



Friarsfield Development Framework

Planning and Sustainable Development
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The Friarsfield Development Framework was first produced prior to the adoption of National Planning Framework 4 and the Aberdeen Local Development Plan 2023. However the document remains valid, and the guidance derived from this still informs the City Council's decisions on such development in Aberdeen.

Any queries concerning the text of the document should be directed to Planning (01224 053 746 or pi@aberdeencity.gov.uk) for clarification.

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1 THE MASTER PLANNING PROCESS

1.1 Introduction

The site at Friarsfield is located to the west of the City of Aberdeen, on the northern edge of Cults. The Development Framework boundary covers an area of approximately 29.6 hectares.

The land is in various ownerships, with developer involvement by CALA Management Ltd and Stewart Milne Homes. A further area of land, under the control of Scotia Homes, lies within the Development Framework site to the east. This now has planning consent for 10 dwellings (Ref P110559). A number of other properties, including Greenridge, Dove Cottage, Bramble House, Craighbank House, East Craighbank and South Craighbank are included within the Framework area simply owing to the allocation status in the adopted Local Development Plan 2017.

1.2 Vision Statement

The Friarsfield Development Framework is a step towards the development of a new, attractive, high quality and sustainable residential development that will be well integrated with the surrounding area. Approximately 280 homes are planned for the site, in addition to roads, drainage infrastructure and open space.

The Development Framework aims to achieve the following:

- A high quality residential environment that meets a variety of housing needs while giving due consideration to the infrastructure and safety issues.
- Successful integration of the site with the surrounding area, ensuring new development fits well in the landscape as well as providing links from the site to the wider area.
- Attractive open space and opportunities for continued recreation on the site while retaining and enhancing access to the Core Path Network.
- Safeguard existing site features, enhance green space provision and to include proposed strategic landscaping, efficient connections to pedestrian and cycle path linkages, public transport and city road networks.

The Development Framework will be used to guide future detailed planning applications for the site. It should be noted that all plans associated with this document are indicative at this time.

Masterplanning aims to ensure that people and communities are genuinely engaged in the planning process. The release of green field land will increase the amount of housing, including affordable housing in Aberdeen, and also create opportunities for employment which are key targets for the Community Plan.

The following sections consider The Site; Transport and Accessibility; Planning and Design Principles; Drainage and Water; Developer Contributions; and Phasing and Delivery in order to achieve the vision for the site.

The design of the site evolved through the consultation process, which initially began when the site was first identified for development in the 2008 Local Plan through to public consultation with the local community throughout 2011.

Opportunities for stakeholder involvement will continue throughout the planning application process. This will ensure the site can evolve and grow and become a popular place to live and visit.

It is important that the local community are confident that they have helped shape that environment and continued public involvement will achieve that.

1.3 Planning Context

Scottish Planning Policy

This Development Framework interprets guidance from a wide variety of sources. Scottish Planning Policy is Scotland's national land use policy statement and provides high level development guidance.

Designing Places and Designing Streets also provide specific policy.

Aberdeen City and Shire Strategic Development Plan

The Aberdeen City and Shire Strategic Development Plan allocates 31,500 houses to Aberdeen City for the period up to 2035 with 21,000 of them proposed for greenfield sites.

Aberdeen Local Development Plan

This site is identified as OP41 (Figure 2), for 280 houses, in the Aberdeen Local Development Plan. The site is also identified as a masterplan zone.

The adjoining land to the north east and west is identified as Green Belt Policy which permits infrastructure such as roads to pass through the Green Belt where essential to access planned housing allocations.

1.4 Framework Process

The requirement for a Development Framework for Friarsfield site emerged following discussions with Aberdeen City Council. It was agreed that the content of the Development Framework would follow that set out in the Council's Supplementary Guidance, the 'Aberdeen Master Planning Process'.

Scoping

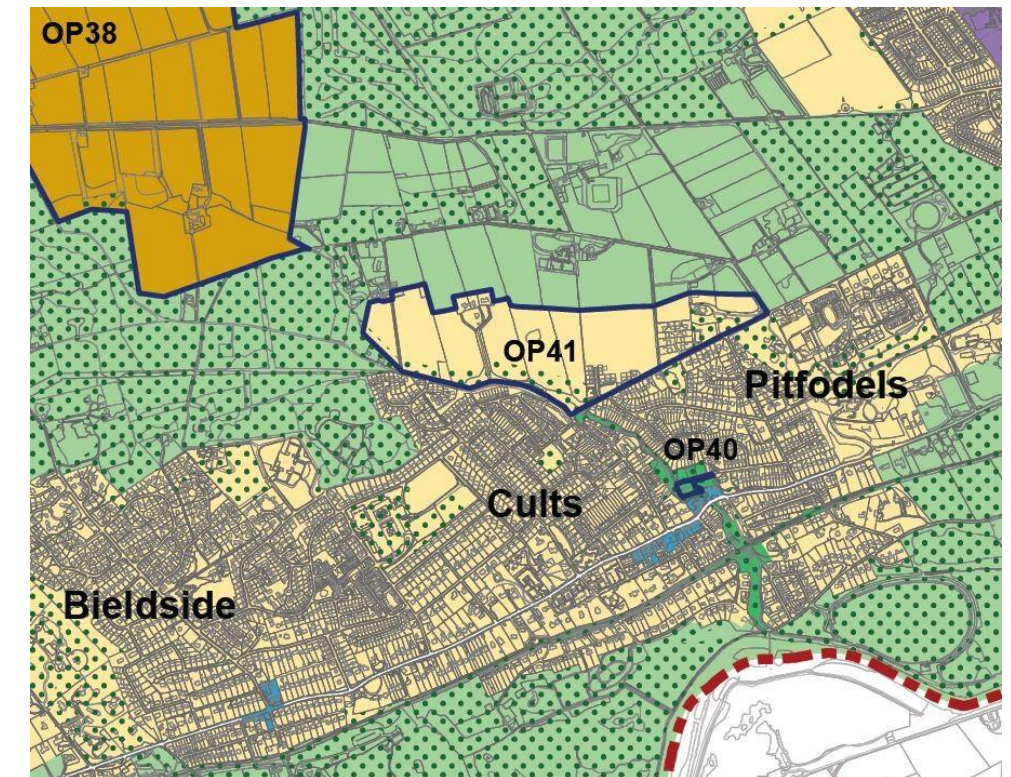
In August 2011 a Scoping document outlining the approach to be taken for the preparation of the Development Framework was prepared and submitted to Aberdeen City Council. Proposal of Application Notices (PAN) were also submitted to the City Council and the public consultation exercise proposed in the PAN documents was agreed as an acceptable approach by the Council on 21 July 2011.

Proposal of Application Notices

The proposed development of the Friarsfield site is a Major Development as defined in the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. As the site is under the control of a number of parties, three Proposal of Application Notices were submitted for the site (Application References, P111065, P111066 and P111179).

Separately, Scotia Homes has recently received planning permission for 10 houses on a 1.37 hectare area of land lying within the Framework Area to the east (Ref P110559).

Figure 1: Aberdeen Local Development Plan Proposals Map Extract



1.5 Community Consultation and Engagement

An essential element of the preparation of the Development Framework is public consultation. The public consultation for both the Development Framework and the planning applications for the site have been run in tandem to minimise confusion and avoid duplication. Details of the public consultation that has been undertaken were provided in the Proposal of Application Notices and agreed with Aberdeen City Council in advance.

Throughout the design process, the project team has been committed to involving members of the local community, local councillors and Community Council. This has been important in shaping the Development Framework and proposals for the site at Friarsfield. Consultation has been carried out following best practice guidelines as set out in Planning Advice Note 81: Community Engagement and Aberdeen City Council's Guidelines for Community Engagement.

At the outset, it was agreed to hold two consultation events to which the public would be invited. Letters were sent to Aberdeen City Council officers and Councillors advising of this. Meetings have also been held with Cults, Bieldside and Milltimber Community Council to brief them on the proposals and seek their views.

Meetings with Cults, Bieldside and Milltimber Community Council

A meeting was held by CALA on 2 August 2011 with representatives of the Community Council. The opportunity was taken at this meeting to explain the intentions for the site at Friarsfield.

The Community Council explained that they were creating a small working group to take forward their engagement with CALA and Stewart Milne Homes. The main messages received were as follows:

- Schooling is a major issue and local concern and certainty is needed.
- The impact of the Aberdeen Western Peripheral Route on development at Friarsfield.
- The provision of affordable housing

The Community Council then held a meeting on 25 August 2011 which was attended by around 20 members of the public and Community Councillors, including Cllr M Boulton.

CALA advised the Community Council of the progress on the site at Friarsfield. Topics of interest were:

- transportation and linkages;
- education;
- house types and numbers.

The issue of affordable housing and the different standards raised at the previous meeting was explained.

First Public Consultation Event at the Cults Hotel, Cults

A public exhibition was held locally between 2pm and 8pm on the 8th September 2011 to outline the initial development proposals and seek public comment. Adverts giving notification of the exhibition were placed in the Aberdeen Evening Express and Aberdeen Citizen on 30th and 31st August 2011.

Posters were distributed locally, in shops, Cults Primary School and Cults Academy, and the Community Council's notice board. Personal invitations were delivered by hand to the property and landowners within the Development Framework area and also to the Waldorf School.

Letters were also issued to local Councillors and Community Councillors to brief them in advance of the public exhibition. Advertising material for Exhibition One is contained in Appendix 1.

At the public event representatives from the site, developers and members of the Design Team were in attendance to provide information and discuss emerging ideas for the future development of the site.

After the event, the display boards were issued by email to those that requested them and meetings were held with individuals, where requested, to discuss their specific concerns.

Around 125 people attended the event at the Cults Hotel and 61 representations were returned at or after the event. A further 58 representations were received, specifically requesting that the developers should contribute to a link road across land at North Garthdee Farm.

The feedback form issued at the event included 6 questions and this is also contained in Appendix 1. These are set out below with a short summary of the issues raised.



Question 1: What do you consider to be positive about Cults and its surroundings?

- Village and community atmosphere
- Self contained, quiet suburb with individual character
- Proximity to the countryside and access to forests and open space
- Variety of quality housing

Should local character influence development on the site?

- Character could be continued by creating greenery within the site
- Retain a village feel
- Include a meeting area/focal point within the development
- Properties should be in scale with surrounding and there should be a mix of houses which should not be too close to each other
- Use of traditional local materials with a mix of modest building heights
- Walls and trees should be retained

Question 2: How and where can the site connect and integrate into the existing settlement? i.e footpaths and cycle paths

- Cults Academy and Cults Primary
- T junction rather than a roundabout would create a safer crossing
- Footpaths on the site to be retained
- Access to forestry commission land and current walk down the Cults Burn

- Footpaths and cycle paths from Friarsfield Road to upper part of Craigton Road through the site
- Footpath on Kirk Brae towards the Academy very neglected and needs to be maintained
- Core paths should be made wider and should wind and have trees planted
- Good pedestrian access to the Den of Cults
- Pavement opposite needs developing further; No footpaths on north side of Friarsfield Road
- Entrance and exit from Kirk Brae
- Pedestrian and cycle route to west of Waldorf School path

Question 3: How important is improved public transport provision to the site?

- Around 20% of respondents specifically said it was very important.
- Additional public transport was considered important to support development but there was also the realisation that improvements were required to the road network to support development.
- Around 9% specifically stated that public transport to the site wasn't important
- The site is already close to North Deeside Road bus routes.
- Taking public transport to the site was considered to add to the overburdened network. However, others commented that regular, low cost public transport was essential to minimise additional traffic burden on the roads
- A bus route over the link road was considered to be a good idea.
- Consideration should be given to a cycle lane on the main road

Question 4: What are the landscape characteristics of the area and environmental qualities that can be enhanced/made accessible through the development?

- 14% of respondents stated that no houses should be built on the site as it would destroy the characteristics and qualities of the area
- Mature trees, natural stone walls and the Cults Burn were the main features to retain and enhance. Leave access to the burn natural
- Ensure suitable play area and space to kick a football is provided
- Ensure green corridor is not incorporated in gardens and roadside grassed areas
- To be kept as natural and open as possible
- Enhance proximity to the countryside and provide access to rural side of the site
- Additional areas of green space
- Already suitable and sufficient footpath provision through the site and don't try to enhance existing green areas and footpaths

Question 5: How important is additional open space provision within the site? Or should existing open space in the area be upgraded?

- 13% of respondents specifically stated that additional open space was very important within the site
- 8% of respondents specifically stated that the site should be left as it is with no development
- A central open focal point was suggested for residents to meet
- Open space should not necessarily be squares or parks, but roads with widened green sections
- Open space along the Cults Burn would be an asset.
- A mix of open space within the site should be provided and retention of general vista
- Important for children to have open play area
- Upgrades were suggested to the existing play ground in Kirk Road/Drive

- Existing open spaces on north side of Friarsfield Road and corner of Kirk Brae and Friarsfield Road should be upgraded
- Recreational use of areas to north of proposed developments would be useful

Question 6: Do you have any other comments?

- There was a general concern over the impact of development on infrastructure, including roads, schools, doctors and drainage. The community requires confidence about the delivery of infrastructure. A detailed phasing plan was required
- This included concern over the increase in traffic and the adequacy of existing roads, concern over pedestrian safety and the safety of children going to school; concern over Friarsfield/Kirk Brae junction as well as access opposite Abbotshall Drive; and concern over closure of Jacob's Ladder.
- The need for traffic calming on the existing road network due to increased traffic
- General concern was raised over the overcrowding at the schools and where children from the development would go to school
- Concern over flooding and drainage, in particular flooding at Kirk Brae and the proper assessment of field drains. It was considered that the increased pressure on sewerage systems will produce problems
- There was concern over the loss of Green Belt and green space and that the proposals should conform to NEST and be returned to Green Belt status
- There was a general concern of over development and that Cults didn't need more houses
- It was suggested that properties should be no more than two storeys high
- It was suggested that there were bats in the vicinity of the Cults Burn
- Concern was raised over pollution and noise
- Social housing was not considered to be welcome and housing for ordinary people should be provided
- 10 metre landscaping requested around Craighbank

Community Council response

- Proposed new link road to be in place before construction of houses begins
- Opposed to the negative impact that closure of Jacob's Ladder would bring. Direct access to a route eastwards into town and beyond should be maintained
- Planning gain in the form of upgrade to the junctions of Friarsfield Road and Kirk Brae. A pedestrian crossing should also be added in this vicinity
- Concern over the impact on the local school rolls. Certain years at the academy are already reported to be over subscribed
- Concern over the impact on the local health centre
- The format of the exhibition was useful and the presentation welcomed

Response to First Consultation Issues

The above consultations generated a wide ranging response to the emerging proposals. The Design Team in the preparation of this have taken on board, where appropriate and practicable the comments that were received.

Question 1

The developers will endeavour to maintain the village atmosphere and community spirit within the development.

A mix of high quality housing, together with the retention of stone dykes and mature landscaping will contribute to the creation of a development that will fit with the existing residential area.

The retention and improvement of Core Paths through the site and the provision of additional pedestrian and cycle linkages throughout the site will ensure access to forests, open space and existing connections outwith the site is maintained.

