

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 Phase 1 North East Countesswells
5.2	Site Address	Land to North East of Countesswells Settlement LDP OP38 Designation Aberdeen
5.3	Postcode	AB15 8QD
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: <a href="http://www.countesswells.com">www.countesswells.com</a></p>
5.5	Is the site currently being marketed?	<p><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details:</p>
5.6	<p>Site Location Map</p> <p>(Please include an OS Map with the Boundary of the site clearly marked)</p>	<p>Details:</p> <p>Please refer to OS Site Plan</p>
5.7	Please provide the National Grid reference of the site.	NJ8705SE
5.8	What is the current use of the site?	Commercial forestry land which forms part of Countesswells PPiP consent ref: P140408
5.9	Has there been any previous development on the site? If yes please provide details	<p><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: Substantial development has however taken place in respect of adjacent new Countesswells Settlement</p>

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes / No	Details: The land subject to this bid is owned by a developer
6.3	Is the proposed site included in the ALDP2017?	Yes / No	Details: N/A
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No	Details: Site is outwith the City Centre
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / No	Details: Site has previously been promoted through the 2017 LDP
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / No	Details: The site is subject to the grant of PPiP for Counteswells new settlement ref: P140438
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No	Details: See attached Paper Apart
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / 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.)	Yes / No	Details: N/A

<b>7.</b>	<b>Your Proposal</b> (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?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: The proposed housing would provide market and affordable homes for prospective new residents.	
7.3	Site Area (hectares)	ha	20.83 ha
	Housing		
7.4	Approx. no of units.	355 homes as part of initial phase of wider Countesswells expansion (subject to seperate Bid)	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	See attached Paper Apart	
7.6	Affordable Housing Percentage	%	25%
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Affordable and Private Housing (see attached Paper Apart)	
	Employment		
		N/A	
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) N/A		
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	N/A
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="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: The site forms part of wider Development Framework and PPIp consent which was subject to substantial public consultation (see attached Paper Aart)</p>
8.2	Will the proposed development be phased?	<p><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: See attached Paper Apart</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, <input checked="" type="checkbox"/> 0-5, <input type="checkbox"/> 6-10, <input type="checkbox"/> 10+
8.4	Expected development <b>completion</b>	Year, 0-5, <input checked="" type="checkbox"/> 6-10, <input type="checkbox"/> 10+
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: See attached Paper Apart</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><input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No</p> <p>Details: The site is free from constraints and would be delivered post grant of necessary consents.</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	✓
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	
		If yes approx. what area (hectares or %)	
		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 <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	
9.6	Has a flooding strategy been developed for the site?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	
9.7	Have discussions been had with the Council's flooding team?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	
9.8	Have discussion been had with Scottish Water?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	
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="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	
9.10	Is there <b>water</b> capacity for the proposed development?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: See attached Paper Apart	

	<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	✓
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?	Yes / No Details: No impact to any watercourses			
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 / No Details: N/A			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details: Site is outwith airport exclusion zone			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details: Site well outwith Noise Contours			
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?	Yes / No Details: See attached Paper Apart			
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		✓	
		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 <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	✓
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	✓
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: All new development at Countesswells is provided with high speed broadband	
9.32	Does the development include a Heat Network/District Heating Scheme?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Please see attached Paper Apart	
9.34	Are there any further physical or service infrastructure issues affecting the site?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: There are no physical barriers to the development of the areas proposed for expansion.	
	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="checkbox"/> Yes / <input type="checkbox"/> No Details: Please see attached Paper Apart	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	✓
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: Please see attached Paper Apart	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	<input checked="" type="checkbox"/> Yes / 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="checkbox"/> Yes / No Details:  Countesswells will provide a new community campus for both primary and secondary schools, as well as an additional primary school within the site, thus providing sufficient capacity for pupils generated by the existing development and this proposed Phase 1 expansion. (See attached Paper Apart)

<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="checkbox"/> Yes / No Details:  Please see attached Paper Apart.

<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="checkbox"/> Yes / No Details:  Please refer to attached development framework illustrating indicative development blocks, which will be developed into a masterplan in due course.

<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.	✓
		Please provide details of viability:  Please see attached Paper Apart.	







