

| 5. | Site Details | |
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| 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) | Land adjacent to Countesswells wood. |
| 5.2 | Site Address | Land on south side of Countesswells wood, north side of Blacktop Road. |
| 5.3 | Postcode | AB15 9BS |
| 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 |
| 5.6 | Site Location Map (Please include an OS Map with the Boundary of the site clearly marked) | Details: OS map attached detailing site boundary |
| 5.7 | Please provide the National Grid reference of the site. | NJ86982 04414; NJ87016 04463; NJ86927 04365 |
| 5.8 | What is the current use of the site? | Unused open grassland |
| 5.9 | Has there been any previous development on the site? If yes please provide details | No |

| 6. Legal and Planning History | | | |
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| 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 | X |
| | | Option to purchase | |
| | | No legal interest | |
| 6.2 | Is the site under option to a developer? | No | |
| 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) | No | |
| 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 | |

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| 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 | |
| 7.3 | Site Area (hectares) | ha 4 hectares / 10 acres | |
| | Housing | | |
| 7.4 | Approx. no of units. | Circa 50 units | |
| 7.5 | Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.) | To be the subject of further discussion/agreement with the Council. Anticipate predominantly detached units. | |
| 7.6 | Affordable Housing Percentage | 25% | |
| 7.7 | Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.) | No Details: To be the subject of agreement at the appropriate stage. | |
| 7.8 | Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.) | Private sale | |
| | Employment - THIS SECTION IS NOT APPLICABLE | | |
| 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 | |

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| | 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 |

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| 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: Initial public consultation event in the local area, along with meetings with the Community Council and locally elected Council Members.</p> |
| 8.2 | Will the proposed development be phased? | No |
| 8.3 | Expected development start post adoption of the plan in 2022 | 0-5 |
| 8.4 | Expected development completion | 0-5; 6-10 |
| 8.5 | Is finance in place and if so what form? (Secured Loan, Grant Funding etc.) | Yes Details: Personal funds of the owners. |
| 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 |

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| 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: YES | | |
| | 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 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 | X |
| | | 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? | No Details: Consultants appointed to undertake this work at the appropriate stage. | |
| 9.7 | Have discussions been had with the Council's flooding team? | No Details: To be undertaken at the appropriate stage. | |
| 9.8 | Have discussion been had with Scottish Water? | No Details: To be undertaken at the appropriate stage. | |
| 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 Details: To be connected into the recently installed utility services in Kirk Brae. | |
| 9.10 | Is there water capacity for the proposed development? | Yes Details: As 9.9 above | |

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| | 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 | 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 | X |
| | | 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 (i.e. to Countesswells release) | 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 |

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| 9.18 | Will the site impact on any water courses? | No | | | |
| 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 | | | |
| 9.20 | Is the development site within the airport safety exclusion zone? | No | | | |
| 9.21 | Is the development site within the airport 57dB LAeq noise contours? | No | | | |
| 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: Consultants appointed, who will discuss with Council's transport team at the appropriate stage. | | | |
| 9.25 | Is access required onto a Trunk road and if so has contact been made with Transport Scotland? | No | | | |
| 9.26 | Accessibility (is the site currently accessible to bus, rail, or major road network?) | | Bus Route | Rail Station | Major Road |
| | | More than 800m | | X | X |
| | | Between 400-800m | X | | |
| | | 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 | | | |

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| | community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan) | Good range of connections Core Path 57 | X |
| 9.29 | Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?) | None | |
| | | Limited | |
| | | Significant (i.e. as proposed within Countesswells release) | 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 | |
| 9.32 | Does the development include a Heat Network/District Heating Scheme? | Yes Details: Will be examined at the appropriate stage. | |
| 9.33 | How is the development proposing to satisfy the Council's Low and Zero Carbon Policy? | Details: The proposals will be designed to be in line with the Council's guidance on this matter. | |
| 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 Details: The layout will be designed to meet ALDP requirements. See indicative site layout as attached. | |
| 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: Will allow Core Path 57 to be extended to the south in line with the Countesswells Masterplan aspirations. | |

