

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)	Bellfield Farm, Countesswells
5.2	Site Address	Bellfield Farm, Countesswells
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: 180528 Location Plan - Larger Scale.pdf was uploaded 180528 Location Plan - Lower Scale.pdf was uploaded
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	Farmland
5.9	Has there been any previous development on the site? If yes please provide details	Yes / 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 Details: Heron Property Limited	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Part of the proposed land allocation is utilised for the new access roads from the A944 to LDP allocation OP38.	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	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.)	No Details:	

7.	Your Proposal (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?	No Details:	
7.3	Site Area (hectares)	53 ha	
	Housing		
7.4	Approx. no of units.	1000	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Continuation of the mix approved in the Countesswells Development Framework, June 2014.	
7.6	Affordable Housing Percentage	25 %	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: Mix as per Countesswells Development Framework, 2014.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)		
	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 Details:</p>
8.2	Will the proposed development be phased?	<p>Yes Details: Phasing to be informed by the progress of the approved development at Countesswells.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5, 6-10, 10+ 0-5, 6-10
8.4	Expected development completion	Year, 0-5, 6-10, 10+ 10+
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No Details: Equity and secured funding.</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>No Details:</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.aberdeency.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	X
		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	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 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?	Yes Details: Further work required, however the findings of the EIA relating to the Countesswells site suggest that a flooding strategy can be developed for the site	
9.7	Have discussions been had with the Council's flooding team?	No Details: No discussions as yet, however the findings of the EIA relating to the Countesswells site suggest that there are no significant flood risks associated with the wider site	
9.8	Have discussion been had with Scottish Water?	No Details: No discussions as yet, however the findings of the EIA relating to the Countesswells site suggest that there are no impediments to a surface water solution for the site.	
9.9	Is there waste water capacity for the proposed development?	Yes Details: Further work required, however the findings of the EIA relating to the Countesswells site suggest that there are no impediments to a waste water solution for the site.	

9.10	Is there water capacity for the proposed development?	Yes Details:Further work required, however the findings of the EIA relating to the Countesswells site suggest that there are no impediments to water capacity being made available for the site.
------	--	---

