

G140

The site and your proposals

S1 Under what name would you like the site to be identified?
 Aberdeen City Council Carnie Land Holdings
 Housing: Site adjacent to Mackie Steps
 Employment & Amenity: Site South of B9119

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :no

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2 Have you provided a map showing the exact boundaries of the site you would like considered?
 S3 Yes No

Please provide the National Grid reference of the site
 NJ8105

S4 What is the current use of the site?
 Agricultural Land

Has the land been built upon before (Brownfield Land)? Yes No
 Is there any suspicion that the land is contaminated? Yes No
 If yes Please provide a statement of the nature and extent of the contamination suspected
 Statement attached

S5 What use(s) do you propose for your site?
 Housing, Amenity space, class 4 Employment land.

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes No
 If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.
 Housing & Amenity @ site adjacent to Mackie Steps
 Phase1: 2.8 ha circa 2011, Social Housing & Private Housing provision
 Phase 2: 4.0 ha circa 2016 Social Housing & Private Housing, land allocated for Educational/ other Community Uses as necessary
 Phase 3: 12.9 ha post 2020 future housing provision

Phase 15.2 ha post 2020 future housing provision

Employment & Amenity: Site South of B9119

Phase 1: 4.2 ha circa 2011

Phase 2: 5.0 ha post 2016 as demand dictates

Phase 3: 4.0 ha post 2016 as demand dictates

Phase 4 : 6.4 ha post 2020 future employment land

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc).

Mix of family house types including 2 and 3 bed semi and terraced houses incorporating affordable housing provision. Design, house type, numbers, density of dwellings and street layouts in line with PAN 72,74,76,77,78,79,81 & 84

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

Do you have a specific occupier in mind for the site? Yes No

Please make sure the area of land proposed for business use shown on the site plan.

S9 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Extension of amenity area at Carnie woods through structural planting and landscaping to integrate the new development with surroundings. See plans.

Linking existing green areas to the South East and additional planting to the West offers scope for recreation, links to and extension of existing core path network, improves connectivity of these green areas and creates a wildlife corridor with associated benefits to local biodiversity and ecology.

Please continue on additional sheets as required.

The wider area

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

Housing & Amenity @ site adjacent to Mackie Steps

A complement to and expansion of current residential provision by providing a greater % of affordable housing within the area. The proposed phasing accommodates managed growth of the settlement while maintaining the integrity of the settlement of Skene to the West.

Housing design will reflect appropriate local vernacular whilst endeavouring to create well connected, safe residential streets in accordance with the PAN's identified in section S7

Orientation and materials selected in the design process will contribute significantly to energy efficiency. Housing is generally sited on South facing slopes.

Employment & Amenity @ site to the South of B9119

The proposed phased development of the employment land address the public road to the North, a new roundabout is already in place at the proposed access .

Class 4 uses are proposed which lend themselves to higher quality design

The site incorporates an extension of green areas, integrates with landscape to the South and would not impinge on any possible future plans for a Southern ring road further to the South.

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If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
No

If you have undertaken a site assessment please provide details

Statement attached

The Code for Sustainable homes or www.index21.org.uk provides guidance on this issue

Effect on the community

C1 Has there been any opportunity for local people to influence what you propose through local engagement? Yes
No
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If applicable, are you considering providing more or less than this? More 25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

Recreation - only opportunity to extend Carnie woods amenity area & path network

Local community - greater opportunity for local people to live and and work within local area contibuting to the Government sustainable community agenda.

Wildlife - Green corridor from Carnie woods to other existing wooded areas offers oppertunities to enhance biodiversity.

Transport- Sites located adjacent to existing road infrastructure and existing public transport routes.

Employment land- The development of employment land will increase local employment opportunities and offer further scope to grow this centre of excellence in the energy sector

Affordable housing opportunity, which would address to some degree the lack of this form of housing in the local area.

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

Servicing the site

Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Drainage Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at :
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

- C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes No

Other information

- O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information
- The scope and proposed phasing of this development can make a significant contribution to the supply of residential and employment land well into the medium and long term.
- The proposed development is adjacent to existing locations of growth and maintains the integrity of neighbouring settlements.
- Both the proposed housing and employment land is located adjacent to existing transport corridors
- The incorporation of additional amenity ground South of Cairnie woods not only maintains the link but improves the connectivity of this area to other existing green areas.
- The sites identified fall within indicative areas identified within The Westhill Capacity Study for alternative land uses.
- Depending of the outcome of the Development process. There is a willingness to work with adjacent landowners to develop a holistic masterplan for the whole area