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| 10. | Education | |
| 10.1 | Have discussions been had with the Council's Education Department? | No Details: Will take place at the appropriate stage. |
| 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: It is anticipated that the requirement would be met by the delivery of the secondary and primary schools within the adjacent Countesswells Strategic Release, with my client meeting any required associated financial contribution in respect of their site. |

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| 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: 25% affordable housing included in the development. - Putting unused land to a productive use - Extension of Core Path 57 to the south |

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| 12. | Masterplan Development Framework | |
| 12.1 | If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form. | Yes Details: See attached indicative site layout detailing 48 housing units. |

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| 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 | Currently in | progress |
| 13.2 | Flood Risk Assessment | Currently in | progress |
| 13.3 | Drainage Impact Assessment | Currently in | progress |
| 13.4 | Habitat/Biodiversity Assessment | Currently in | progress |

| | | | |
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| 13.5 | Landscape Assessment | Currently in | progress |
| 13.6 | Transport Assessment | Currently in | progress |
| 13.7 | Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state) | Planning overview | |

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| 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. | X |
| | | Please provide details of viability: 'Oven ready' development site with funds in place, and service/utility connections available alongside. | |

ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW

PROPOSAL FOR SITE TO BE INCLUDED IN THE MAIN ISSUES REPORT – LAND ON SOUTH SIDE OF COUNTESSWELLS WOOD, NORTH SIDE OF BLACKTOP ROAD.

The following report provides additional supporting information in respect of the abovementioned site and should be considered alongside the completed Bid Form (*see attached*).

The subject site (*see attached OS Plan*) is located on the north side of Blacktop Road, with its west and north sides being bounded by Countesswells Wood and its east side by Kirk Brae. The landform gently slopes downwards from west to east towards Kirk Brae. It lies immediately adjacent to the Countesswells Release area (site OP38 in the current Local Development Plan) and to the initial phases of its development which are currently under construction.

In total, the site extends to approximately 4.0 hectares/ 10 acres and comprises of poor quality unused/unkept grassland bordered along its Kirk Brae boundary by a dry-stone wall and a barbed-wire fence to Blacktop Road. There is a monoculture of Italian rye grass, with other grass species over the main area of the field. On the southwest and western boundaries are docken with bracken invading into the field edges. A grouping of mature trees is located alongside the junction of the aforementioned roads.

The site has not been utilised for any form of farming activity for many years and there is no intention on the part of the current owners (my client) to do so at any time in the future.

The site does not contain any statutory or non-statutory nature conservation sites and visually, when viewed from the south and east, is enclosed by the backdrop of Countesswells Wood. Accordingly, any low-rise housing development, such as is proposed under this Bid, would not be seen to break the horizon, but rather would be framed by the mature woodland which currently exists alongside.

The current gently sloping landform would allow the proposed housing to adhere to the existing topography, thereby minimising excavation and upfilling. It would also allow surface water drainage to be routed towards its eastern boundary (Kirk Brae) to feed into the new infrastructure provided under the Countesswells project. Mains supplies of gas, electricity, water and foul drainage have recently been installed along the aforementioned road.

Importantly, whilst the development of this site would extend the boundary of the Countesswells Release area at this point further to the west, it would not encroach as far to the west as has currently been approved by the Council on the north side of Countesswells Wood. Indeed, its exclusion from the Countesswells Release area is somewhat of an anomaly in that, whereas its boundary to the north extends up to the edge of this woodland, the subject site which is unused, has been excluded.

My client has engaged the services of various consultants to provide expert findings on the following relevant matters. Their detailed reports will be provided to the Council at the Main Issues Report stage of the new local development plan process.

Geology & Soils (Astell Associates) – at this current preliminary stage we are confident that, as with the Countesswells Release area, no features of geological interest are anticipated within the subject site and, given the absence of agricultural use, that contamination is not likely to be significant.

Hydrology, Drainage & Water Quality (Fairhurst) – there are no watercourses on the site, with surface drainage being by field drains. In the attached indicative site layout plan two SUDs ponds have been incorporated at the south-east corner however, as an alternative, in keeping with the SUDs strategy adopted by the Countesswells development alongside, works could be provided which would result in there being no requirement to provide SUDs treatment within the boundary of the site itself.