The local character will be maintained by creating linked areas of open space throughout the site, evidenced by the significant open space along the Cults Burn and the retention of the tree knoll. This will provide meeting areas and focal points through the site. Aberdeen City Council's open space standards will be met as set out in interim supplementary guidance. Detailed applications will also determine the mix of housing, use of materials and building heights, although this is covered in section 4: Planning and Design Principles.

Question 2

All the existing Core Paths are retained on the site with additional links providing a comprehensive network through the site to the surrounding area. Footpath connections include the forestry commission land and a route along the Cults Burn and Den of Cults. A 3 metre wide footpath and cycle way is indicated along the proposed link road to provide access for a range of users. There will be no change to the width and nature of the Core Paths within the site. As these are historic routes, it is considered they add to the character of the site and should not be altered for this reason.

The proposals identify new pedestrian routes linking to existing path networks in the Indicative Design Concept illustrated at Figure 20 on page 24. These routes include footpath connections from the internal path network at Kirk Brae which forms part of the pedestrian route to Cults Primary and Cults Academy.

New footpaths will be provided along Friarsfield Road and along the burn also indicated in Figure 19 on page 39 to provide safe routes for pedestrians and children walking to school. The treatment of existing pavements in the vicinity will be the subject of detailed discussions with the Council at the application stage.

Access is provided from Kirk Brae via a T junction which is considered to be safer than a roundabout due to the reduction in number of potential crossing points. Further access is achieved from Friarsfield Road as this is an existing access and is required for the scale of development proposed.

Question 3

In terms of the provision of Public Transport to the site, there was a mixed response as to the need for this. The proposed new link road from Kirk Brae to Craighton Road will provide an opportunity for frequent public transport services to be provided directly to the area.

This could include an addition to the existing 16 service which serves Airyhall and Craigiebuckler. Initial discussions have been held with the bus operator and this was considered to be acceptable in principle.

Question 4

The site is allocated for development in the 2008 Local Plan and the emerging Aberdeen Local Development Plan (ALDP) and it is viewed as appropriate to meet the needs of the City. The site forms part of the base land supply and if not developed, a shortfall in the housing land supply will occur. This will require replacement and will lead to unplanned, unmanaged planning applications elsewhere in Aberdeen to replace the 280 units arising from this allocation.

Mature trees on the site are to be retained along with the stone walls where practicable. The Cults Burn is retained and enhanced through the provision of open space along its banks. This will be kept as natural as possible. This green corridor is dedicated to recreation and is not incorporated into gardens and roadside grassed areas. Dedicated play areas and equipment would be determined through detailed planning applications for the site and through discussions with Aberdeen City Council at that time.

The proximity and links to the countryside is maintained through the retention of Core Paths and the creation of new footpaths throughout the site.

Question 5

The majority of respondents felt that open space provision within the site was very important. A central focal point is to be created along the Burn due to the significant open space that is proposed there. The retention of the tree knoll is also an important feature that could become a focal point for the development. Landscaping is proposed along the link road and further areas of landscaping will be provided within the development areas, providing a link eastwards from the tree knoll to open space provision serving the east of the development. A mix of open space will therefore be provided, in accordance with the Strategic Landscape Framework set out in Figure 15 on page 20.

In terms of upgrading existing recreational areas, although these are outwith the boundaries of the site, if an offsite planning gain contribution is required, these areas could be upgraded. Initial discussions have been held with planning gain although no formal requirements have been identified at this stage.

Question 6

In terms of the concerns over the impact of the development on existing infrastructure, this is an allocated site, and these issues would have been considered during that process. As a result, the school roll forecasts have already taken the number of units at Friarsfield into consideration. This is reflected in the Infrastructure Requirements for the site which states that "sufficient capacity is likely to be available to accommodate pupils generated by this development".

With regard to the delivery of infrastructure, a phasing plan is identified in the Development Framework, in section 7 to address this. In addition, planning applications will be accompanied by a Delivery Statement, providing certainty as to the delivery of infrastructure.

An initial assessment of transport has been undertaken by Fairhurst which demonstrates that there is capacity in the roads system for this development. In order to alleviate the concerns of the local residents further, additional traffic counts are being undertaken to reinforce this. A full Transport Assessment (TA) will be carried out as part of the planning application process which will identify any further mitigation required.

A Drainage Impact Assessment will be undertaken during the planning application process to ensure that drainage is dealt with satisfactorily on the site. This will ensure that there are no issues or problems.

In terms of conformity with North East Scotland Together (NEST), The Aberdeen and Aberdeenshire Structure Plan, this document is out of date. The site was allocated in the extant Local Plan and is now included in the emerging ALDP. It is therefore no longer Green Belt or Green Space Network and is capable of development immediately. There is a need for more houses throughout the City and the Friarsfield site was identified via the appropriate planning process.

A range of house types, varying between 139 sq m and 232 sq m will be provided which will not exceed two and a half storeys. In terms of social housing, a

contribution will be provided for affordable housing and this will be addressed at the planning application stage.

Some disruption is anticipated in terms of noise during construction, however, this will be controlled by conditions. It is not anticipated that there will be any significant noise beyond the construction period, or pollution from the development.

In terms of bats in the vicinity of the Cults Burn, further investigations are ongoing. Bat surveys will be carried out and this will inform the planning application(s). Appropriate mitigation will be provided where necessary. Significant open space is to be retained around the Cults Burn, therefore, they are unlikely to be disturbed.

Response to Community Council Representation

A number of the issues raised by the Community Council have been addressed. In terms of the construction of the link road prior to houses, unfortunately, due to the scale of the development at Friarsfield, this is not possible. Revenue from the houses is required to fund the road and this will be completed in sections, in line with the Development Framework, as development progresses. The Transport Assessment (TA) will determine what is required and when.

Feelings on the closure of Jacob's Ladder are mixed. Discussions are ongoing with Aberdeen City Council's Roads Department on this issue.

Planning gain will be determined during the planning application process.

Meeting with Landowner

Meetings were held with the owner of Craigbank, a property within the Development Framework area, on 17th October 2011 and 16th November 2011. Concern was raised in relation to the impact on the existing private access and the number of road crossings. Also, landscaping around the property was requested. The Development Framework provides for new landscaping around Craigbank. In terms of the private access, the Framework tries to minimise the impact on the residents of Craigbank by locating the connections to the development road network as far south as possible. In addition to minimising the number of road crossings between Craigbank and Kirk Brae. This will be further addressed in the detailed application.

Second Public Consultation Event at the Cults Hotel, Cults

Having regard to the comments received at the initial public exhibition, the Development Framework was refined and a further exhibition was held during the afternoon and evening of Tuesday 1st November 2011 between 3pm and 8pm to present a further draft of the proposals prior to the submission of the Development Framework and planning applications. Local Councillors and Community Councillors were invited to a preview of the proposals prior to the public exhibition.

A database of over 100 email contacts was assembled following the initial consultation event and all parties notified of the subsequent event. Adverts giving notification of the exhibition were placed in the Aberdeen Evening Express and Aberdeen Citizen on 19th and 24th October 2011. Posters were distributed locally, including shops, Cults Primary School and Cults Academy, and the Community Council's notice board. Personal invitations were delivered by hand to the property and landowners within the Development Framework area and also the Waldorf School. Letters were also issued to local Councillors to brief them in advance of the Councillor preview and public exhibition. Advertising material for Exhibition Two is contained in Appendix 2.

Representatives from the site developers and members of the Design Team were again in attendance to provide information and discuss emerging ideas for the future development of the site.

Copies of all exhibition material and advertising of the events was made available in the local library to enable the local community to view the draft proposals outwith the exhibition times. A website was also set up www.cala.co.uk/friarsfield to provide information to those that have access to the internet.

Around 80 people attended the event at the Cults Hotel and 40 representations were returned at or after the event. The feedback form, contained in Appendix 2, issued at the event sought comments on the proposals.

Many of the issues raised at the second consultation event are addressed in the response to the first consultation event. Additional issues raised included the following:

Traffic

- Difficult to believe traffic has decreased in the last few years. Traffic surveys in August need to be revisited
- Will developers contribute towards a new link road between North Deeside Road and Garthdee Road
- Provision of bus stops and laybys on the proposed link road

Safety

- Safe crossings at junction of Friarsfield Road and Kirk Brae and over the proposed link road
- Narrow pavements on Friarsfield Road
- Speed restriction signs around Friarsfield area
- The emphasis on walkways is a gimmick as families in general do not walk to school these days and neither will they in the future.

Drainage and Flooding

- The SUDs area is a good one which should serve to preserve the rural character of the area

Open space and landscaping

- Will there be trees on the north side of the road to shield from view
- Are there going to be children's play areas integrated into the plans
- The linear park proposed to run alongside Kirk Brae and Friarsfield Road looks like it has been allocated because it is bog, steep and runs along the Burn and is not suitable for building.
- No attempt to maintain the rural, intimate nature of the area.

Other

- How will negative visual impact of electric sub station be managed
- Noise from proposed bus terminus
- Consideration to selling off parcels of land for individuals to build their own houses
- Minimise houses opening on to Friarsfield Road
- No housing suitable for the over 70's
- The plans look good
- Good presentation, very helpful

Viewpoint I



Viewpoint J



Response to Second Consultation Issues

Emphasis on the need for safe pedestrian crossings at Friarsfield Road and Kirk Brae, as well as over the link road is highlighted. Pedestrian crossings will be provided as part of the development of the site and the exact location of these will be decided in discussions with Aberdeen City Council through the planning application process.

As stated previously, further traffic counts are to be carried out to alleviate the concerns of the local residents and measures will be implemented to mitigate traffic concerns. The details of this can only be determined through a Transport Assessment (TA) which will be provided when planning applications are submitted. In terms of the provision of bus stops and laybys on the proposed link road, again, this will be considered in more detail at the planning application stage and the Development Framework makes reference to this requirement.

In terms of the narrow pavements on Friarsfield, this is an existing issue, however, consideration will be given to improving this at the detailed application stage. The proposed link road is designed to take traffic away from Friarsfield Road to reduce the safety concerns expressed.

In terms of the electricity substation, unfortunately this is outwith the control of the developers as they do not control that land. The visual impact will be mitigated through landscaping and this has been increased as a result of the consultation process.

Additional trees will be planted on the north side of the site to mitigate the visual impact to existing residents adjoining the site. The linear park is designed to run along the Burn as this was a feature that was indicated through the first

consultation. It continues the rural feel to the development and integrates it with the existing built up area.

A range of house types will be provided on the site, varying in size from 139 sq m to 232 sq m. The exact mix of house types on the site will be determined at the planning application stage.

Traffic calming measures on adjoining streets can only be addressed by the City Council. However, if the Transport Assessment demonstrates that mitigation is required, developer contributions may be appropriate to address this.

Timeline for public consultation

Event	Date
Council consultation on Local Development Plan	June 2009 16 Oct 09 – 11 Dec 09
Proposal of Application Notices	July 2011
Meeting with Community Council	2 nd August 2011 25 th August 2011
First Public Exhibition	8 th September 2011
Period for comments on first public exhibition	8 th September to 6 th October 2011
Meeting with landowner	17 October 2011
Community Council briefing	1 st November 2011
Second Public Exhibition	1 st November 2011
Period for comments on second exhibition	1 st October 2011 to 15 th November 2011
Meeting with landowner	16 th November 2011
All material available in local library for viewing	Ongoing
Planning application – Phase 1	Early 2012
Future Planning applications	2012 onwards

2 THE SITE

2.1 Growth of Cults

Historic plans show how the area has changed and grown over the years.

Development was sparse in 1869 (Figure 3), with a number of large houses dominating the landscape.

Over time to 1904 (Figure 4), development has occurred along North Deeside Road. The larger buildings still exist at Friarsfield, with the further development of a convalescent hospital to the north, now the Waldorf School.

The Cults settlement up until 1947 developed organically following an un-planned approach. Development pre-1947 saw a variety of mixed housing tenures set within generous garden plots. At this time, the land to the east and west of Kirk Brae was still in agricultural use. The field boundaries are still evident as identified in Figure 5, taken from the 1947 ordnance survey map.

Between 1947 (Figure 5) and 1988 (Figure 6), Cults saw an unprecedented uplift in housing development, with the remaining agricultural land to the east and west of Kirk Brae developed for housing and educational provision. The resultant pattern of the latter development window shows comparatively high density development within this area of Cults.

Underlying the settlement pattern, it is possible to see the lines of the original field pattern of boundaries. This is a feature that will be brought into the pattern of new development within the Development Framework area and something that will bring together the historical development and the Friarsfield development area. The design and patterns of development are explored in greater detail within Section 4 "Planning and Design Principles" and how this has impacted on the evolution of the design across the Development Framework area.

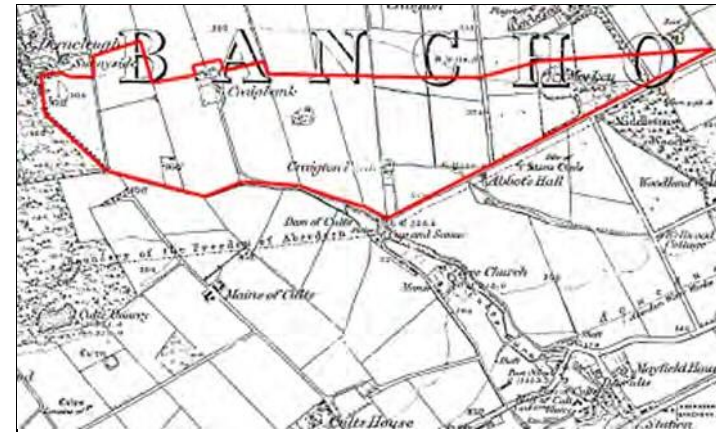


Figure 3: 1869

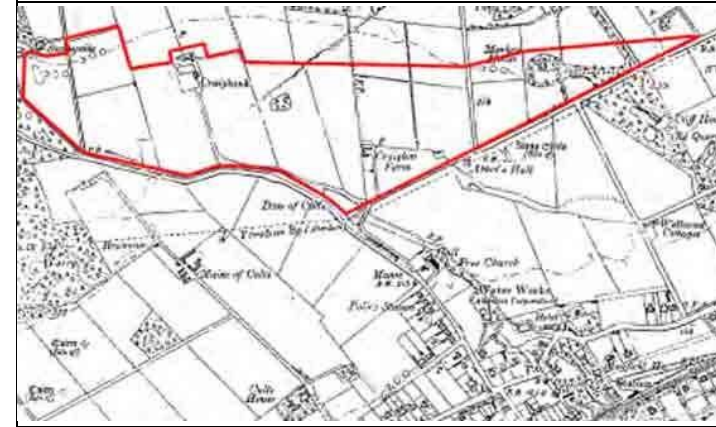


Figure 4: 1904

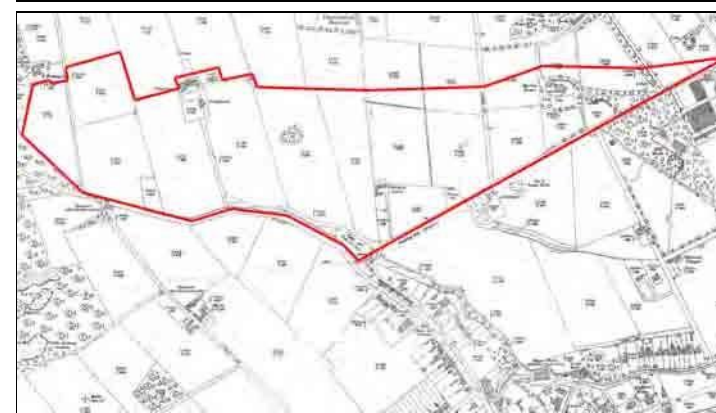


Figure 5: 1947



Figure 6: 1988

2.2 Site Description

The site lies to the west of the City in the popular suburb of Cults. Cults is a local service centre supporting a relatively large commuter population.