**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW  
PRE-MAIN ISSUES REPORT 2018: DEVELOPMENT BID**

**PAPER APART: COUNTESSWELLS SETTLEMENT EXPANSION**

Countesswells is a planned new settlement within the boundary of the City of Aberdeen, and lies approximately four miles west of Aberdeen City Centre on the A944, between Kingswells to the north and Cults to the south. Countesswells was first allocated as a planned major expansion area within the 2012 Aberdeen Local Development Plan and has been a design and infrastructure led project, subject to an approved Development Framework and Masterplan, Planning Permission in Principle, detailed phase 1 infrastructure application and more recently a number of further applications dealing with Matters Specified in Conditions which have secured the delivery of approximately 146 new homes on site, as initial development phases of the planned 3000 home sustainable new settlement, with circa 10ha of employment land.

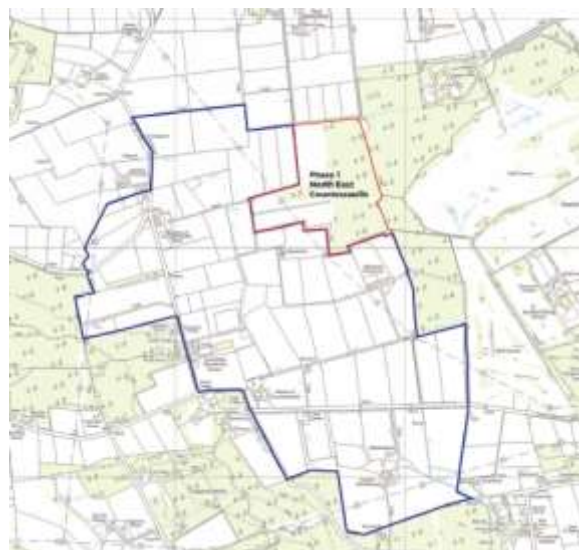
The site lies within a strategic location, close to the City and major new AWPR transport link due for completion in late 2018. A significant level of infrastructure is committed for Countesswells, therefore this development bid seeks to maximise this investment and presents a number of logical sites that would allow for the organic growth of the settlement through the next LDP.

The Site is owned by Stewart Milne Group Ltd (SMG), who are fully committed to the delivery of the site should it be allocated as a Phase 1 expansion of the existing Countesswells OP38 allocation within the next Local Development Plan.

**SITE PLAN**

The development bid a land parcel located to the north east and immediately adjacent to the existing OP38 Countesswells LDP allocation as per the attached OS Site boundary plan and extract provided in Figure 1 below. The land at North East Countesswells represents Phase 1 of a separate but related larger bid for the wider expansion of Countesswells, through 7 land parcels. The site is designated as Greenbelt and Greenspace Network within the currently adopted LDP. This bid proposes that these designations are removed and the land incorporated as an initial first phase expansion to the new Countesswells community and the related services and infrastructure that is currently being delivered on site, in recognition of the sites inclusion within the Planning Permission in Principle (PPiP), application ref: P140438.

*Figure 1 – Proposed Land at Phase 1, North East Countesswells Bid Site*



The proposed land at North East Countesswells, comprises approximately 20.83ha of land, situated on the north eastern boundary of the existing LDP OP38 opportunity site. It is a currently commercial woodland plantation adjoining Hazlehead Park, which provides convenient access via a core path to outdoor recreational pursuits such as walking, cycling, jogging and dog walking. The current plantation has a limited life span, is all even aged and is not of the same quality as other surrounding woodlands. These woodlands have not been managed effectively in recent years and their integrity will be further compromised by the primary infrastructure (new road connection with Jessifield junction) that is required to run through this area connecting the Countesswells settlement to the A944, and as a result sits on a principal point of access into the site.

The site forms part of the adopted Development Framework Boundary and also benefits from Planning Permission in Principle (PPiP) Ref: P140438, thereby firmly establishing the principle of development of this site as part of the delivery of the new Countesswells Settlement. This site would therefore form a logical expansion to the new community and form an initial phase of delivery of approximately 355 new homes. The site would represent an initial phase of development, with the capacity to deliver approximately 355 new homes. The site has associated Greenbelt and Green Space Network LDP designations, however these present conflict with its associated inclusion within the adopted Development Framework and approved PPiP status and do not reflect the significant change brought about through the construction of a primary access road, which runs through the Bid site to connect with a proposed upgraded Jessifield Junction at the A944 to the north. These designations are not warranted and should therefore be removed.