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?)	<table border="1"> <tr> <td data-bbox="705 412 1295 488">Significant loss or disturbance</td> <td data-bbox="1305 412 1452 488"></td> </tr> <tr> <td data-bbox="705 501 1295 577">Some potential loss or disturbance</td> <td data-bbox="1305 501 1452 577"></td> </tr> <tr> <td data-bbox="705 591 1295 663">No loss or disturbance</td> <td data-bbox="1305 591 1452 663">X</td> </tr> </table>	Significant loss or disturbance		Some potential loss or disturbance		No loss or disturbance	X
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?)	<table border="1"> <tr> <td data-bbox="705 676 1295 752">Significant loss or disturbance</td> <td data-bbox="1305 676 1452 752"></td> </tr> <tr> <td data-bbox="705 766 1295 842">Some potential loss or disturbance</td> <td data-bbox="1305 766 1452 842">X</td> </tr> <tr> <td data-bbox="705 855 1295 882">No loss or disturbance</td> <td data-bbox="1305 855 1452 882"></td> </tr> </table>	Significant loss or disturbance		Some potential loss or disturbance	X	No loss or disturbance	
Significant loss or disturbance								
Some potential loss or disturbance	X							
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?)	<table border="1"> <tr> <td data-bbox="705 896 1295 972">Significant loss or disturbance</td> <td data-bbox="1305 896 1452 972"></td> </tr> <tr> <td data-bbox="705 985 1295 1061">Some potential loss or disturbance</td> <td data-bbox="1305 985 1452 1061">X</td> </tr> <tr> <td data-bbox="705 1075 1295 1137">No loss or disturbance</td> <td data-bbox="1305 1075 1452 1137"></td> </tr> </table>	Significant loss or disturbance		Some potential loss or disturbance	X	No loss or disturbance	
Significant loss or disturbance								
Some potential loss or disturbance	X							
No loss or disturbance								
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	<table border="1"> <tr> <td data-bbox="705 1151 1295 1227">Significant intrusion</td> <td data-bbox="1305 1151 1452 1227"></td> </tr> <tr> <td data-bbox="705 1240 1295 1317">Slight intrusion</td> <td data-bbox="1305 1240 1452 1317">X</td> </tr> <tr> <td data-bbox="705 1330 1295 1357">No intrusion</td> <td data-bbox="1305 1330 1452 1357"></td> </tr> </table>	Significant intrusion		Slight intrusion	X	No intrusion	
Significant intrusion								
Slight intrusion	X							
No intrusion								
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	<table border="1"> <tr> <td data-bbox="705 1370 1295 1447">Unrelated (essentially a new settlement)</td> <td data-bbox="1305 1370 1452 1447"></td> </tr> <tr> <td data-bbox="705 1460 1295 1536">Partially related</td> <td data-bbox="1305 1460 1452 1536"></td> </tr> <tr> <td data-bbox="705 1550 1295 1576">Well related to existing settlement</td> <td data-bbox="1305 1550 1452 1576">X</td> </tr> </table>	Unrelated (essentially a new settlement)		Partially related		Well related to existing settlement	X
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?)	<table border="1"> <tr> <td data-bbox="705 1590 1295 1666">No contribution</td> <td data-bbox="1305 1590 1452 1666"></td> </tr> <tr> <td data-bbox="705 1680 1295 1756">Some contribution</td> <td data-bbox="1305 1680 1452 1756"></td> </tr> <tr> <td data-bbox="705 1769 1295 1796">Significant contribution</td> <td data-bbox="1305 1769 1452 1796">X</td> </tr> </table>	No contribution		Some contribution		Significant contribution	X
No contribution								
Some contribution								
Significant contribution	X							
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	<table border="1"> <tr> <td data-bbox="705 1809 1295 1886">Significant contamination or tipping present</td> <td data-bbox="1305 1809 1452 1886"></td> </tr> <tr> <td data-bbox="705 1899 1295 1975">Some potential contamination or tipping present</td> <td data-bbox="1305 1899 1452 1975"></td> </tr> <tr> <td data-bbox="705 1989 1295 1998">No contamination or tipping present</td> <td data-bbox="1305 1989 1452 1998">X</td> </tr> </table>	Significant contamination or tipping present		Some potential contamination or tipping present		No contamination or tipping present	X
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?	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	X		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: Further work required, however the Countesswells development site is the subject of major new junctions and road improvements, and the capacity of these to accommodate the proposed development will be considered in greater detail.			
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	X		X
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	No available connections			

	(are there any existing direct footpath and cycle connections to	Limited range of connections	
		Good range of connections	X
		None	
		Limited	
		Significant	X
Infrastructure			
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	X
		Gas	X
9.31	Does the development have access to high speed broadband?	Yes Details: To be confirmed.	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The development of the site will follow the low carbon strategy agreed for the Countesswells site.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	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)	Yes Details: To be provided, however the site has the capacity to accommodate the LDP open space requirements, and to link these effectively to the Countesswells site	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	X
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: The site presents the opportunity to continue the Green Space Network established by the Development Framework further to the north and to the west, providing enhanced linkages.	

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	Yes Details: To be considered further, however a large part of the site would be within 800m walking distance of the new primary school referred to as PS01 in the Countesswells Development Framework. The pupil product arising from the site would further add to the case for the development of the Countesswells Academy, proposed in the Framework for a site within the Community Campus.

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: The site would be the subject of developer contributions in line with the levels established by the Countesswells development site. The development would further reinforce the viability case for local services and facilities, including contributions towards the new schools proposed, and providing further expenditure to support local retail and related facilities.