The area is predominantly a residential area, with a District Shopping Centre situated to the south of the site on the A93, North Deeside Road. It benefits from primary and secondary school provision and a range of community facilities and services.

The site is relatively contained being bound along its entire south eastern and south western boundaries by existing residential development, to its west by woodland, to the east by the mature woodland setting of Greenridge and to the north by the rising topography.

2.3 Boundaries

The site is roughly triangular in shape as shown in Figure 7 and is bounded to the south west by Kirk Brae, which is an unclassified road connecting with Countesswells Road and onwards to Kingswells. To the south east, the site is bounded by Friarsfield Road, which meets the northern boundary at a point just east of the junction of Friarsfield Road and Craigton Road. The northern boundary runs along the field boundary to the north of Sunnyside Stables and Craigbank House and south of the playing field at the Waldorf School.

A number of properties lie within the Development Framework area. These include Bramble House (Viewpoint K), Craigbank House, South and East Craigbank, Dove Cottage, Sunnyside Stables as well as the derelict Friarsfield nursery. The BP building, Greenridge, an 1840's Archibald Simpson designed Category B Listed Building also lies within the Framework area. The Waldorf School (Viewpoint 16) lies outwith the boundaries, but overlooks the site.

An electricity substation and telecommunications mast are located at the south boundary of the site and the Cults Burn runs alongside the south western boundaries.

The boundaries to the east of the Development Framework extend slightly beyond those identified in the 2008 Local Plan and emerging ALDP as demonstrated in Figure 7 below. This is necessary to enable provision of the link road and is permissible under the terms of Green Belt Policy.

Figure 7: Site Plan

Viewpoint K: Bramble House



Viewpoint 15: Properties within the site



Viewpoint 16: Waldorf School



2.4 Site Analysis

Topography

The landscape character of Cults has previously been assessed as part of the Scottish Natural Heritage (SNH) national programme of Landscape Character Assessment.

It is included in No 80 Landscape Character of Aberdeen and is located in the Countesswells/Milltimber/Kennerty Landscape Character Area. It is described as follows:

“A diverse, undulating and rural landscape which tends to be located close to the major river valleys. It is mainly agricultural but contains a high proportion and variety of woodland cover either as plantations, shelterbelts or clumps of trees around scattered, traditional-style buildings. The congruity of open fields to woodland is an important characteristic”.

The landscape pattern of the wider area is established by the topography and medium to small sized fields marked by stone walls and trees running northwards from Friarsfield Road and Kirk Brae.

The Development Framework respects the features of the site by retaining, where possible, stone walls which mark the field boundaries, within the layout of the site. Important groups of trees are retained as areas of landscaping as well as the Green Space Network to the south of the site in the Cults Burn corridor.

The land at Friarsfield forms part of the north, mid valley side of the River Dee. There is an intermediate ridgeline to the north of the site, between Craigton Road and Countesswells Road and the development of the site respects this. The site is generally south sloping, with flatter areas evident within the site.

The site undulates adjacent to Cults Burn to the south west boundary of the site. The Cults Burn, a tributary of the River Dee runs in this valley, to the west and south of the site.

Figure 8 opposite identifies the topography of the site. There are a number of knolls rising out of the flatter part of the site, the largest of which (Viewpoint 19) lies between Craigbank House and the former nursery. A further two knolls lie to the south of this, north of the Cults Burn.

Viewpoint 19: Tree Knoll



Figure 8: Site Topography



Land cover

The predominant land cover over the site is improved grassland, used mainly for the grazing of horses and ponies associated with the livery stables to the west of the site. The field to the south of the Waldorf School, outwith the framework area, is used as a playing field.

Ecology/biodiversity

There are no large areas of woodland within the framework area other than pockets of tree cover, including shelter belts and boundary trees.

There are however, several groups of mature trees, the most prominent occupying a large knoll close to the centre of the site.

There are also mixed deciduous and coniferous trees associated with other residential properties on the site and the electricity substation. Some of these are mature woodland trees but there are also a number of more suburban small trees, evergreen hedges and other ornamental species. Figure 9 identifies the important features on the site. These features, together with the topography of the site, have been taken into consideration in the evolution of both the Landscape Framework and the overall Development Framework.

The area around the site is characterised by trees, with mature deciduous trees lining many of the roads. Extensive areas of coniferous forestry, including areas of deciduous trees can be found to the west of the site. Clumps of coniferous trees can also be found along the Kirk Brae.

Figure 9: Site Features



The Cults Burn

The Cults Burn runs along the south west boundary of the site. It is an important wildlife corridor and a designated Local Nature Conservation Site. Along the Burn, just north of Friarsfield Road, is the Dam of Cults, a small manmade earth dam and area of open water. It is currently inaccessible and obscured from view by surrounding vegetation.

There can be a risk of localised flooding due to part of the site being adjacent to the Cults Burn as indicated in the Scottish Environmental Protection Agency's (SEPA) flood risk map (Figure 10). It is noted that the adjacent roadway discharges surface water in an uncontrolled manner into the burn which could compound localised flooding, and potentially impact upon the River Dee.

As the burn forms a key landscape feature and a defining development boundary, this area will be retained and enhanced to encourage and develop the ecology as well as forming a natural flooding buffer to the development. Providing footpath links to existing core paths will allow the burn corridor to be enjoyed as an outdoor recreational space for walking, cycling and general recreation without interfering with the flora and fauna. The informal open space within the burn corridor will be a space that can be enjoyed by both existing and new Cults residents, helping integrate the new development with the existing. This is a specific outcome of the consultation exercise.

Leaving and enhancing the width of the corridor will create additional habitat for existing flora and fauna and help develop bio-diversity within the vicinity of the burn. Figures 15 and 20 demonstrate the extent of the corridor and set out indicative footpath connections linking the core paths to the Cults community.

Figure 10: SEPA Flood Risk Map



Viewpoint N



Manmade Features

Manmade features on the site include buildings, stone walls and roads or footpaths. There is also an electricity substation, telecommunications mast and overhead lines on wooden poles. Those features which contribute to the character of the area will be retained and are addressed in more detail later in section 4: Planning and Design Principles.

Older, larger properties lie within the boundary of the Framework area. The majority are of traditional vernacular design, with the exception of one property at Craighbank and Bramble House (Viewpoint K on page 9), which is a large, modern dwelling constructed relatively recently.

The buildings at the former plant nursery are derelict and have suffered from vandalism (Viewpoint 18). These will be removed and any granite duntakings reused as required by emerging ALDP Policy.

Dry stone walls mark the majority of the boundaries on the site and an example of these are identified in Viewpoint 20. However most of these are in a poor state of repair, but will be retained where possible. Larger stones are used in the construction of some of the walls, including those around the woodland on the knoll.

There are no scheduled monuments or entries within the National Monuments Record of Scotland, Scottish Sites and Monuments Record or Gardens and Designed Landscapes within the Framework Area to be considered.

Greenridge, which lies in the Development Framework Area to the extreme north west of the site is an 1840's built Archibald Simpson house and lies within the Development Framework area. It is a Category B Listed Building.

The Cults Burn



Viewpoint 17: Electricity Substation



Viewpoint 18: Former Nursery Building



Viewpoint 20: Existing Walls

2.5 Surrounding context

There is a range of house types, sizes, styles and building materials in the vicinity of the site. Having been developed over many years the area lacks a coherent design but development is reasonably well integrated into the landscape by planting and mature gardens. This will be addressed in the development of the site through the creation of linkages and the creation of a sense of place.

Housing along Kirk Brae as shown in Viewpoint P, S and T range in style from bungalows, to flats, detached and semi detached housing. Housing along Kirk Brae as it lies adjacent to the site is elevated, with a limited frontage. Dwellings are inward facing with their backs or gables fronting Kirk Brae.

The housing along Friarsfield Road varies greatly, with a range of architectural style and materials. Dwellings are set back from the road, with driveways and established landscaping as identified in Viewpoint L.

Housing in the Abbotshall area shown in Viewpoint G and O is predominantly 1960's style semi detached housing, of concrete block construction finished with roughcast and with tiled roofs. Many have been altered and extended over the years.

The recent Scotia consent proposes large detached dwellings. They are 2 storey in height with further dormer accommodation in the roof space. The development is accessed from Friarsfield Road, with the housing set back from the site frontage and new replacement tree planting to be undertaken along Friarsfield Road

The new development will integrate with existing landscape features which will be enhanced through additional planting and open space provision. There will be distinct character areas, as described on page 22 and 23 providing a transition between the existing development to the south and the new development and again between the new development and the retained Green Belt land to the north. Each developer will introduce a distinct style but controls on scale, density and materials will ensure a coherent and attractive design creating a sustainable and successful place.

Viewpoint P: Kirk Brae



Viewpoint S: Kirk Brae



Viewpoint T: Kirk Brae



Viewpoint G: Abbotshall Road



Viewpoint L: Friarsfield Road

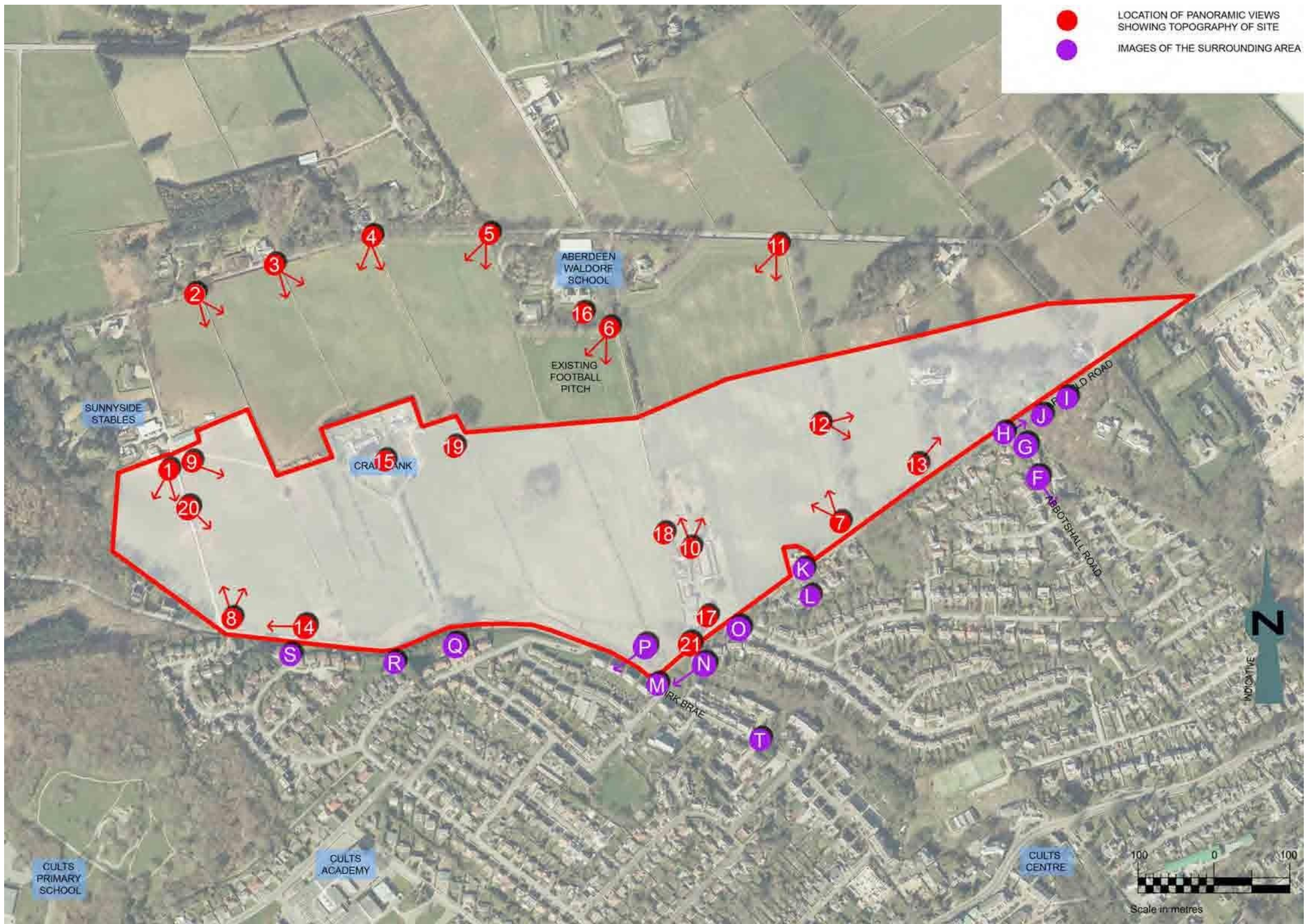


Viewpoint O: Abbotshall Road



2.6 Views

Figure 11: Views to and from the Site



Views to the site

Figure 11 on page 14 identifies the location of views to and from the site. In terms of views to the site from the wider area, generally the site is hidden from view from the upper and lower slopes on the north side of the Dee Valley by its topography. As a consequence, there is little visibility from the nearby urban area and the site is only potentially seen from a few viewpoints. This includes a small area around its boundaries, mainly to the immediate south, with occasional glimpses from the north; from existing properties within and adjacent the site; from local roads that run adjacent to it; and from the mid and upper slopes of the Dee Valley on its southern side. However, trees limit many of these views into the area and also limit visibility from the nearby urban area.

The site cannot be seen from any A roads or railways and it is not visible from any of the main approaches to the City. There are no views of the site from any scenic viewpoint.

Views across the site can be obtained from the core path network that runs through the site.

Viewpoint 5



Viewpoint 2



Viewpoint 3



Viewpoint 4



Viewpoint 6



Viewpoint 11



Views from the site

From the west of the site and to the south of the largest knoll, there are panoramic views across Deeside and up the Dee Valley to the distant hills including south to Deeside.

Views to the north are restricted by the landform, with the ground, buildings and trees along Craigton Road frequently forming the skyline in views from the site. The landform, adjacent woodland and other manmade features also restrict views to the east and west.

Therefore the most important views from the site are to the south.



Viewpoint 1

Viewpoint 7



Viewpoint 10



Viewpoint 8



Viewpoint 12



Viewpoint 9



Viewpoint 13



2.7 Connectivity

Core Paths 63 and 87 cross the site as shown in Figure 12 on page 18. Core Path 63 runs south of the site, through Cults Den until it meets Core Path 66, the Deeside Way, providing a link to Aberdeen, approximately 8km to the east and connections further along Deeside to the west.