#### **Q6. Legal and Planning History**

The site was considered as part of a bid for the wider Countesswells New Settlement during the preparation of the 2012 LDP, but the Reporter considered that the now established boundaries of the Countesswells site were more appropriate and in line with Strategic Development Plan allowances at the time.

During the preparation of the 2017 LDP, a bid incorporating this site and 5 additional land parcels was submitted. Within the Main Issues Report, these 6 sites were given the reference B0918. However, they were not favoured for development at that time due to a perceived loss of woodland, disturbance to designated species and impact on the surrounding landscape.

The wider allocated Countesswells development has a detailed planning history and the new community has gathered significant momentum since the previous LDP review. This process has included the preparation and submission of a Development Framework and Phase 1 Masterplan, which coordinates the planning and delivery of the development and associated infrastructure requirements. This was approved by the Council's Enterprise, Planning & Infrastructure Committee on 13 March 2014 and is adopted as formal Supplementary Guidance to the extant Aberdeen Local development Plan 2017 (LDP).

In addition, Aberdeen City Council expressed a "willingness to grant" an application for Planning Permission in Principle for the entire LDP Countesswells allocation and the land associated with this bid at Full Council on 8th October 2014, with subsequent signing of the Section 75 Agreement allowing release of consent on 1 April 2016. This was granted across the entire LDP allocation, as well as incorporating additional land to the north east and north west to accommodate two principle points of access off the A944. The Bid site is included within the boundaries of the PPiP and Development Framework. Whilst it is acknowledged that the existing Development Framework did not identify

housing blocks within that area, it is only when the housing mix, detailed layout and design have been concluded that the true capacity of the site can be known. Whilst the Supplementary Guidance contains plans and a schedule showing development parcels and approximate housing numbers within each of those parcels, they can only ever be indicative pending detailed design. The Framework and Masterplan will continue to evolve and grow over the lifetime of the development. Accordingly, through the establishment of the new community, the Bid site offers the opportunity for a sensitive development of housing to provide context and a welcoming approach to the settlement core, when approaching from the north via the A944.

A detailed application for phase one infrastructure works was approved on 7<sup>th</sup> November 2014 and unlocks the initial phases of development of an area comprising approximately 48ha, for around 1000 homes, mixed use and employment areas, as identified within the adopted Phase 1 Masterplan Supplementary Guidance. Additionally, PPIP ref: 141888 was granted in September 2015 for the upgrade of the Jessiefield junction on the A944 and construction of an all-vehicle eastern access road, footpaths and cycle paths from the A944 to the proposed Countesswells development site, intersecting directly through the land encompassed within the Development Bid.

Since the approval of the above consents, a number of further applications seeking detailed approval of Matters Specified in Conditions application have been granted for circa 560 units to be delivered within development blocks N10, C1, C2, C4, and N6. Figure 2 below illustrates the approved Development Framework in relation to the proposed expansion sites sought through this bid. Approval of the aforementioned MSC applications means that Phase 1a of the Countesswells development is now almost complete with 150 properties now completed and occupied. Approximately 20ha of public open space has also been created through the delivery of Cults Burn Park. The next phases of residential development and of open space are already being planned and will be on site within the next year. In addition to the residential development the first new road link to the A944, the first primary school and neighbourhood centre are also planned for the next phase of development.

### **Q7. Proposal**

This Phase 1 bid represents a modest expansion to the existing Countesswells settlement for an initial phase of residential development which has the capacity to deliver around 355 new homes, as well as appropriate access, infrastructure, landscaping and open space provision. The housing would include detached, semi-detached and terraced, 2 – 5 bedroomed properties and an exact mix would be provided in due course taking account of the prevailing market conditions, affordable housing requirements and taking cognisance of the range and quality of house designs and mix which has already been established at Countesswells. Affordable housing will be provided in line with developer obligations requirements at the time of development. Affordable housing partnerships have already been established as part of Countesswells Development, therefore demonstrating the success of delivering affordable homes within the early phases of the new settlement. SMG seeks to build on these successfully established partnerships going forward to secure the delivery of future affordable homes as part of a sustainable housing mix across the land parcels associated with this bid.