Ecology, Nature Conservation & Biodiversity (Astell Associates) – site specific surveys will be undertaken as required. However, as with the adjacent Countesswells Release area, at this stage, based upon a site walkaround and given the absence of any nature conservation designations or watercourses, it is anticipated that the subject site will be of low conservation interest. The biodiversity of the site is limited, as is the woodland edge within Countesswells Wood, given the amenity pressures of the many users of the woods, who constantly use the marked (and unmarked) trails.

There is no evidence of badgers in the adjacent woodland and no evidence of breeding birds in the subject site. Bats will forage along the beech fringe and some woodland bats will forage within the wood. However, any proposals to develop the subject site will not affect the bats in this area.

Landscape & Visual Effects (*Astell Associates*) – as highlighted above, development on the subject site will be significantly contained in terms of visual impact by the existing mature mixed woodland which stretches along its entire western and northern boundaries. The beech fringe (some of these trees extending to over 24m in height) provides a deciduous canopy to views in from the existing roads on the southern and eastern boundaries. In the context of major landscape and visual change brought about by the Countesswells development project to this part of the countryside, the impact of developing this site will be very small in scale by comparison.

Traffic & Transport (*Fairhurst*) – the site is well located between two of the main radial traffic routes into Aberdeen City Centre from the west (the A944 to the north and the A93 North Deeside Road to the south). In addition, the AWPR is aligned to the west, with new junctions being formed where it crosses these two principal traffic corridors. The impact of the development of the subject site is expected to be absorbed by the upgrades being implemented under the Countesswells Release proposals. However, this will be fully examined by my client's transport advisors.

The subject site is also conveniently located adjacent to Core Path 57 which connects Countesswells Wood and Hazlehead Park via a

corridor of open space which traverses the Countesswells Release area. The inclusion of the subject site would allow the Core Path network to be extended southwards along its eastern boundary (Kirk Brae) as seen as aspirational (but outwith their control) by the Countesswells Consortium. Additionally, a strategic walking/cycling route will run along its eastern boundary with connections to the north (Kingswells junction A944).

Convenient access would be provided to the proposed new bus routes/stops within the Countesswells Release site which will connect to the A944. Based on the approved Development Framework, the nearest bus stop would only be approximately 400m from the subject site.

With regards utility services (gas, electricity, water, foul drainage), the site's development would benefit from the new supplies being provided under the Countesswells Release proposals, with the required connections being made into the new/upgraded systems/network.

The subject site would be within walking distance (400-600m) of the area to the east allocated in the Countesswells Masterplan for civic, retail, health, leisure and office space and a similar distance from the first Primary School (PS01) located to the north. The proposed Academy would be circa 700-800m to the east of the site.

Conclusion.

This proposed site offers an ideal opportunity to accommodate additional housebuilding of a size and type (ie. smaller Greenfield allocation of up to 100 units) which the Council has identified as best to satisfy any housing requirement identified under the Strategic Development Plan.

Furthermore, it can be accommodated within clearly defined defensible boundaries.