Core path 87 joins Core Path 54 at the western edge of the site, providing a link through Foggieton Walks to the west. Both Core path 63 and 87 link through to paths 56 and 61, providing a connection to Den Wood, Hazlehead Park and the Golf Club to the north. Enhancement of these paths may be required.

Core paths 55 and 74 are in close proximity of the site to the south west, providing a link past Cults Primary School and Cults Academy. Both are located near the development, with average walk distances of between 1000m and 1200m via footways alongside local roads and the local footpath network.

Access to Craighbank is from the track leading to Kirk Brae as shown in Viewpoint Q below.

Robert Gordon University Garthdee Campus is located approximately 4km from the site and can be accessed via the Aberdeen City Council Core Path Network and the local public transport network.

The A93 North Deeside Road is located approximately 500 metres to the south of the site. This road is the main link between Cults, Aberdeen City Centre to the east and Banchory to the west. Cycle lanes are provided along this road

Further south is the former Deeside railway line which provides an entirely off road cycle and pedestrian route towards the City centre and westwards to Banchory and beyond. Off road path connections within the site will be designed as shared use paths and the internal road network will follow the Designing Streets Policy to provide an environment suitable for cyclists.

Access to bus stops along the A93 North Deeside Road can be achieved within a 10 minute walk of the boundary of the site. First Aberdeen bus service 19 operates in the area. Number 19 connects Cults to the City Centre and onwards to Tillydrone via the University of Aberdeen every 15 minutes at peak times and throughout the working day, Monday to Saturday and every half an hour on a Sunday.

Stagecoach Bluebird operate the Royal Deeside Service, No. 201, 202 and 203, from Union Square to Braemar, via Cults. It operates seven days a week, every 20 minutes at peak times and throughout the working day Monday to Saturday and every hour on a Sunday. Bluebird also operates service no. 93 which connects the City Centre, Garthdee and Peterculter, via Cults. This operates three times a day, Monday to Friday.

Viewpoint Q: Access to Craighbank



Journey times to the City Centre from Cults are approximately 20 minutes by all principal services. Existing bus routes in the proximity of the site are identified in Figure 13 on page 18.

Connections to other bus services can be found on Union Street and the bus station is located at Union Square, where links to regional bus and rail services can be found.

2.8 Services

Cults is served by a variety of services and facilities. These are mainly located in the District Shopping Centre situated along North Deeside Road, located within a 10 minute walk of the boundary of the Friarsfield site.

A new, purpose built Cults Academy was opened in October 2009. This has a community wing, housing a sports centre and swimming pool, for use by the general public.

It is understood that pupil numbers generated by the development can be accommodated in the primary and secondary schools serving Cults. However, a schools review is being undertaken by the Council and the impacts of a phased development will be assessed following submission of planning applications.

3 TRANSPORT AND ACCESSIBILITY

Development will not compromise or unduly disrupt the flow of traffic and will be supported by the infrastructure required to sustain the development as identified as necessary through a TA to be completed at the planning application stage.

Integration of the site with the surrounding area is crucial to its success. In order to achieve this, priority must be given to access by pedestrians, followed by cyclists, public transport and then cars and other motorised vehicles, in line with Local Development Plan policies.

3.1 Local Transport Infrastructure

The Planning Obligations Supplementary Guidance identifies transport infrastructure required to support sites identified in the Local Development Plan and appropriate contributions will be negotiated with Aberdeen City Council during the planning application process. Infrastructure requirements identified for the area include improvements to the walking and cycling links, the provision of public transport services and upgrades to the local road infrastructure.

An initial assessment of transport in the area demonstrates that there is capacity in the roads system for this development. However, the impact of development on the surrounding road network was identified as a concern through the consultation process. Additional traffic counts have therefore been undertaken to confirm the initial findings and to alleviate the concerns of the local residents.

In considering the impact of development on the strategic transport network, applicants shall comply with Local Development Plan Policy I1 – Infrastructure Delivery and Planning Obligations and Policy T2 – Managing the Transport Impact of Development, as well as any other relevant policy/guidance. In considering the acceptability of proposals, the impact of development on the strategic transport network will need to be assessed. Applicants must demonstrate (e.g. via a Transport Assessment) how they might mitigate any such impact. In appropriate cases, proportionate contributions may be sought to support strategic projects that are related to the developments concerned and that are necessary to make those developments acceptable in planning terms.

A legal challenge was lodged at the Court of Session (Inner House) in August 2015 by the Elsick Development Company Ltd and Goodgrun Ltd, against the adoption by the Strategic Development Planning Authority (SDPA) of Supplementary Guidance entitled “Delivering Identified Projects through a Strategic Transport Fund”. The Inner House issued its decision on 29 April 2016 which allowed the appeal. The SDPA has sought leave to appeal that decision from the Supreme Court and, at the time of writing, awaits the outcome of this process. Should the appeal be upheld then the Council retains the right to apply the Strategic Transport Fund policy as per the arrangements set out in the SDPA’s Supplementary Guidance.

The TA will provide a full review of existing and proposed accessibility to the development site as part of the overall assessment of predicted impacts of the development by all modes of travel.

It will also identify where connections to existing and proposed networks of walk and cycle routes, bus routes and local roads can be achieved, and provide a detailed assessment of junction performance and capacity at agreed locations within the Cults area.

This will include the Friarsfield/Kirk Brae (View M) junction and the Friarsfield/Abbotshall junction as well as consideration of Jacob’s Ladder which were identified as areas of concern through the consultation process.

Mitigation measures will be identified as appropriate. Consideration will also be given to the provision of safe crossings over the link road; and the need for improved traffic calming measures on the existing road network as identified through the consultation process (View F).

A Framework for a Residential Travel pack will be identified as part of the Transport Assessment. This will include a package of measures aimed at promoting more sustainable travel choices, with an emphasis on reducing the reliance on the private car thereby lessening the impact on the surrounding road network.



Viewpoint M: Friarsfield Road/Kirk Brae junction



Viewpoint F (below): Existing Traffic Calming



3.2 Pedestrians and Cyclists

The site will be integrated with the existing area by linking it to the most direct, attractive, safe and secure pedestrian links possible.

The site has excellent opportunities for integration with the wider surrounding area due to the number of core paths that cross the site. These are identified in Figure 12 and will be protected and enhanced.

Signage will also be provided in line with Aberdeen City Council's "Directional Signage Guidance for Paths" 2011. These are historic routes that add to the character of the site and their retention will ensure the village feel is retained.

New footpaths will also be created as identified in Figure 20 on page 24, to provide a network of linkages between paths and open space within the site and with areas of interest outwith the site.

This will ensure a range of recreational opportunities within the site and maintain access to important areas in the locality, including Hazlehead and forestry commission land in the vicinity which were considered important through the consultation process.

Safe pedestrian routes to Cults Primary and Cults Academy are provided via the off road path network within the development which will connect to existing pedestrian routes to the west of Kirk Brae as shown on Figure 14 on page 19. Improvements to the existing link along the Cults Burn will also be provided. This was identified as an important link through the consultation process.

In addition to this a 3 metre wide footpath and cycle way, creating an east-west link will be provided along the proposed link road which will provide access for a range of users and integrate the site with the wider area. This is highlighted in Figure 14 and 20.

Improvements to existing footways adjacent the site will be the subject of detailed discussions with Aberdeen City Council.

Figure 12: Core Path Network



3.3 Public Transport

Supplementary Guidance identifies the requirement for public transport services to serve the whole Development Framework.

Existing public transport services in the vicinity of the site are identified in Figure 13. An approximate 800 metre (10 minute) walk threshold from existing bus stops along North Deeside Road illustrated at Figure 13 demonstrates that the bulk of the site is within reasonable walk distance of existing frequent services to Aberdeen City Centre and westwards to Peterculter and Deeside.

The existing network of footways and paths provides excellent permeability from the site to North Deeside Road bus stops via a number of routes, and pedestrian links within the development will connect to these existing linkages.

Provision of bus services directly to the site will be possible on completion of the link road which will bypass the existing Jacob's Ladder constraint and allow services to operate via Craigton Road. Road width constraints currently preclude the operation of full size buses to the immediate area, with an infrequent minibus operated service (which is due to be withdrawn in 2012) the only bus service to operate via Kirk Brae.

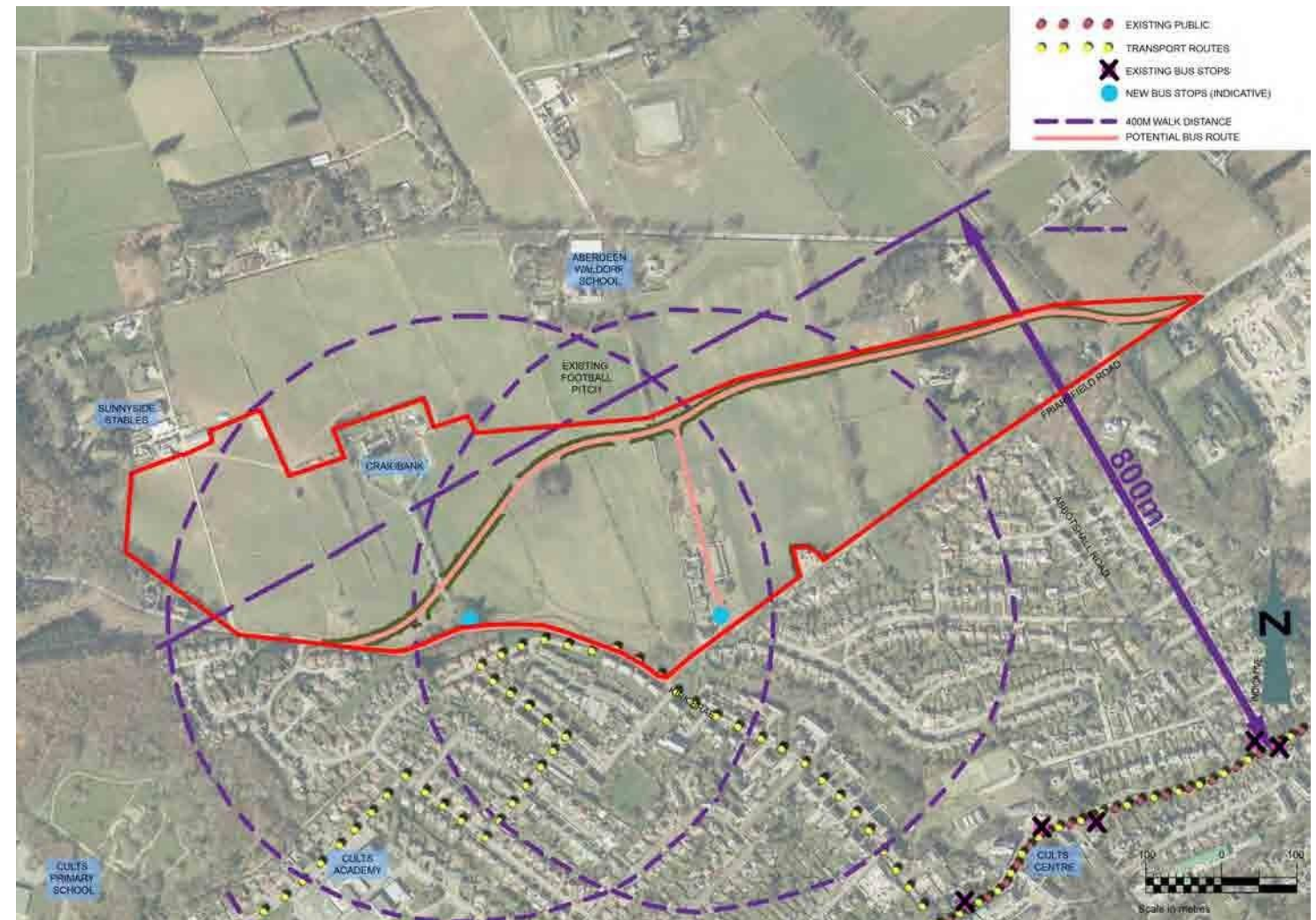
View 21: Core Path



Options for service provision include an additional western route extension for the existing 16 service group which currently serves Airyhall and Craigiebuckler alternately. These additional services would operate via Craigton Road towards the link road and then operate in a one way loop, as highlighted in Figure 13 serving both the existing and proposed developments. Initial discussions with the bus operator and the Public Transport Unit confirm the feasibility in principle of this option. The identification of suitable bus stop locations within the development to provide access to services within 400 metres will take place in conjunction with the operator and the Public Transport Unit. Isochrones shown on Figure 13 demonstrate that all parts of the development site and large areas of the existing development will fall within 400 metres of a bus stop as required by guidance.

The provision of bus lay-bys on the proposed link road will also be considered at the planning application stage in response to the suggestion of this during the consultation process.

Figure13: Public Transport Access



3.4 Roads and Streets

Figure 14 identifies the street pattern and hierarchy which has emerged through the consultation process.

Consideration has been given to National Policy document 'Designing Streets' in the design of the site. The designing streets philosophy will be adhered to, as far as possible, in the detailed design of the site. This will include change in surfaces, pedestrian linkages to all surrounding existing paths, the use of avenues of trees and usable spaces strategically spaced throughout the site as highlighted in Figure 14.

The internal street network will minimise 'dead ends' and avoid one way traffic where possible to ensure a pattern of networked routes and spaces which connect new residential areas with existing areas.

Some cul de sacs will be necessary due to the topography of the site. However, pedestrian links will be provided through these areas creating a permeable and pedestrian friendly development. The path networks proposed will also ensure that east-west as well as north-south linkages within the site and with the wider area are provided.

The development is to be designed to ensure that pedestrian accessibility is maximised, through the provision of a network of paths connecting to all existing paths in the area, in line with the Designing Streets policy. This includes safe routes towards the primary and secondary schools as shown on Figure 14.

The provision of safe crossing places on the road network will be considered at the planning application stage to facilitate this and will ensure priority to pedestrians and cyclists.

The link road facilitates public transport access to the development and northern section of Cults, therefore encouraging access by a range of modes of travel.

In terms of vehicular access, initial development will utilise the existing access that exists on Friarsfield Road. This access junction can be provided with minimum construction impact on the existing road network and will provide excellent connectivity whilst minimising impacts on Kirk Brae. This arrangement ensures that the development is integrated with the surrounding network of existing roads.

Later phases of development have considered access by a new link road between Kirk Brae and Craigton Road which will divert existing traffic flows away from Friarsfield Road and the southern section of Kirk Brae.

The position of the link road predominantly to the north of the site, as identified in Figure 14, is dictated by the topography of the site. It has followed the contours of the site to minimise cut and fill.

Realistically, this is the only design option available for this site. The location of the link road, together with the existing fixed location of the core paths on the site, has determined the remaining road layout for the site.

Revised junction arrangements at Craigton Road could allow for the retention of Jacob's Ladder as a local access if required.

Initial designs for the site considered a roundabout access from Kirk Brae. This has been amended and a T junction is considered to be safer at this location and minimises the impact on the Cults Burn as it reduces the number of crossings. Final details will be determined through the TA.