### **Q8. Engagement and Delivery**

The local community and Community Councils have been involved in the previous LDP bid and consultation process involved through that process. Additionally, intensive pre-application public consultation and engagement with a wide range of stakeholders was undertaken in respect of the preparation of the Countesswells Development Framework and related Planning Permission in

Principle. This consultation covers this Bid site, which is included within the Development Framework and PPIP boundaries. Should this site included within the next LDP, SMG would propose the local community and community council will again be extensively consulted. This would likely take the form of public exhibitions/ drop in sessions and feedback would be utilised to inform future planning application submissions.

As can be seen with the significant progress being made at Countesswells, there is a strong commitment by a number of associated development parties to delivering a sustainable new community to the west of Aberdeen. This bid demonstrates their continued commitment to the future growth of the site, seeking additional land to plan for the natural organic growth of the new community. Should the sites be allocated, appropriate community engagement would be undertaken and informed planning applications would be lodged soon thereafter. The Bid site represents an initial phase of development to be brought forward immediately after adoption of the next LDP (2022).

Early completions would be anticipated in the 6-10 year period.

### **Q9. Sustainable Development and Design**

**Exposure** - The site offers good shelter from northerly winds being protected by existing trees and will incorporate strategic landscaping to provide additional shelter.

**Slope** – The site is slightly undulating, however associated gradients are relatively gentle and would not pose any constraint to development. The housing would be designed to respect the naturally undulating landform, providing each site with its own distinctive characteristics.

**Flooding** - SEPA's Flood Risk maps show that there is no risk of flooding on the site from any river, however, there is a small instance of surface water flood risk toward the northern fringes of the bid site. Significant drainage infrastructure is being delivered as part of the wider Countesswells development, thereby mitigating any potential surface water flooding through the provision of SUDs and open space.

**Waste Water and Water** - In terms of waste water and water, due to the proximity of housing, connections would be available in the vicinity of the site and drainage infrastructure is currently being put in place to serve the Countesswells development. An extension to these would be required and new foul and surface water sewers would be provided to service the development. It is likely that these will be located within the new roads and areas of open space where necessary. There is capacity in the waste water and water network, to serve the Countesswells development and should the proposed sites for expansion be allocated, suitable capacity would be made available to serve the additional housing.

**Natural Conservation** –To the north east the quality of the woodland area associated with this Bid Site is considered to be relatively poor commercial planting, which was a fundamental reason for aligning the new primary access road through it as part of the wider Countesswells development. The woodland to the east associated with Hazlehead will still be retained. Through active woodland management, intervention and diversification of species, the retained woodland could be appropriately bolstered through a sensitively landscaped new development, offering a natural backdrop and shelter particularly along the northern boundary.

Access through the site would link in with the high levels of access and fluid movement being promoted at Countesswells, providing opportunities for recreation, community access and ecological enhancement through the creation of landscaping and wildlife corridors, which would seek to link habitats.

The challenge for the local authority is to accommodate sustainable growth, whilst protecting environmentally sensitive locations. This proposed expansion site presents an opportunity to satisfy growth demands in a location with established capacity to accommodate development, without harming the natural environment.

**Landscape features** – The expansion site is characterised by the commercial woodland planting at Hazelhead. These provide context and a natural backdrop setting for the proposed new housing. The site will also be characterised by the proposed new principal access road, connecting the A944 to the north, with the new Countesswells community. The road will have a significant effect on the character of the site and offers an excellent opportunity to integrate new sensitively sited housing and landscaping to help integrate and provide context for this piece of new infrastructure.

**Landscape fit** - There will be slight intrusion into the surrounding landscape, given that the site is currently undeveloped. However, the site requires to be considered in relation to the ongoing development of the new urban community at Countesswells, which has fundamentally altered the landscape to the west of the City, and these changes were accepted as part of the formulation of the 2012 LDP. The presence of existing trees and the ongoing development of housing and mixed use development with Countesswells will ensure that the site can be appropriately absorbed into the evolving landscape as part of a modest expansion to the existing urban form and setting of the new community. The site would also be read in conjunction with a principal access into the site from the A944, but would be well screened from wider views from the city and would therefore pose no significant intrusion to the landscape setting of Aberdeen.