Its development would:-

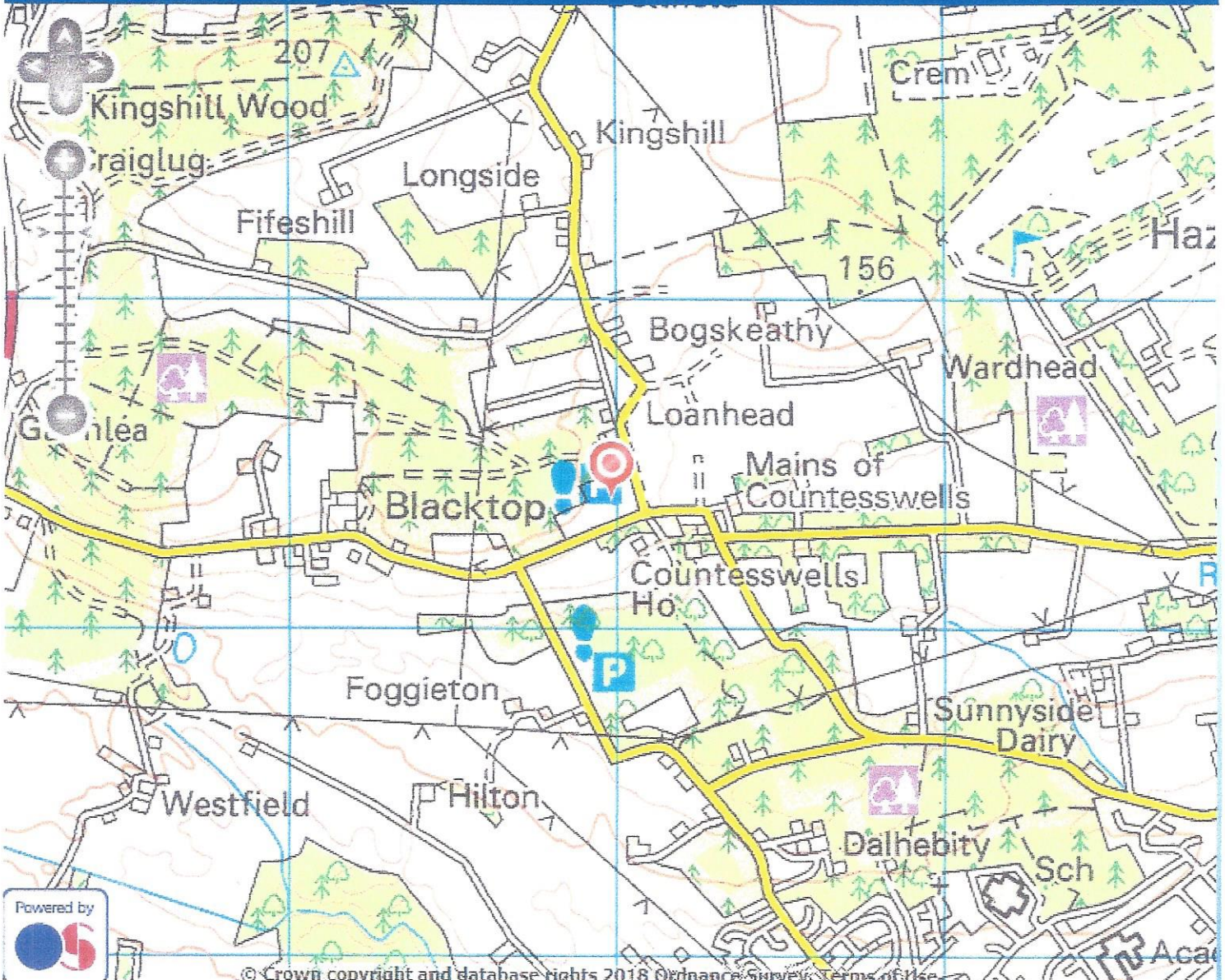
- not result in the loss of good quality agricultural land, rather it would put poor quality land which has been unused for many years to a productive use;
- on the basis of <20 units per hectare (which is the proposed development density of some sites around the periphery of the Countesswells Release area) the site could accommodate between 40-80 units, with 25% affordable housing provision (*see indicative site layout which offers one potential development scheme*);
- not impact adversely on any existing watercourses or sensitive habitats;
- utilise the existing landform, with the housing sitting below the height of the woodland which would form the backdrop to the development;
- connect directly into the utility services being provided along Kirk Brae as part of the larger Countesswells development; and,
- be conveniently located in relation to the retail, leisure, health, employment and education facilities within the Countesswells Release area.