The junction has been designed with the pedestrian in mind and will be easier to move around, thereby providing good connectivity and road design.

The road design adjacent to Craigbank has been amended through the consultation process to minimise its impact on the property, and its driveway by locating the link road as far south as possible and minimising the number of new roads crossing the driveway.

A capacity assessment, to be undertaken as part of the Transport Assessment, will identify locations where improvements may be required to existing road junctions and upgrades to the local road network to accommodate forecasted development traffic volumes will be delivered. They must be designed to meet current Aberdeen City Council Design Guidelines.

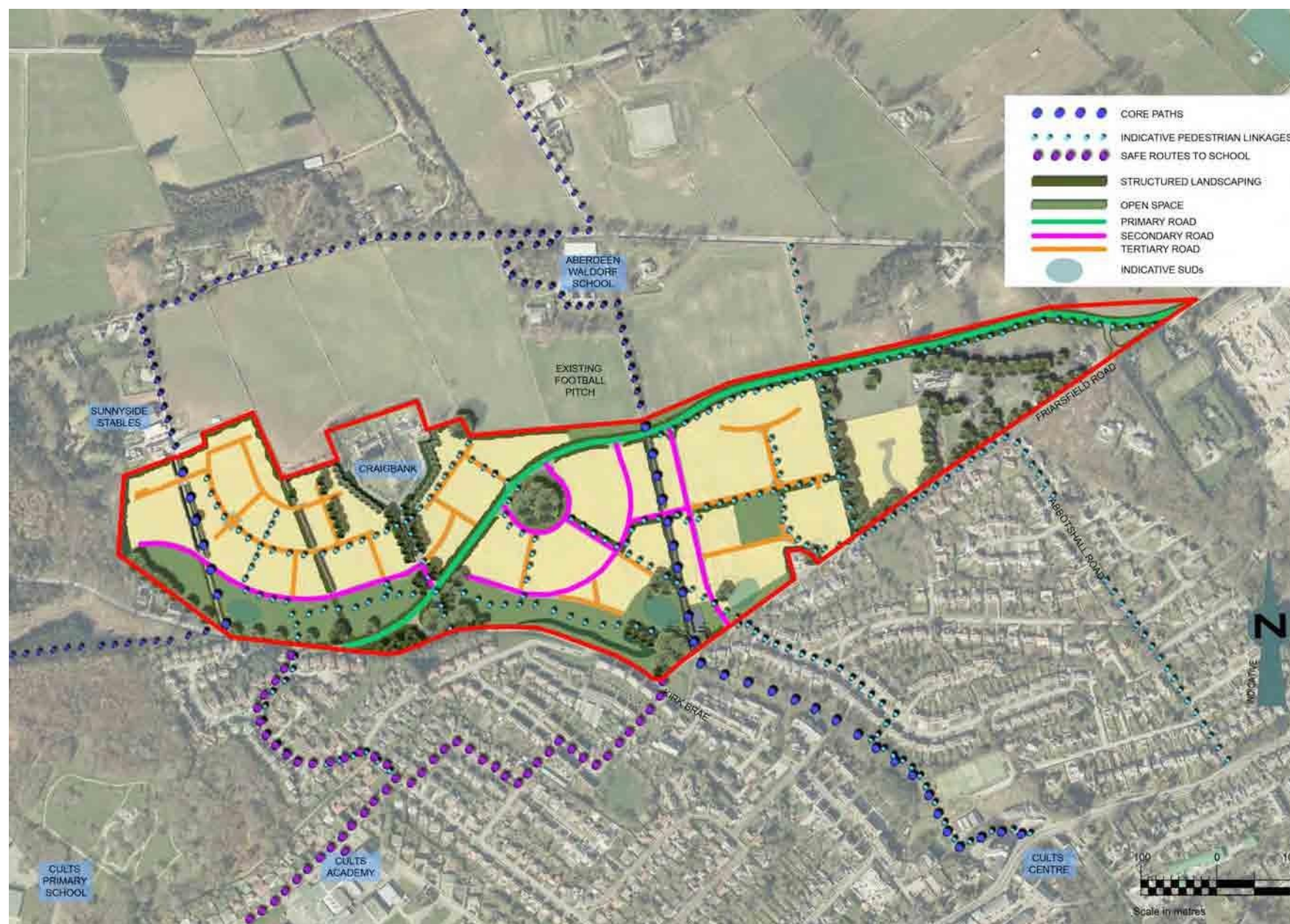
3.5 Parking Standards

Friarsfield is identified as being located in the outer city for parking standard purposes. As such, parking guidelines suggest that 2 spaces are provided for each dwelling up to 3 bedrooms and 3 spaces for every dwelling of 4 or more bedrooms. Development will comply with Aberdeen City Council's Parking Guidelines.

Kirk Brae Design Options



Figure 14: Indicative Street Pattern



4 PLANNING AND DESIGN PRINCIPLES

4.1 Introduction

The site boundary does not reflect that of the Local Development Plan shown on page 3. However, this is due to the provision of access to the site. Local Development Plan policy allows for this.

This Development Framework provides a context for development and outlines the planning and design principles that should be adhered to in any planning application for the site.

The main considerations include a range of manmade and natural features. Manmade features include existing properties within the Framework area and the electricity substation. Natural features include topography and landscape character.

The buildings at the former plant nursery are derelict and have suffered from vandalism. These should be removed with any granite down takings reused, where possible, in the development. Some overhead lines cross the site on wooden poles. Consideration will be given to placing these underground.

Other features include existing footpaths crossing the site and the existing boundary walls. The historical growth of Cults has informed the design of the site with the existing stone dykes clearly defining the field boundaries.

Retention of all of the walls on the site would not be feasible, due to the number and location. Priority will be given to retaining and repairing those located around the edge of the development site, along the Core Path Network and field boundaries that are being retained. Any down takings from the walls will be reused where possible. Existing field patterns with their traditional boundaries will be retained where possible, ensuring that development creates a unique 'sense of place'

4.2 Ecology/biodiversity

Planning application(s) for the site will be accompanied by an Ecological Survey to establish whether there are any protected species on the site and if so, identify mitigation measures. A Phase 1 Habitat Survey and ecological appraisal has been completed and further survey work will be undertaken to inform the planning applications prior to submission Data held by the North East Biological Records Centre (NESBReC) has been incorporated into the Habitat Survey.

Strategic Landscaping

The layout evolved by considering existing areas of woodland and open space to be retained. These key features are highlighted in Figure 9 on page 11 and form the 'base line' for the strategic landscape framework. The mature landscaping has defined the spaces within the layout of accommodation and efforts have been made to strengthen and enhance these features to provide a network of woodland and open space throughout the site.

Figure 15 identifies the strategic landscape framework for the site. The major area of open space will be to the south of the site, along the burn. The existing mature trees on the site will also be retained to minimise the visual impact of development on the site and help integrate the site into its surroundings. Existing tree belts will be enhanced.

This would also retain the local character, provide a sense of place for the development and give an established, attractive feel to the residential elements proposed.

The tree knoll is retained to provide a mature landscape feature on the site and will act as a focal point to the development. Linkages are provided via the street and footpath network, thus linking green spaces and streets throughout the site.

Figure 15: Indicative Strategic Landscape Framework



Buildings and services will be sited to minimise the adverse impacts on existing and future trees.

New strategic landscaping will be provided along the northern boundary of the site to provide a soft edge to the development and facilitate its transition to Green Belt. Positioned on the higher ground it will also ensure that the housing is set against it when viewed from the south. It will further provide an opportunity to integrate proposed housing with the link road. The width of this landscaping will avoid a uniform depth and appearance to appear as natural as possible.

Roads with widened green sections were suggested through the consultation process as a way of providing pleasant open spaces on the site. Landscaping is therefore proposed along the proposed link road and will provide an attractive tree lined frontage with housing beyond.

Landscaping is also provided around the existing building of Craigbank to

mitigate the impact of development on it and also around the electricity substation to mitigate its visual impact on the new development.

In order to connect new development with the existing built up area, care has been taken not to isolate new housing from existing housing to the south. Although new landscaping is encouraged to the south of the site to mitigate the visual impact of the development, large scale strategic landscaping should be minimised to prevent a barrier between new and existing development. This will enable the visual and physical integration of new development with surrounding dwellings.

New trees will be planted within the development as part of the structured landscape to enhance the biodiversity value of the site and integrate new development into the landscape. These will be predominantly located along the northern boundary, along the Cults Burn and integrated as a new landscape and open feature running eastwards from the existing tree knoll to the eastern boundary of the site. New trees should be native species.

Open Space

New areas of open space on the site, principally along the Cults Burn and to the east of the site will be provided to maintain the local character of the area and this was an important consideration identified through the consultation process.

The provision of open space will also create opportunities for the existing and new communities to interact, providing a sense of place and help encourage active lifestyles. A hierarchy of open space will be delivered through the development ensuring the public have appropriate access to quality local, neighbourhood and major open space areas in accordance with the Council's Interim Supplementary Guidance on Open Space.

The Strategic Landscape Framework highlighted in Figure 15 on page 20 has evolved through the retention and enhancement of key landscape features. New areas of landscaping and open space have been introduced to this to create a network of landscaped open space areas running through the site from east to west and north to south. This further provides a framework within which the development will be set.

The Development Framework provides approximately 4 ha of open space, focused mainly along the Cults Burn. This is in excess of the 2.27 ha requirement of the Local Development Plan for the site, based on the provision of 280, 4 bedroom houses.

The Cults Burn is an important feature, which will be retained and enhanced by the concentration of open space in this location. This creates a central focal point along the edge of the development and encourages the integration between the existing settlement and proposed new housing by drawing people to this area for recreational purposes. It also maintains the local character and village atmosphere through the provision of a central open area between the existing and new development which is an important consideration identified through the consultation process.

The existing wooded knoll (Viewpoint 19 on page 10) and boundary wall will be retained within the proposals for the site as demonstrated in Figure 15 on page 20 in order to create a further focal point in the development. This will be enhanced and managed and will form an attractive landscape feature within the new development and form part of the network of green space through the site.

Linkages between the wooded knoll and the surrounding landscape, including the Cults Burn will be provided through the network of footpaths within the site, demonstrated in Figure 20 on page 24. This will also ensure the integration of the site with the wider area.

There is adequate scope for the provision of more formal open space on the site. The exact requirements for this will be negotiated with Aberdeen City Council through the planning application process, assessing existing play space with a focus on quality and need over quantity.

Areas for SUDs are identified in the Indicative Design Concept for the site (Figure 20) which will provide additional areas of space which will remain undeveloped and will provide an attractive outlook for new and existing residents.

The Council's open space requirements as set out in the Council's Interim Supplementary Guidance will be fully met. Full details of a landscape design scheme compatible with the scale and character of the overall development will be submitted as part of any planning application(s) for the site. This will ensure that the hierarchy of open space set out on Figure 4 of the Guidance is met and that the categories of open space, appropriate to the scale of development as set out in Figure 5 of the Guidance are provided.

Cults Burn

The natural features of the Cults Burn, the Dam of Cults and the minor valley that lie in the area create a landform and ground conditions that that have been considered in the development of this site.

There is a slight risk of localised flooding due to the presence of the Cults Burn as shown on Figure 10 and indicatively cross hatched in Figure 15. A Flood Risk Assessment (FRA) will accompany any planning application relative to that part of the Development Framework and will identify the exact area at risk of flooding.

The layout will be subject to the FRA and housing will be built at an appropriate location to avoid any risk of flooding. As detailed previously, open space is retained along the entire length of the part of the burn which lies within the site in line with the Council's Supplementary Guidance on Buffer Strips. The exact size of the buffer depends on the width of the watercourse, with a minimum 6 metre buffer required.

The full extent of the new buffer will be determined following completion of the FRA but is shown indicatively on Figure 14 on page 19, which demonstrates an appropriate distance between the burn and housing, separated by an internal road.

Existing vegetation will be retained and enhanced where possible to maximise biodiversity. This will be kept as natural as possible and the landscaping proposals submitted with the planning application will identify suitable species. A natural open space will be provided, consisting of paths and landscaping to create a woodland habitat link between Foggieton and the Den of Cults as highlighted on Figure 15 on page 20. This will provide an enhanced Green Space Network along this corridor.

This open space will provide an area for informal recreation and will not be incorporated into gardens or roadside grassed areas, which was an important consideration in the public consultation exercise. It will also allow the opportunity to manage and enhance this important Local Nature Conservation Site and provide further opportunity for wildlife. It would also mitigate the visual effect of the new residential development from adjacent residential properties and create a strong entrance feature and identity to the new development.

Developers will liaise with SEPA through the development process to ensure the proposals do not have a detrimental impact on the water quality or ecology of the area.

4.3 Urban Design

Development of this site will consider the Policy produced by Scottish Government, including 'Designing Streets' and 'Designing Places'.

Frontage is proposed, where possible, along the primary road network and specifically along the secondary and tertiary street network as well as Friarsfield Road. This will integrate housing in the surrounding area and form a seamless expansion to the existing built up area.

No frontage is proposed along Kirk Brae due to the position of the Cults Burn and open space proposed. However, this open space will integrate the site with the wider area by continuing the open space that exists further along the burn into the site. Development will front onto the open space providing a pleasing aspect when viewed from the open space and outwith the site. This will ensure natural surveillance of the open space hence maximising image by enhancing security.

A Design and Access Statement will be submitted with any planning application(s), fully explaining how the proposed layout and the design of the buildings and external spaces contribute towards a quality environment and

comply with the Development Framework. It is essential that there are frontages onto public streets and spaces.



Topography and Orientation

The layout of the site will work with the natural topography of the site to minimise earthworks. It should also pay attention to adjacent natural and manmade features.

The street pattern is influenced by the topography of the site and will mainly be orientated east-west with essential linkages running north-south. This will provide opportunities for properties to maximise passive solar gain and for landscaping to follow contours and 'break up' distant views of the site.

Bright, sunny streets can foster a positive sense of place and reduce heat and light requirements within developments.

Buildings will be orientated to maximise environmental benefits and developers will consider this during the design process.

Cross sections through the site are indicated in Figure 16 on page 22. Section b-b in Figure 17 demonstrates that development is a logical extension and natural continuation of development on the south facing valley, working to site levels, to minimize cut and fill and will provide a form of development characteristic of Cults. New housing lies well below the intermediate ridgeline of Craigton Road.

Figure 16: Location of Site Sections



Figure 17: Section b-b



Design and Layout

The village atmosphere of the wider area will be maintained through the provision of high quality housing and the retention of key features on the site.

Residential development will form a seamless expansion to the existing urban area of Cults to the south through the retention of core paths, the creation of new paths as well as the provision of quality areas of open space and street frontage.

The surrounding area lacks a coherent design therefore it is important for the development of this site to create a sense of place. The design of the buildings will be creative and sustainable and provide a good fit in the landscape by sitting below the intermediate ridge line to the north of the site.

Figure 18: Section a-a



Figure 18 shows a further section through the site and demonstrates how development would sit comfortably with adjacent properties on Kirk Brae. The height of new development will be in keeping with existing houses in the vicinity.