**Relationship to Existing Settlements** - The site is included within the PPIP consent for the new Countesswells settlement and this should be recognised through inclusion within the associated LDP boundary. Development of this site will allow for logical and organic growth to the north east of the new community, providing context to the new arterial access to the A944 and the opportunity for a gradual build out of housing densities. The site therefore offers the opportunity to create a new gateway into the development on approach to Countesswells from the north.

During preparation of both the 2012 and 2017 LDPs, both Reporters appointed by the Scottish Government recognised that there is scope to extend the development area at Countesswells, however it was deemed at the time that the existing boundary should be the focus. As development is now well underway and housing and a sustainable mix of employment and supplementary uses are being rolled out across the site, consideration should be given to allow for an appropriate planned expansion of the settlement through inclusion of this Phase 1 site within the next LDP, to align with the boundaries of the PPIP consent.

**Land Use Mix** - The site will provide housing, open space, enhanced shelter belt planting and connectivity between the new community surrounding recreational areas and the countryside. It is proposed that the housing mix will offer a range of house types, both market and affordable, catering for individual and family requirements and market conditions at the time.

**Heating/Low Carbon** – Development of the site will advocate a fabric first approach to ensure energy conservation and thus minimise carbon footprint. Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation.

**Open Space** - The site will provide the required level of open space as per the current LDP and will build on the excellent open space and park provision which is at the heart of the wider Countesswells development. Cults Burn Park, which encompasses some 11 hectares and forms the largest of the four parks being created within the new community, offering connection between Hazelhead and



Countesswells Woods. The proposed Bid site offers the potential to bring additional integration with the excellent network of open space provision currently being delivered as part of the existing LDP allocation.

**Impact on Green Space Network** – Whilst the proposed Phase 1 site is included within the Green Space Network, it must be considered in the context of the sites inclusion within the adopted Development Framework and PPIP boundaries, in addition to its relationship with planned development blocks which wrap around the site to the north, south and west. It must also be considered in relation to the provision of an arterial access running north through the Greenspace Network, before connecting with the Jessiefield Junction. This new access road into the site will alter the character of the Greenspace Network, therefore the site provides a prime opportunity to create a sensitive new development to the north eastern fringe of the existing Countesswells boundary, to capitalise on the infrastructure provision and create a welcoming gateway on a primary approach to the new settlement. The site will be appropriately designed to minimise tree loss and provide appropriate landscaping and linkages through to the existing recreational activities associated with Hazlehead Wood and beyond.

#### **Q10. Education**

Access to high quality education provision is crucial to the development of the Countesswells settlement, with a total of three new schools being delivered as part of the new community. This will see the delivery of a new community campus as part of the early phases of development encompassing the new village centre, offering provision for both primary and secondary education. A further primary school will also be delivered in the latter stages of the development, thus ensuring enough provision for both the 3,000 home community as well as future growth put forward through this development bid.

#### **Q11. Community Benefits**

The proposals provide significant benefits to the local community in the form of securing the long term and future growth of the Countesswells development, which will continue to provide a diverse range and mix of new housing, including affordable housing. Additionally, the proposed expansion will provide open space, access to woodlands and connections to the excellent open space and parks strategy currently being delivered through the existing LDP allocation. Planning for future growth through additional housing, sends out a strong message to the community that continued investment is being made for the settlement. It is also likely to attract interest in the site from potential occupiers to service the existing Countesswells employment land allocation.

#### **Q14. Development Viability**

The principle of new housing at Countesswells is firmly established through its associated its former 2012 and current 2017 LDP allocation and has been subject to significant scrutiny, assessment and collaborative working between the associated developers, Aberdeen City Council and the wider community. Significant progress has been made since the site was first allocated for the delivery of a sustainable new community comprising 3,000 homes and 10 ha of employment land, with development commencing on site in 2016 and the initial phases of development are currently being rolled out across the site, with approximately 150 completions on site at the time of writing as well as strong demand demonstrated by a substantial number of early occupations at 'Regency Place'. This is expected to continue, as a number of further phases of development have been unlocked through the sale of development parcels to a number of housebuilders, with delivery of those units expected in

