing infrastructure**
- Access to leisure pursuits** golf and equestrian facilities in the immediate area

-  Existing Roads and paths
-  Core Path
-  Reservoir
-  Tree belts



SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

Potential Constraints

1. **Existing dwellinghouses** The development can be laid out so as not to impact upon existing dwellinghouses on the site and adjacent
2. **Green belt** The site is currently zoned as green belt
3. **Existing trees** Trees around the site perimeter will be retained
4. **Green space network** all the woodlands opposite the site are included in green space network



DESIGN CONCEPT

The land at Hillhead, Countesswells represents a deliverable, measured development within the existing established residential curtilage.

The bid site is under the ownership of Dr Moulton & Family and is available for development. Access can be taken into the site from existing driveway directly off Countesswells Road.

The site comprises an area of disused domestic curtilage occupied by unmanaged scrub. Mature trees are present around the site perimeter and creates a high level of screening from surrounding roads and properties, ensuring there is minimal visual impact from the proposed small-scale development. The site benefits from defensible boundaries of Countesswells Road to the north, two water reservoirs and Mains of Hillhead farm to the west and south, and by a quiet lane to the east.

The site is in a rural setting with access to key open spaces of Hazlehead Park, but also with the benefits of easy access to a range of facilities and services available in the Craigmillar and Cults areas less than 500m away. New residential development in the site will also support and help retain the existing services.

This LDP bid promotes a small scale development on redundant scrubland that will have a minimal impact on environment.

A general concept for the dwelling-houses in the Hillhead site is to create live/work dwellings which encompasses main living units with attached business units. The units are proposed to be of a contemporary style but influenced by vernacular buildings, orientated in order to minimise massing from road and developed at a density entirely appropriate to the area.

Traditional materials are proposed consisting of timber cladding, render and sedum roof which is appropriate to the semi-rural setting. The design proposal intends to create an insulated building envelope that minimises heat demand & carbon footprint.

We consider that the land can be developed for up to four additional dwelling-houses without any adverse impacts on the nearby landscape.

The scale of development proposed will ensure that the site is attractive to a range of developers, and there are no constraints to development delivery.

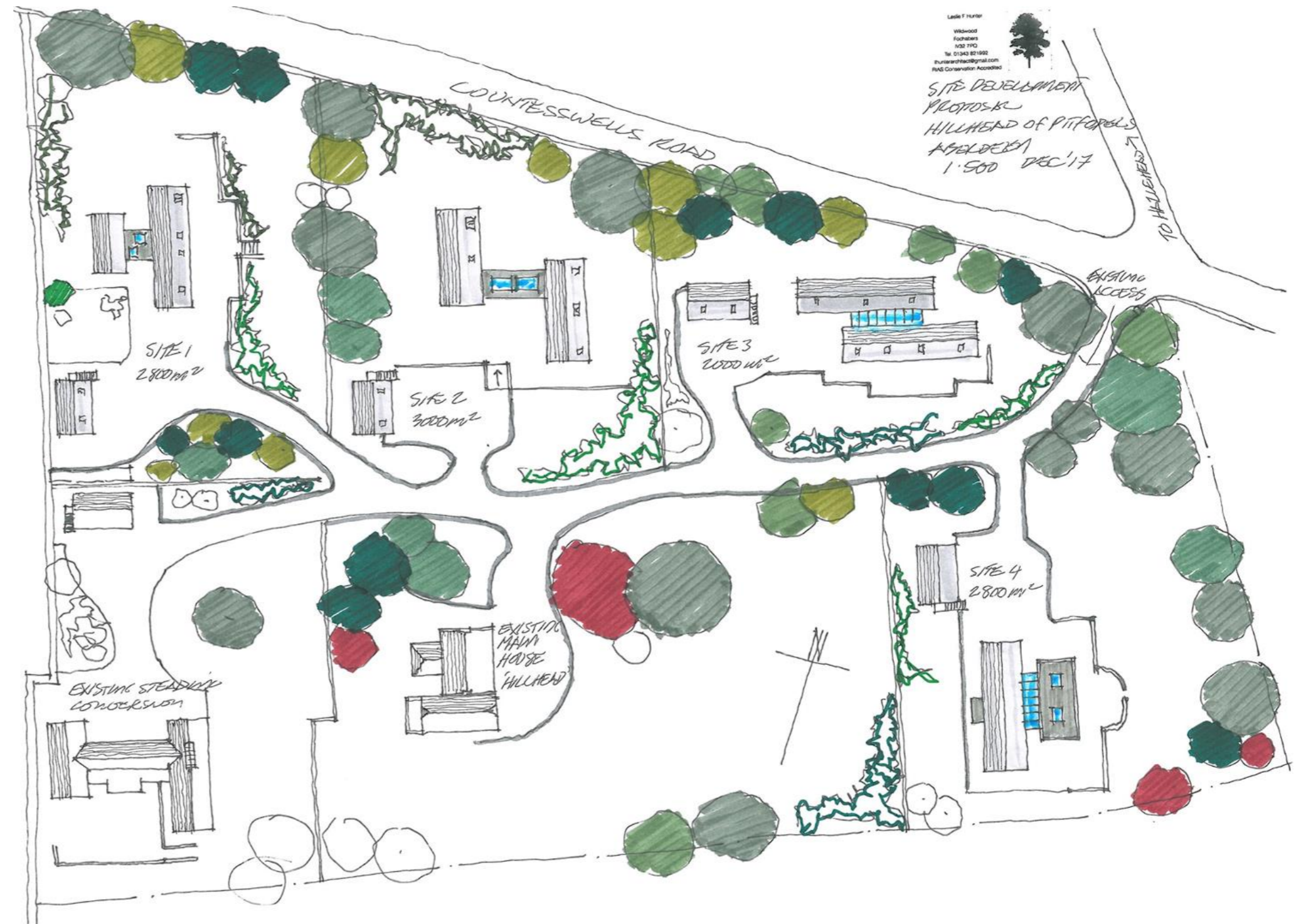
In summary we would request that the following is included as an allocation in the forthcoming Aberdeen City Local Development Plan 2021:

‘Land at Hillhead, Countesswells – suitable for up to four houses.’

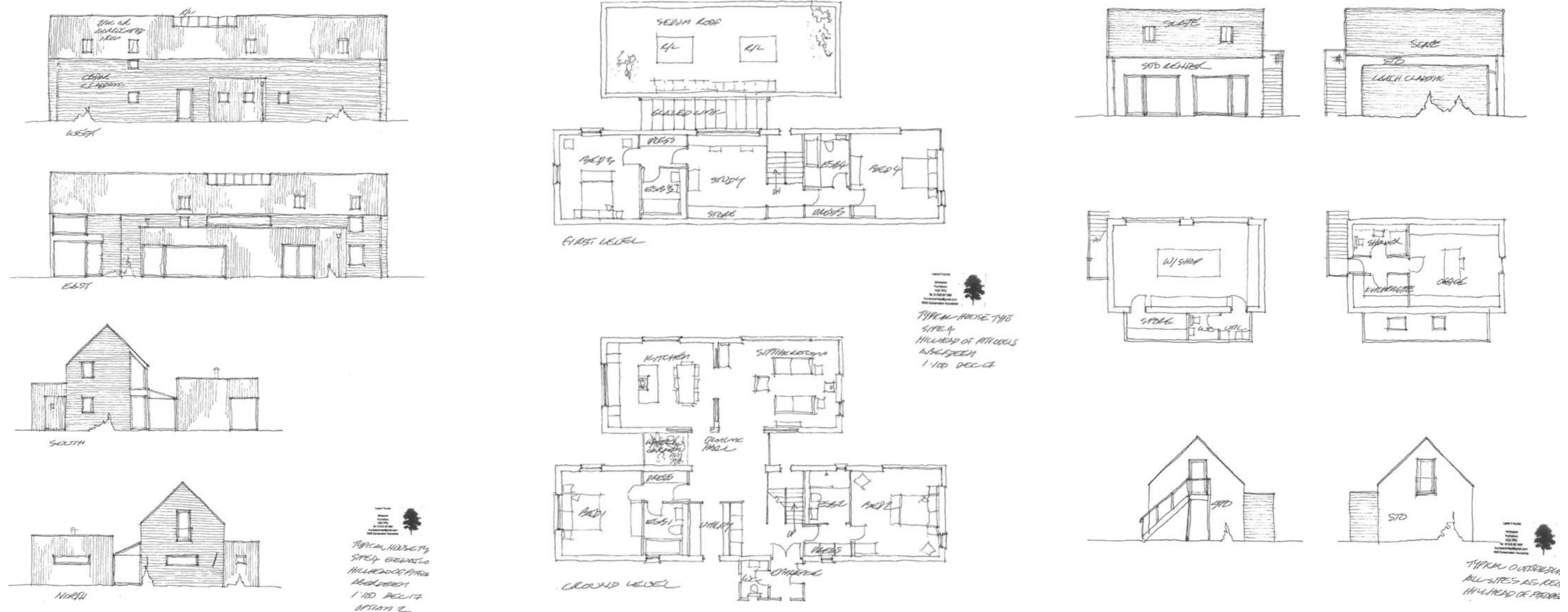
- **Proximity to recent large-scale residential developments;**
- **Proximity to existing services and amenities;**
- **Continuing to respect landscape character;**
- **Defensible boundaries;**
- **Direct access onto Countesswells Road;**
- **Landscaped corridor and public open space to the north of Countesswells road;**
- **Scope for 4 houses at appropriate density.**

INDICATIVE LAYOUT PLAN

- Brownfield site-existing sheds/storage to be removed
- Generous plots - 0.75 acres, in line with established development density
- Retention of mature trees around site perimeter
- Shared access from existing driveway



INDICATIVE DWELLINGHOUSE ELEVATIONS AND PLANS



- 4 bedrooms ensuite
- Living/Kitchen wing single level with sedum roof
- Insulation/construction to minimise heat demand & carbon footprint
- Ground/air source heat pump

- Live/work dwellings : Main living unit with business unit adjacent
- Traditional materials - timber cladding /render, sedum roof
- Orientated to minimise massing from road

- Workshop/office/storage/kitchen adjacent
- Flexible internal layout meets needs of different home workers