Housing will be distinctive and respond to the natural environment by folding naturally into the topography of the site. A residential area that will be a pleasure to live in and to visit will be created. This will be achieved by ensuring housing areas are bonded together with an integral arrangement of pedestrian, cycling and traffic networks, intertwined with areas of existing and additional soft landscaping.

The site is mainly in the control of two house builders; Stewart Milne Homes Ltd primarily controls the land lying to the west of Craigbank whilst CALA Management Ltd controls much of the land to the east. A small area to the east, controlled by Scotia Homes Ltd, has already been granted planning permission for 10 detached houses.

The character of these areas will be determined by the different architectural style of each developer although a palette of similar materials and finishes will provide unity and coherence throughout the development.

Development will comprise generally two storey accommodation, opportunities include detached and linked units and promote the use of stone walling or hedging in conjunction with the landscaping of the adjacent linear park. Views of rear houses will be resisted, as well timber fencing.

Area B – Link Road

The link road will form a gateway to the north of Cults, from Aberdeen to the east. It will be designed as a street, with promotion of urban interaction complimented by landscaping. Development will where possible, subject to topographical considerations, promote development frontage to the street. Individual driveway access will not be acceptable, therefore houses should be accessed from within the development.

Where development frontage is not possible, especially on the elevated sections of the link road, gables may be offered to the street. This offers the opportunity to promote long distance vistas and viewpoints across the site from elevated parts of the site through openings, or promote glimpses to feature buildings or established landscaped features. Gables will not be blank, but broken by windows or detached garages. Exposed timber fencing to the link road will be resisted, preference being for feature walling. Opportunities for landscape clusters, as opposed to a standard width along the link road will be considered to frame development depending upon proximity of adjacent housing.

Area C – Tree Knoll and Link Road

As the link road proceeds through the centre of the site, the existing tree knoll is a central feature to be positively addressed. The link road will be designed to sweep past the tree knoll, which acts as a central landscape feature around which development will front. Promotion of a crescent around the knoll, subject to levels, will form an open and inviting urban context. Opportunities exist to increase storey height in this location to a maximum of two and a half storeys, given the adjacent tree knoll. If promoted, the new housing should not obscure the top of the tree knoll when viewed from Kirk Brae. The tree knoll will be connected to the Linear Park and other main open space areas through the site by boulevard planting on streets.

Area D – Craigbank

Existing properties at Craigbank sit elevated within the Development Framework extent. The private properties will continue to be served from a retained section of a private driveway, dedicated to Craigbank. The principles of the hedging and route of the driveway will be preserved, and landscaping extended around Craigbank to buffer the new housing to existing retained properties.

Area E – Friarsfield Road

Friarsfield Road is typified by development frontage, with driveways opposite. The sub-station and telecommunications mast are currently accessed from the existing Nurseries roadway.

Development at this part of the Development Framework will address Friarsfield Road, by way of private driveway and frontage. Access will be retained to the sub-station, with enhanced landscaping to aid screening where possible. This lower part of the site will also include a SUDs pond, which when combined with the landscaping will aim to retain the open character to the north of Friarsfield Road.

Area F – Friarsfield

The development of this area will require to link the character areas of the proposed Link Road and Friarsfield Road. The topography of this area will dictate the form of development therein, in order that the more important external

The Friarsfield layout will be informed by an appreciation of the natural and manmade elements, and build upon the landscape framework. It is considered that there are 9 distinctive character areas across the site as demonstrated in Figure 19 on page 23.

Area A – Kirk Brae Park

The extent of Kirk Brae bounding the site is currently characterised by development backing onto Kirk Brae. This is a poor example of urban treatment to a street. The proposed linear park on Kirk Brae will offer an enhancement to the Kirk Brae corridor serving as a transition zone of urban area of Cults and rural countryside. The linear park reflects continuation of the burn corridor as it progresses through the urban area of Cults and will promote pedestrian and cyclist movement across a mixture of formal and informal open space.

The linear park will include a Sustainable Urban Drainage System (SUDs) pond, the precise location to be confirmed at the detailed stage and located outwith the flood extent of the burn. Detailed landscape proposals will be advanced at the detailed application stage.

The proposed residential development fronting the linear park will promote a positive impression of the primary views of the site from those proceeding north out of Cults, and from those entering Cults from the countryside to the west.

character areas are addressed. This is likely to lead to the creation of tiers of development, in the formation of open cul-de-sacs which permit pedestrian movement to the adjacent north-south running footways which confirm the eastern boundaries. Linkage amongst the internal cul-de-sacs will be by way of central open space, the precise location and scale being confirmed at the detailed application stage.

Opportunities exist to connect from the open cul-de-sacs through the woodland to the east, to serve the consented development at Morkeu. The unconsented area to the south of the link road may also be served from Friarsfield.

Linkage will be retained to the west and south, promoting urban landscape and connection to the adjacent character areas. Opportunities will be progressed at the detail stage on forming streets with open vistas from the main open space areas into Friarsfield, for example radial routes from the adjacent tree knoll area into Friarsfield from the west.

Area G – Sunnyside

Sunnyside will promote the continuation of the Linear Park frontage. Development therein will be determined by the topography, with retention of field boundary features and Sunnyside Brae. The northern boundary will comprise landscape planting to afford a backdrop when viewed from Kirk Brae and offer screening when viewed from the north.

Area H – Morkeu

This area is partially subject to existing planning permission, with direct access from Friarsfield Road. The cul-de-sac arrangement does not promote connectivity within the wider Development Framework area, but retains the woodland adjacent preserving opportunities for pedestrian linkage. Built form comprises detached housing of 2 and a half storey.

The area north of the consented Scotia development is not able to be accessed from the south, owing to topography. Consideration will be given at the detailed stage to access from the link road to the north, or alternatively the Friarsfield character area to the west.

Area I – Greenridge

The listed building of Greenridge sits within an established policy woodland setting. The building aspect is to the south, with 'back of the house operations' to the north. Served from a driveway leading from Craigton Road, the link road will pass to the north beyond existing woodland which acts as screening. Further screening may be required as part of the link road design, the detail of which will be considered at the detailed stage.

The development shall adopt modern thinking in respect of pedestrian priorities and shall include a lattice of streets, places and spaces connected by user-friendly pathways.

The green space network to the south of the site will feature, connecting pedestrian linkages to ensure new houses are integrated with the existing village.

Figure 20 on page 24 overlays all of the previous figures to arrive at a design concept for the site. It indicates the footpath, cycle, public transport and vehicular access and linkages throughout the site and with the wider area. Areas of open space, SUDs and strategic landscaping are identified to create a high quality residential environment that fits well with the surrounding area while retaining important features to protect the character of the area.

Figure 19: Indicative Character Areas



Figure 20: Indicative Design Concept



Scale, Massing and Materials

Housing will range in floorspace from approximately 139 sq m to 232 sq m offering a variety of styles yet still in keeping with the typical surrounding area.

In terms of materials, this will range from smooth render, dry dash render and stonework. Roofs will consist of concrete tiles or slate effect tiles and will vary in colour. Friarsfield will introduce a sense of place with high quality design and will provide unity in the area which is currently lacking.

Height, Density and Housing Mix

The site is allocated in the Local Development Plan for 280 houses.

The density of the surrounding area varies. It ranges from 6 dwellings per hectare (dph) to 18 dph around the Hilltop area and 33 dph around Kirk Terrace/Gardens. The average density is around 20 dph.

The Aberdeen City and Shire Structure Plan considers that all housing development of over one hectare in Strategic Growth Areas should generally have no less than 30 dwellings per hectare.

In recognition of the surrounding densities, there may be potential for a development range of between 280 and 380 houses. This is a range of between 9.5 and 15 dwellings per hectare. It further reflects the fact that large parts of the site are undevelopable due to the retention of key landscape features which contribute to the identity of Cults and create a sense of place. The allocation in the Local Development Plan supports this density. Further infrastructure mitigation will be required for any housing above the allocation of 280 houses. Housing shall be commensurate with those of the adjacent residential community, which is a mixture of semi detached and detached, predominantly family housing.

Surrounding properties are generally two storey, with addendums stepping down to single storey in some instances. New housing on the site, will be predominantly two storeys high. The exact mix of housing will be determined at the planning application stage.

4.4 Social / Community

The redeveloped Cults Academy provides a range of community facilities and a library is provided within the district centre on North Deeside Road. General medical services are provided at the local health centre and some enhancement of these facilities may be required to accommodate additional development.

It is understood that pupil numbers generated by this development can be accommodated in the primary and secondary schools serving Cults. However, a schools review is being undertaken by the Council and the impacts of a phased development will be assessed following the submission of planning application(s) for the site.

Developer contributions required to address infrastructure requirements as a result of this development are considered in section 6.

4.5 Sustainability issues

The developers are committed to sustainable house design and have developed practices which maximise energy efficiency through the use of modern insulation, glazing and appliances. Modern fittings and appliances are also used to ensure water efficiency.

The developers will adopt sustainable building practices and use locally sourced materials and optimise the use of recycled materials whilst minimising construction waste.

Downtakings from the removal of any of the stone walls on the site will be reused where appropriate to maximise the use of materials.

The south sloping aspect of the site lends itself to opportunities for south and west facing homes thereby increasing the potential for solar gain.

The design and layout of the buildings will meet standards of sustainability promoted by Aberdeen City Council as required by Building Regulations

5 DRAINAGE AND WATER

A Drainage Impact Assessment (DIA) and Sustainable Urban Drainage SUDs Strategy will be submitted with any planning application(s) for the site. This will establish capacity requirements within the network. A Water Impact Assessment will determine whether upgrades are required to serve the site.

A detailed construction method statement in accordance with SEPA guidance will be required particularly where the road crosses the burn and in relation to development activity on the site.

Foul Proposals

New foul sewers will be provided to serve the development and will be located within the new roads and areas of open ground where necessary. Sewers will be designed and installed in accordance with "Sewers for Scotland, Second Edition, November 2007", published by WRc plc.

Proposed foul sewers will connect to the existing public drainage system serving Cults. Each plot will discharge to the new sewer via a single disconnecting chamber located within its own curtilage.

Surface Water Proposals

Referring to Chapter 5 of the SUDS manual (CIRIA C697), all residential developments require 2 levels of treatment for surface water run-off from roads areas. Surface water run-off from residential roof/curtilage areas only requires a single level of treatment.

New surface water sewers will be provided to service the development and will be located within the new roads and areas of open ground where necessary. Sewers will be designed and installed in accordance with "Sewers for Scotland, Second Edition, November 2007", published by WRc plc.

Run-off from the proposed access roads and distributor road will be drained direct to the new sewers via traditional trapped gullies. Car parking areas will be provided with at source SUDS treatment in accordance with SEPA Management Train. This will consist of permeable paving with stone filter trenches located beneath; these measures will then discharge into the new sewers.

Each plot will discharge directly into the new surface water sewer system via a single disconnecting chamber located within its own curtilage.

As the above measures do not provide all areas of the development with the required levels of treatment, site control measures will be used.

The new surface water sewers will discharge to either filter trenches or grass conveyance swales; approximately 50.0 m in length. These will, in turn discharge to extended detention basins. The combination of filter trenches/grass swales and extended detention basins provide the whole development area with the required 2 levels of treatment. A series of these measures will be located throughout the development.

Hydraulic Control

In accordance with the Drainage Assessment Guide, the rate and volume of surface water run-off from the post development situation should not exceed the surface water run-off from the existing greenfield site.

Attenuation volume will be provided within the extended detention basins in order to contain the run-off volumes generated by the critical 10 and 30 year rainfall return events. The attenuated surface water flows will discharge to the adjacent existing watercourses. The total discharge rate from the whole development site during the critical 10 year rainfall return event will not exceed the current greenfield run-off rate.

As part of the detailed drainage design, sensitivity tests to assess flood risk will be carried out for rainfall events up to and including the 200 year event and site levels will be set in order to prevent water entering the units or restricting access for emergency vehicles.

6 DEVELOPER CONTRIBUTIONS

Aberdeen City Council identified the likely infrastructure requirements for the site during the Local Development Plan process. This includes:

Walking and Cycling

- Implementation of path currently identified as Aspirational Core Path 10
- Links between Cults and Garthdee
- Upgrades to the Deeside Way

Public Transport

- Frequent public transport services to serve the whole of the masterplan area which may include extensions to existing services

Roads

- Upgrades to the local road network with appropriate design standards to accommodate forecasted traffic volumes

Water

- Water Mains from Fernhill Service Reservoir may need to be upgraded
- Investigations through a DIA of the Western trunk sewer which goes to Leggatt Terrace and is nearing capacity. A new trunk sewer will be required.

Education

- Sufficient capacity is likely to be available to accommodate pupils generated by this development

Health

- Contribution to an extension to the existing Health Centre

Particular concern has been raised during the consultation process in relation to education provision and the impact of the development on Cults Primary and Cults Academy.

The amount and type of contributions will be commensurate with the scale and impact of development as required by Scottish Government Circular 1/2010; Planning Agreements. Developers will not be expected to make good existing shortfalls. They will be the subject of negotiation and agreement at the time that any planning application is made.

This includes contributions to education and medical provision. In terms of upgrading existing recreational areas in the vicinity, although these are outwith the site, if a planning gain contribution is considered appropriate, these areas could be upgraded as part of that.

Contributions may also be required in order to address the impact of development on the transport network. Any such impact will be determined through a Transport Assessment.

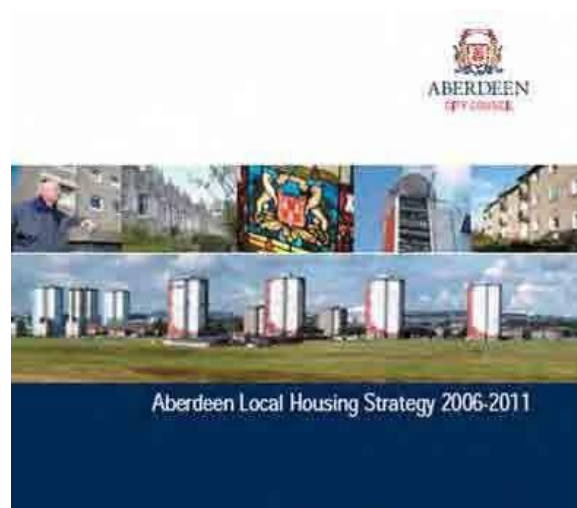
Similarly, upgrades to the water and sewer network will be influenced by the Drainage Impact Assessment carried out for the site.

In terms of the implementation of the path currently identified as Aspirational Core Path 10, this is not in the vicinity of the site and therefore the Friarsfield site would not be directly involved in its implementation. Links between Cults and Garthdee are provided through the network of paths proposed on the site, linking to existing paths in the vicinity. Any upgrades to the Deeside Way will be negotiated with the Council during the application process.

The precise level of infrastructure provision and developer contributions required from any development will need to be agreed with the Council via the planning gain officer in consultation with other statutory agencies.

Affordable Housing

Affordable housing will be provided in accordance with the approved development plan.



7 PHASING AND DELIVERY

7.1 Phasing

Phasing of development at Friarsfield will have regard to the provision of essential infrastructure and provision will be provided in line with requirements of the TA, Drainage Impact Assessment and other supporting studies.