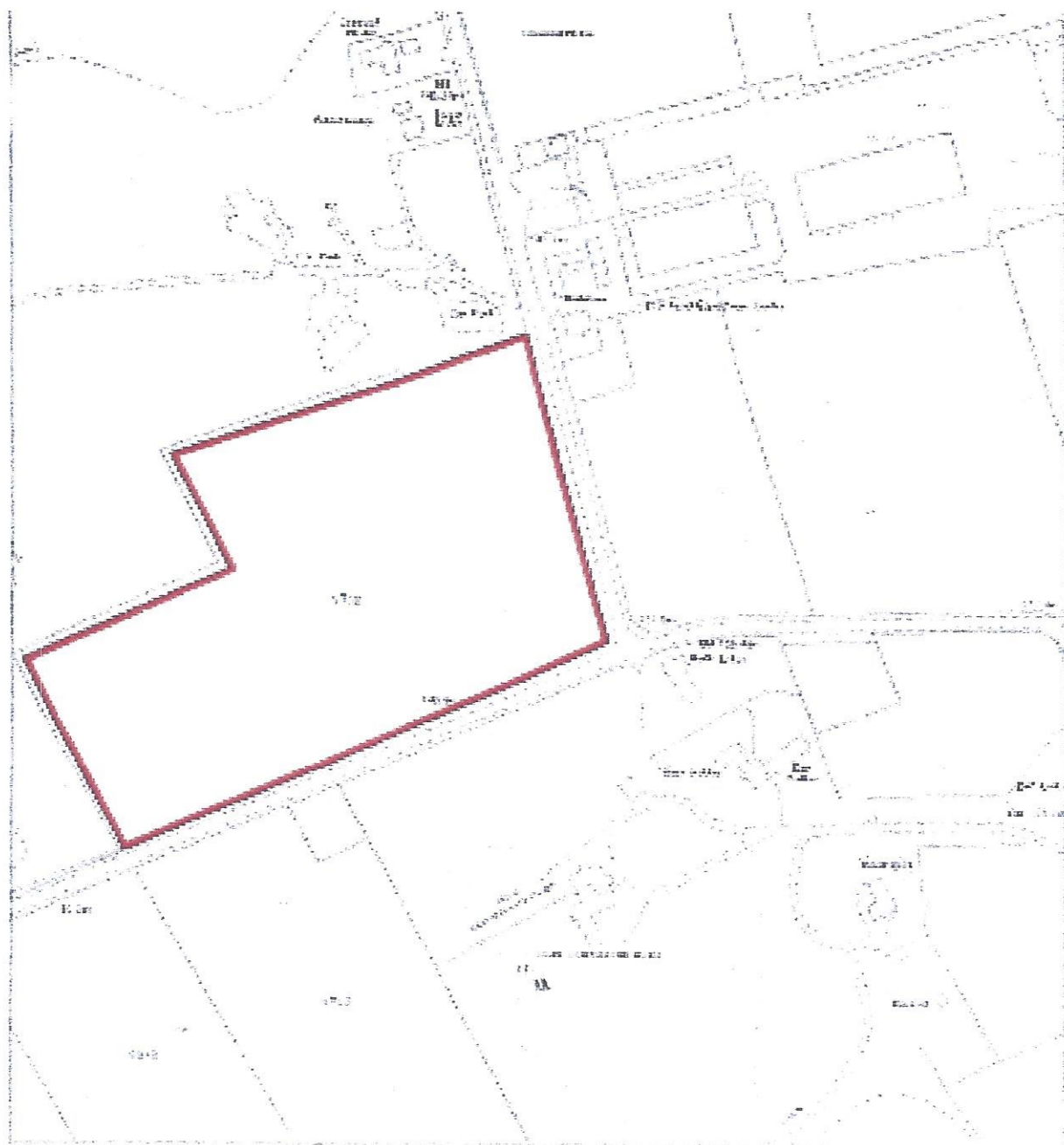
For all of the above reasons, I would commend the above to the Council as a site to be brought forward for housing under the new Local Development Plan.

W.B.Allan.