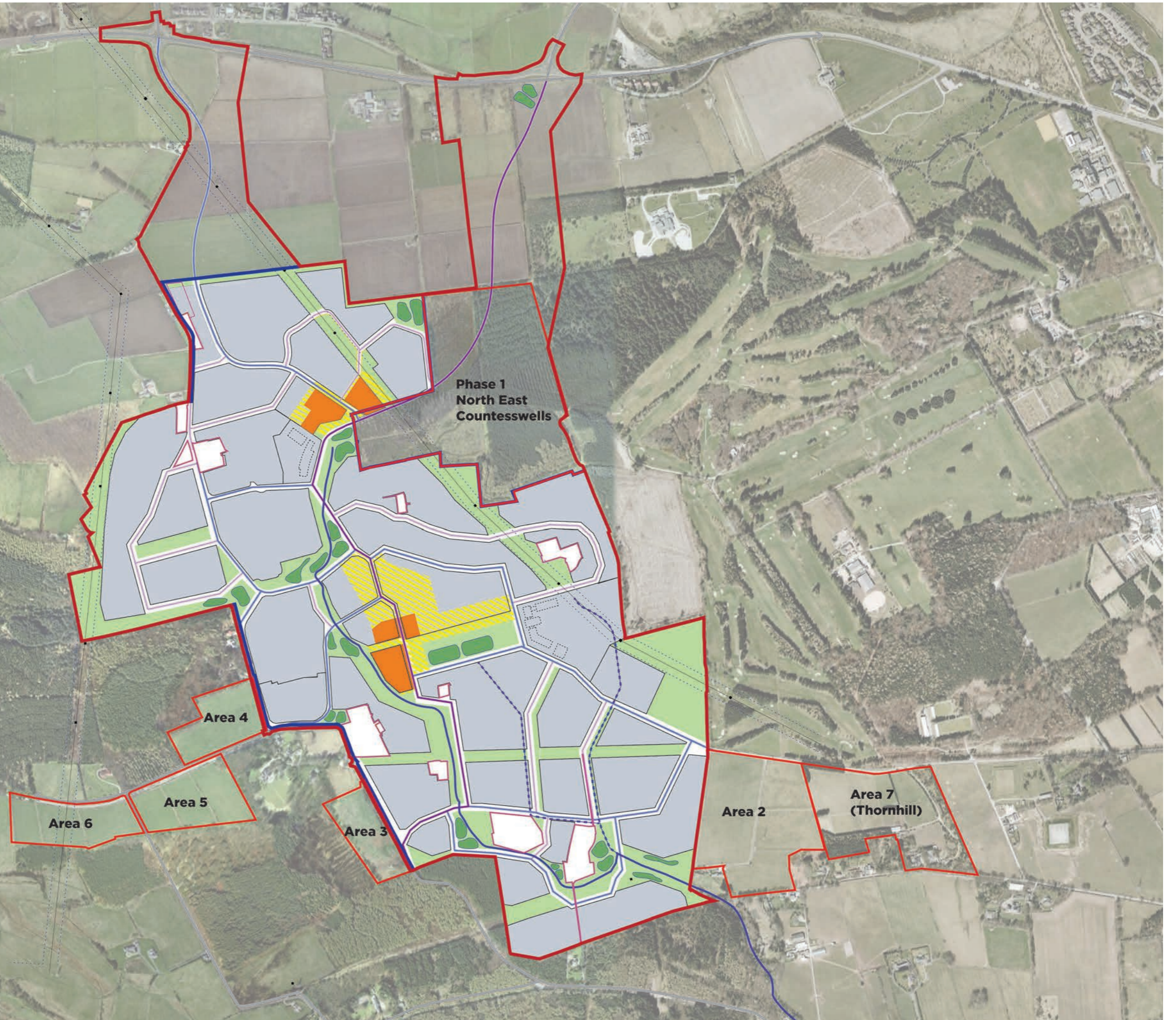
early course. This clearly establishes the viability of this location as a sustainable, high quality environment to live and work.

SMG are therefore confident that there is residual value following development of this Phase 1 site and beyond. The site offers the opportunity to capitalise on significant levels of infrastructure that will be delivered and in place to coincide with allocation of these additional sites within the next LDP.



# Countesswells Masterplan

Proposed bid sites





# Countesswells Masterplan

Indicative concept for future growth