It is anticipated that the site will be developed in three phases;

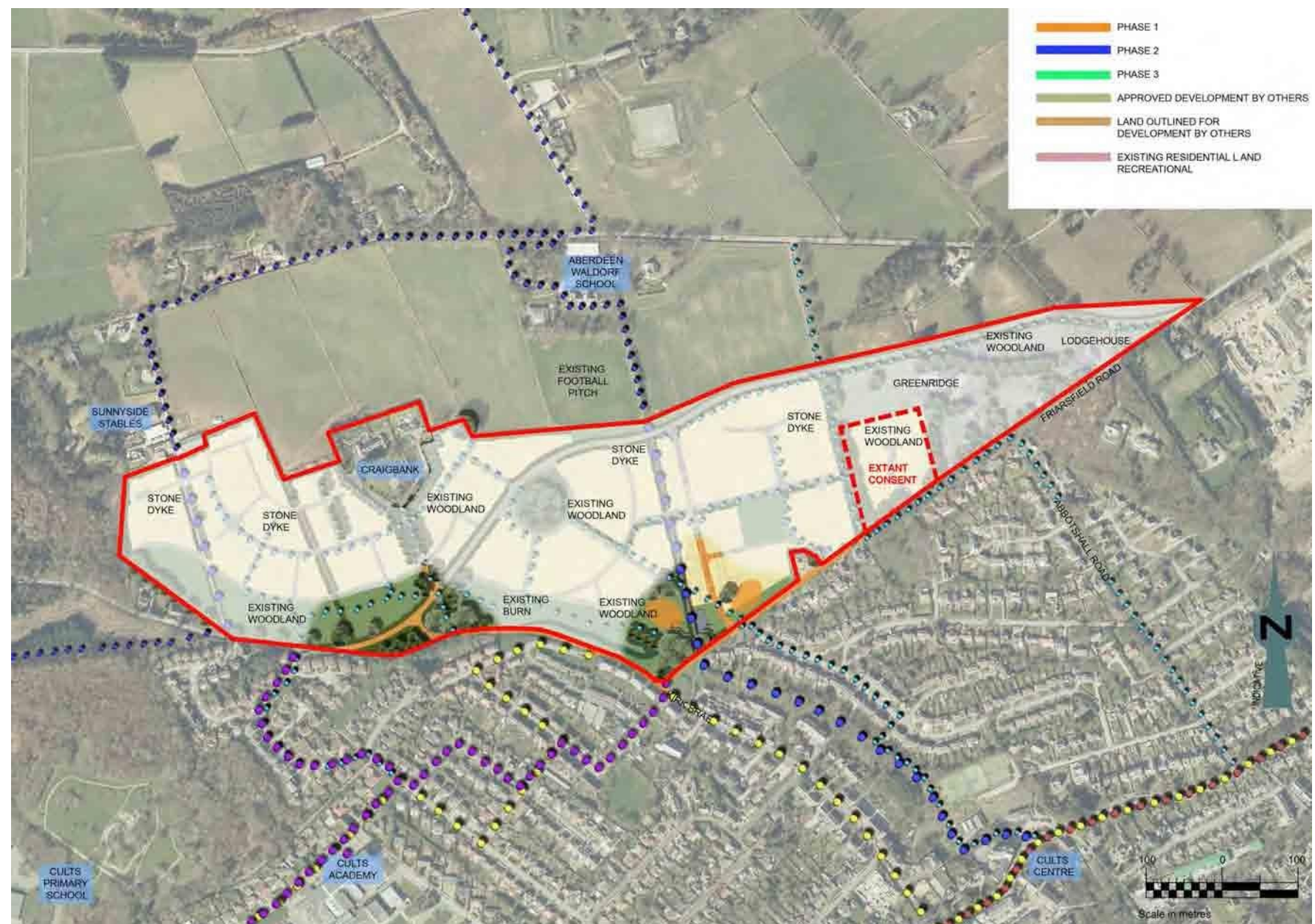
Phase 1 (Figure 21)

- Access arrangements
- Commencement of link road
- Transport works
- SUDs
- Service upgrades

The land adjacent to the former Nurseries on Friarsfield Road benefits from direct access to the road network. This offers the ability for immediate commencement of development.

This first phase builds upon the principle of the Scotia consent (ref: P110559) and relates to essential on-site works and forming an access, including arrangements for Craighbank properties and upgrades to Kirk Brae and Friarsfield Road and would allow upgrades to the road and footways along the frontage. Transport works, including traffic calming and the formation of a pedestrian crossing at the Kirk Brae /Friarsfield junction is also proposed in Phase 1. Vehicular traffic will tend to proceed east rather than south or west to Kirk Brae. This is an important consideration pending the delivery of the link road. The first phase of development will include the provision of vehicular access connection to land to the west of the Nurseries. This will include provision of access from Kirk Brae over the existing burn, creating a through connection to tie with the opening of the site at Friarsfield Road.

Figure 21: Phase 1



Phase 1 also includes provision of SUDs to serve first occupation. There will also be offsite works, such as service upgrades, diversions and Scottish Water works. Planning gain, if incremental payments are sought, will be applicable relative to site start. An application for Phase 1 is expected early in 2012, with Spring 2013 anticipated for site start. It is likely that the first house will be occupied around 7 months after commencement of development. Thereafter, average annual completions of around 40 houses per annum are anticipated. This however, will be subject to wider economic and market conditions.

Phase 2 (Figure 22)

- Housing
- Majority of Link road
- Planning gain

Through connection beyond Craigbank would promote connectivity to the Phase 2 area.

This phase relates to the building and selling of homes within the development, to a level able to be accommodated within the capacity of the road network pre link completion.

The provision of around 160 units is expected in this phase, developed in two stages of 80 units each.

Subject to the findings of the TA, this phase also allows for the completion of the link road within the confines of the initial area of development. If planning gain is applicable at occupation, then this shall be payable.

Phase 3 (Figure 23)

- Balance of housing
- Link road completion
- Planning gain

During the delivery of Phase 2, Phase 3 will be the subject of a planning application.

Phase 3 envisages the completion of the link road to the top of Jacob's Ladder and development of the balance of the site, including around 120 units.

If planning gain is applicable at occupation, then this shall be payable.

Planning applications for the site will include a programme for plan implementation, including any phasing, along with an outline of the means of future maintenance of all external spaces.

7.2 Infrastructure Delivery

Planning applications for the site will be accompanied by a Delivery Statement providing further details of how the proposed development and supporting infrastructure will be delivered.

Developers, along with the relevant landowners will work together to apportion an appropriate share of costs for core infrastructure across the whole site. This can be done through Section 75 Agreements, for each planning application, identifying land to be set aside for delivery of core infrastructure with contributions as appropriate to ensure delivery.

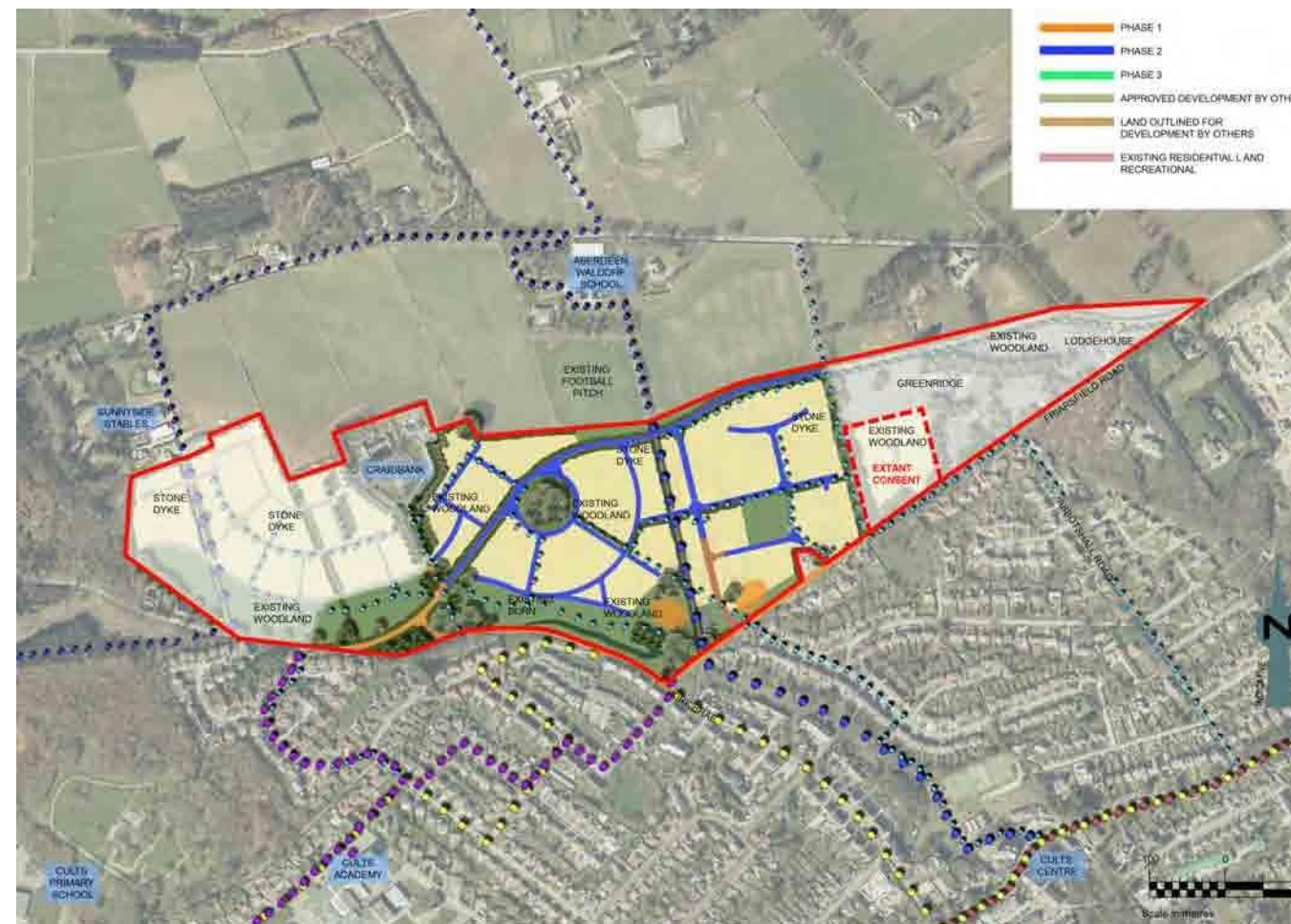


Figure 22: Phase 2

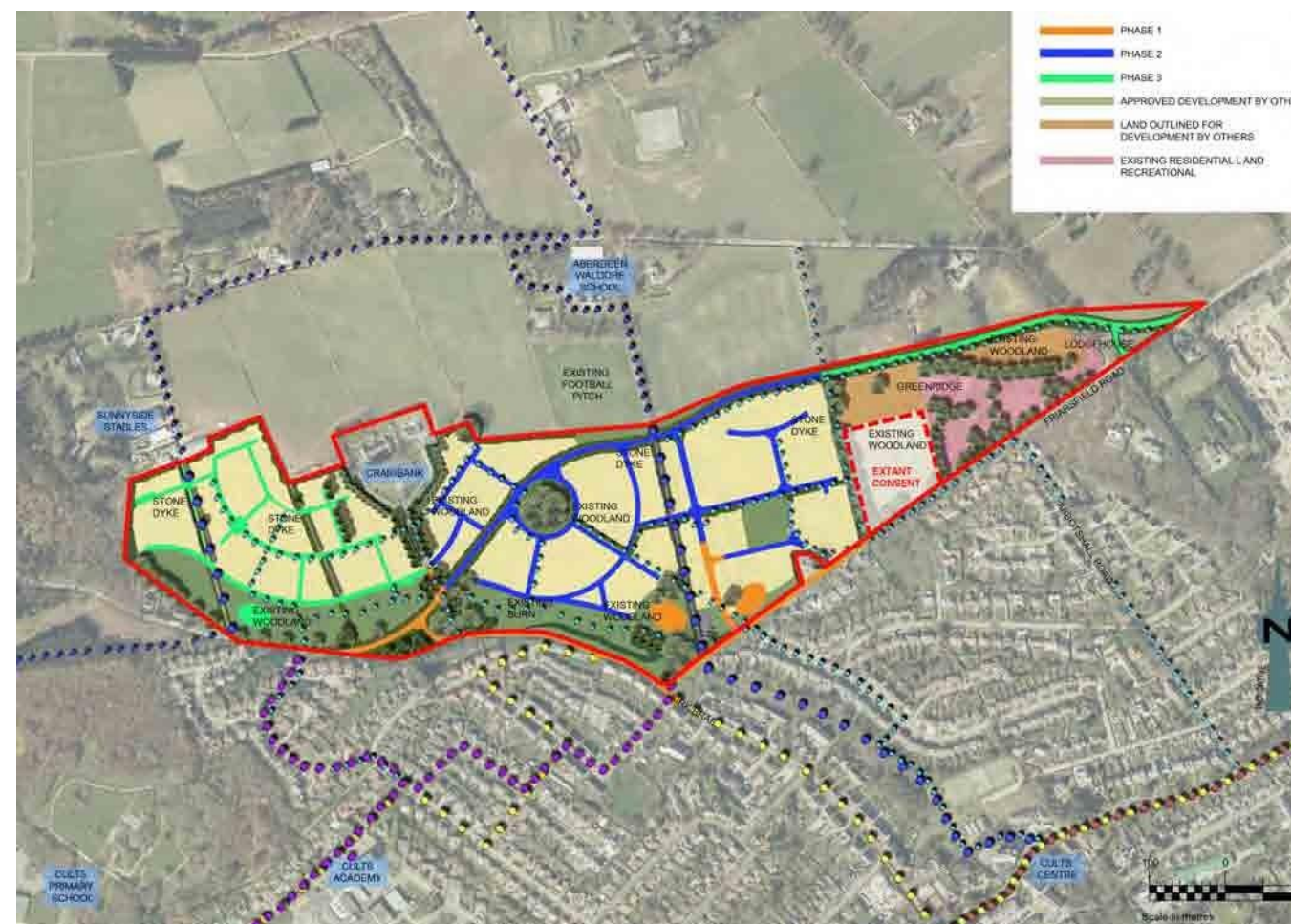


Figure 23: Phase 3

8 DEVELOPMENT PROCESS

8.1 Key steps for implementation

Once approved, this Development Framework will become Supplementary Guidance and a material planning consideration in the determination of planning applications within the area covered by the Framework.

8.2 Planning process

All planning applications must comply with the Pre-Application Consultation (PAC) process outlined in the Planning etc (Scotland) Act 2006.

Three Proposal of Application Notices have been submitted for part of the site. The submission of these started the Pre-Application Consultation (PAC) period. After the minimum 12 week period, having carried out the statutory requirements, applications can be submitted.

Planning applications should be submitted with a PAC report detailing the consultation carried out.

This will provide evidence that there has been appropriate input and support from stakeholders, landowners, the local community council and other community representatives in the preparation of the proposals. Where disagreement may have arisen which has not been resolved, this will be made clear.

Implementation of the plans will be monitored during the progress of development by Development Management Case Officers.