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.	No Details:

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)	Further work on all of the above to be provided	

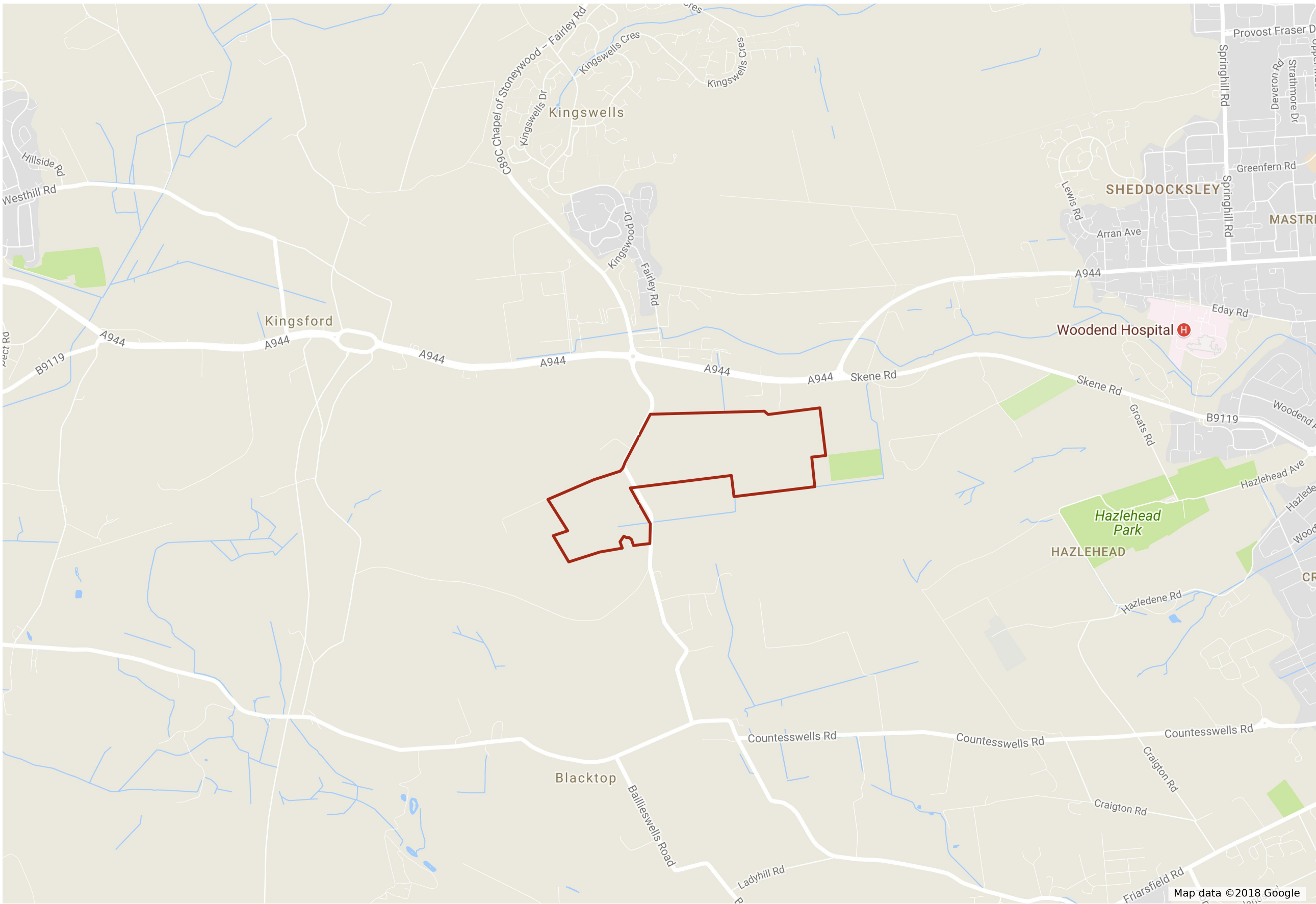
14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be 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.	Yes
		Please provide details of viability: The site is located in an area of proven demand, and would gradually complement the emerging new community at Countesswells. The development would be phased to respect the current phasing plan at Countesswells, thereby avoiding any negative impacts on sales revenues within the development.	

Aberdeen City Council Local Development Plan, Call for Sites - Countesswells

Paper Size: A3


 Location Plan

Heron Property Limited



Aberdeen City Council Local Development Plan, Call for Sites - Countesswells

Paper Size: A3

 Location Plan

Heron Property Limited