Dip TP MRTPI

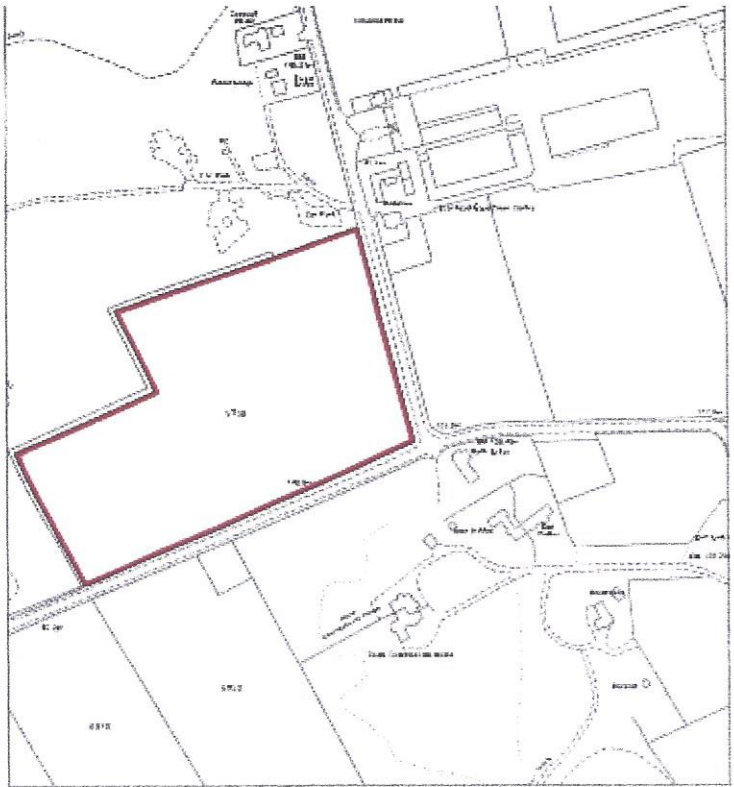
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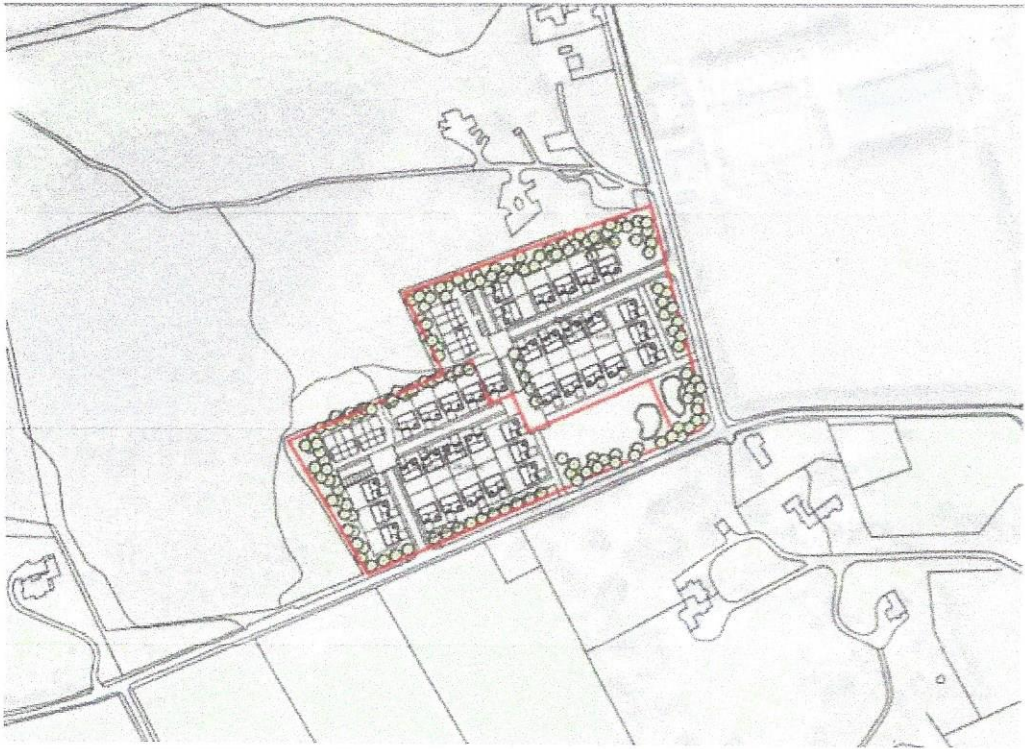
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INDICATIVE SITE LAYOUT

Land at Countesswells



Photo 1: View across agricultural field to the deciduous beech trees lining the edge of Countesswells Wood. Proposed houses in field out with any tree constraints.



Photo 2: View north towards the Countesswells housing development. Mature trees with extending canopies are seen on the west side of the drystone dyke. This area, and area out with the root protection areas of the trees, will be retained as garden ground.



Photo 3: Agricultural field to the left. Existing sub-base path seen in the foreground. Dense shade of trees prevents ground flora establishing in the area.