9 FURTHER INFORMATION

For further information, please contact:

Planning and Sustainable Development
Aberdeen City Council
Business Hub 4 | Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

This Development Framework has been prepared in association with Aberdeen City Council by:

Ryden

ARCHIAL

FAIRHURST

...The notice will also provide a prohibition on any use of the above section of road for the duration of the order. The measures are necessary to provide public safety during construction works at the Bon Accord Centre. The schemes will be available via Schoolhill, Union Terrace, Union Street, Belfrage Street and Victoria Road. John MacEwen, Head of Regulatory Demosia Services Aberdeen City Council, Town House, ABERDEEN

The Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2006
 Notice published under Regulation 7(2)
Proposed Residential Development at Friarsfield, Cults

CALA Management Ltd, Stewart Milne Homes and the McDonald Family invite you to attend a public consultation event on Thursday 8th September 2011, 2pm to 8pm at the Cults Hotel, 328 North Deeside Road, Aberdeen, AB15 9SE.

The above site is identified in the 2008 Aberdeen Local Plan, to which a Development Framework is required. The Development Framework for the wider area will be published in the next few weeks. CALA Management, Stewart Milne Homes and the McDonald Family are currently preparing an application for the site to be developed as a residential development.

The Cults Hotel, North Deeside Road, Aberdeen on Thursday 8th September 2011 2pm to 8pm

We present a plan to have comments relating to the proposals or to any other further information made by consulting.

By John Findlay, Ryden LLP, 25 Abnyn Place, Aberdeen, AB10 1YL. Tel: 01224 568866 or john.findlay@ryden.co.uk

Comments should be submitted to the above address by 21st October 2011.

Such comments are not considered by the planning authority (Aberdeen City Council). A planning application is submitted thereafter to a further opportunity to make representations on the application to the planning authority at that time.

Public Consultation

Friarsfield, Cults

Exploring the future development of the area.

When? Thursday 8th September 2011
2pm – 8pm

Where? The Cults Hotel, 328 North Deeside Road, Aberdeen, AB15 9SE

CALA Management Ltd, Stewart Milne Homes and the McDonald Family invite you to attend a public consultation event outlining their aspirations for the development of this site which is identified for residential development in the 2008 Aberdeen Local Plan and the emerging Aberdeen Local Development Plan. Under consideration will also be a Development Framework for the wider area. All welcome to this event which will illustrate emerging design ideas and seek the thoughts and ideas of both the local community and interested parties.





If you require any further information, please contact John Findlay on 01224 568866 or john.findlay@ryden.co.uk

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The Owner/Occupier

Our Ref: JF/CS
Email: john.findlay@ryden.co.uk

8 September 2011

Dear Sir/Madam

**THE ABERDEEN LOCAL PLAN
OPPORTUNITY SITE OPS: FRIARSFIELD**

I refer to the above site which is under the control of a number of parties. We represent CALA Management Limited, Stewart Milne Homes and the McDonald Family who between them control approximately 95% of the site. You may also be aware that Scotia Homes have submitted an application for the land under their control.

There is a requirement to prepare a Development Framework for the overall site and a plan is enclosed highlighting the areas to be covered. We are writing to you as your property lies within this area.

The Development Framework will address the following key issues:

- Access, connectivity and public transport provisions;
- The topography of the site and the development response to that, considering closely the sub-urban form;
- Urban space provision and public realm with emphasis on linkage throughout the site;
- The treatment of greenbelt boundaries, and;
- The phasing of development

Proposals of Application Notices have also been submitted on behalf of the above landowners which have been acknowledged and accepted by the Council. It is the intention of CALA Management Limited, Stewart Milne Homes and the McDonald Family to proceed with joint consultation on the Development Framework in

1 September 2011

landmark with consultation in respect of their separate proposed planning applications.

This will involve a public exhibition which you are welcome to attend. It will take place on Thursday 8 September 2011, between 2pm and 8pm at the Cults Hotel, 328 North Deeside Road, Aberdeen and will outline initial development proposals and seek public comment on them. This event was advertised in the local press on Tuesday 30th and Wednesday 31st August 2011 and posters inviting attendance have been distributed locally.

Having regard to the comments received at the initial public exhibition, the Development Framework will be refined and a further early evening exhibition held to present a final draft of the proposals. You will of course be kept informed of this process and invited to attend the respective events.

Any comments you may have can be sent to the following:

- John Findlay, Ryden LLP, 25 Abnyn Place, Aberdeen, AB10 1YL or john.findlay@ryden.co.uk Tel: 01224 568866

In the meantime, we look forward to welcoming you to the event.

Yours sincerely

John Findlay
Partner

Cllr Marie Boulton
Aberdeen City Council
Town House
Broad Street
Aberdeen
AB10 1FY

29 August 2011

Dear Cllr Boulton

ABERDEEN LOCAL DEVELOPMENT PLAN, OPPORTUNITY SITE OP51, FRIARSFIELD

I refer to the above site which is under the control of a number of parties. We represent CALA Management Limited, Stewart Milne Homes and the McDonald Family who between them control approximately 90% of the site. You may also be aware that Scotia Homes have submitted an application for the land under their control.

Proposals of Application Notices have been submitted on behalf of CALA Management Limited which have been acknowledged and accepted by the Council. Stewart Milne Homes and the McDonald Family have also submitted their Proposal of Application Notices and we are awaiting confirmation from Aberdeen City Council that this is acceptable.

There is also a requirement to prepare a Development Framework for the overall site and a plan is enclosed highlighting the area to be covered. The content of the Development Framework will follow that set out in the Council's supplementary guidance, the 'Aberdeen Master Planning Process'. More particularly, it will address the following key issues:

- Access, connectivity and public transport provisions;
- The topography of the site and the development: response to that, considering closely the sub-urban form;
- Urban space provision and public realm with emphasis on linkage throughout the site;
- The treatment of greenbelt boundaries and scope for a longer term expansion; and,

Ryden LLP is a limited liability partnership registered in Scotland. Registered Office: 25 Albyn Place, Aberdeen AB10 1YL. Tel: 01224 588863. E-mail: john.findlay@ryden.co.uk

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www.ryden.co.uk

29 August 2011 Cllr Marie Boulton

- The phasing of the development.

To avoid confusion in the local community it is the intention of CALA Management Limited, Stewart Milne Homes and the McDonald Family to proceed with joint consultation on the Development Framework in tandem with consultation in respect of their separate proposed planning applications.

This will involve a public exhibition held locally throughout an afternoon and early evening to outline initial development proposals and to seek public comment. This event will take place on Thursday 8 September 2011, between 2pm and 8pm at the Cults Hotel and you are welcome to attend. This is being advertised in local press on Tuesday 30th and Wednesday 31st August 2011 and posters inviting attendance will be distributed locally. A meeting will also be held with Cults, Bickolo and Millamoor Community Council to brief them on the proposals and to seek their views.

Having regard to the comments received at the initial public exhibition, the Development Framework will be refined and a further early evening exhibition held to present a final draft of the proposals. You will of course be kept informed of this process and invited to attend the respective events.

Any comments you may have can be sent to the following:

- John Findlay, Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL or john.findlay@ryden.co.uk Tel: 01224 588863

I trust this is order.

Yours sincerely

John Findlay
Partner

cc: Marianne McGowan, Stewart Milne Homes,
Derek Lawson, CALA Management Ltd.



FRIARSFIELD, CULTS

8TH SEPTEMBER 2011 EXHIBITION FEEDBACK SHEET

CALA and Stewart Milne Homes are keen to establish the views of the members of the public and local organisations on the proposals for housing development of land at Friarsfield, Cults.

We encourage you to complete this feedback form, which will be taken on board prior to finalising both the Development Framework and Planning Applications. Your comments will be reported to Aberdeen City Council and will be made publicly available.

Name: _____

Address: _____

E-mail: _____
(please provide email address ONLY if you wish to be kept in touch with updates on the progress of the process)

Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms will NOT be considered.

Q1. What do you consider to be positive about Cults and its surroundings? Should local character influence development on site? If so, what and why?

Q2. How and where can the site connect and integrate into the existing settlement? i.e footpaths, cycle paths

Q3. How important is improved public transport provision to the site?

Q4. What are the key landscape characteristics of the area and environmental qualities that can be enhanced/made accessible through development?

Q5. How important is additional open space provision within the site? Or should existing open space in the area be upgraded?

Q6. Do you have any other comments?

THANK YOU.

Please hand your completed form to the exhibition staff or drop it into the box provided.

If posting your form, please return by Thursday 6th October 2011 to:-

Friarsfield Consultation
John Findlay
Ryden
25 Albyn Place
Aberdeen AB10 1YL

or alternatively you are welcome to e-mail to john.findlay@ryden.co.uk

Disclaimer
Please note that this questionnaire does not affect your right to comment on the planning applications considered with Aberdeen City Council.

Your comments will be passed on to Aberdeen City Council as part of the reporting of pre-application consultation. We will consider them when considering any planning application in due course. Under the Data Protection Act 1998, we have a legal duty to protect any personal information we collect from you. We will only use personal information you supply to us for the reason that you provided it for. We will only hold information for as long as necessary to fulfil that purpose. We will not pass your information to any other parties unless this is made clear to you at the time you supplied it.

MISSING CAT
 MAX (Missing in the West!) was for 2 weeks now. Max is a black cat with a white nose, chest and tummy with 4 white paws. He does not wear a collar but is microchipped. Please check your garage, check see if your bin has been lifted in. Thank you for your help.
 Tel: 0760083931
 09300152463
 WISBULL ABERDEEN

15 Public Notices

The Town and Country Planning (Scotland) Act 1997
 The Town and Country Planning (Development Management Procedures) (Scotland) Regulations 2008
 Notice published under Regulation 7(2)

Proposed Residential Development at Friarsfield, Cults

CALA Management Ltd and Stewart Milne Homes give notice that they are preparing a Residential Development at Friarsfield, Cults. This development includes three separate sites with associated infrastructure, open space and strategic landscaping. CALA Management Ltd's development includes a new apartment complex to the east of Friarsfield Road and to the north of Hill Road. Stewart Milne Homes' development includes a three storey town house to the west of Friarsfield Road.

Together these sites are identified as OPA 1 in the 2008 Aberdeen City Local Plan, to which a Development Framework is required.

As a consequence of the above, the following information on the three sites is being published in order to provide further information on the three sites and the application proposals and the Development Framework for the sites and will be held at:

The Cults Hotel, North Deeside Road, Aberdeen on Tuesday 1st November 2011, 3pm to 8pm

Any person wishing to make comments relating to the proposals or wishing to obtain further information should contact:

Mr John Findlay, Planning Officer
 11 Hill Road, Aberdeen AB15 1TY
 John.Findlay@rcn.co.uk
 01224 588866

Comments should be submitted to the above address by 15th November 2011.

Such comments, as well as representations to the planning authority, Aberdeen City Council, if a planning application is submitted, may be used as a further opportunity to make representations on the application to the planning authority at the time.

3 Entertainments

Public Consultation
Friarsfield, Cults
 Following the first exhibition at the site

When? **Tuesday 1st November 2011**
 3pm – 8pm

Where? **The Cults Hotel, 328 North Deeside Road, Aberdeen, AB15 9SE**

Following the first exhibition on 8th September 2011 and after considering the comments received CALA Management Ltd and Stewart Milne Homes invite you to attend a second public consultation event outlining their proposals for this site, identified in the 2008 Aberdeen Local Plan and the emerging Aberdeen Local Development Plan for residential development. A Development Framework for the wider area is also under preparation. All welcome to this event to provide comment on the emerging proposals.

CALA **STEWART Milne**

If you require any further information, please contact John Findlay on 01224 588866 or john.findlay@rcn.co.uk **Ryden**

Ryden

The Owner/Occupier

20 October 2011

Dear Sir/Madam

**THE ABERDEEN LOCAL PLAN
 OPPORTUNITY SITE OPS: FRIARSFIELD**

I refer to the above site and the consultation event that we held on 8th September 2011 at The Cults Hotel. As a follow up to that, we would like to invite you to a second round of consultation to be held on Tuesday 1st November 2011, again at the Derburn Suite at The Cults Hotel.

This will take place between 3pm and 8pm and will provide details of the emerging proposals and Development Framework.

On completion of the consultation, the Development Framework will be submitted to Aberdeen City Council for approval. In parallel planning applications will be determined in accordance with the approved Development Framework.

Should you have any queries, please do not hesitate to contact us. In the meantime, we look forward to welcoming you to the event.

Yours sincerely

John Findlay
 Partner

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Ryden

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AB10 1FY

Aberdeen
25 Albyn Place
ABERDEEN AB9 1TL
T: 01224 589945
F: 01224 589910
www.ryden.co.uk

Our Ref: JFACS
Email: john.findlay@ryden.co.uk

24 October 2011

Dear Clr Boulton

**THE ABERDEEN LOCAL PLAN
OPPORTUNITY SITE OPS: FRIARSFIELD**

I refer to the above site and the consultation event that we held on 9 September 2011 at The Cults Hotel. As a follow up to that, we would like to invite you to a second round of consultation to be held on Tuesday 1st November 2011, again in the Donour Suite at The Cults Hotel. This will be a public exhibition between 3pm and 8pm which will be advertised in the press. Posters inviting attendance will also be distributed locally.

In advance of that we would invite you, your fellow Councillors and Community Councillors to a briefing on the proposals between 1pm and 2pm that afternoon in the Cults Hotel.

A sandwich lunch will be provided and we would therefore be grateful if you could confirm your intention to attend the event.

Yours sincerely

John Findlay
Partner

cc: Marianne McGowan, Stewart Milne Homes,
Derek Lawson, CALA Management Ltd

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FRIARSFIELD, CULTS

1ST NOVEMBER 2011 EXHIBITION FEEDBACK SHEET

CALA and Stewart Milne Homes welcome your comments on their proposals which have been refined following the comments received after the earlier exhibition. Your comments will help inform the content of the development framework and, ultimately, the design of the proposals. They will be reported to Aberdeen City Council and will be made publicly available.

Name: _____

Address: _____

E-mail: _____
(please provide email address ONLY if you wish to be kept in touch with updates on the progress of the proposals)

Your personal details will NOT be disclosed, and are collected in order that we may validate your comments. Anonymous feedback forms will NOT be considered.

Comments on the proposals?

THANK YOU.

Please hand your completed form to the exhibition staff or drop it into the box provided.

If posting your form, please return by Tuesday 15th November 2011 to:-

**Friarsfield Consultation
John Findlay
Ryden
25 Albyn Place
Aberdeen AB10 1YL**

or alternatively you are welcome to e-mail to john.findlay@ryden.co.uk

Disclaimer
Please note that this questionnaire does not affect your right to comment on the planning applications once lodged with Aberdeen City Council.

Your comments will be passed on to Aberdeen City Council as part of the reporting of pre-application consultation who will consider it when considering any planning application in due course. Under the Data Protection Act 1988, we have a legal duty to protect any personal information we collect from you. We will only use personal information you supply to us for the reason that you provided it for. We will only hold information for as long as necessary to fulfil that purpose. We will not pass your information to any other parties unless this is made clear to you at the time you supplied it.