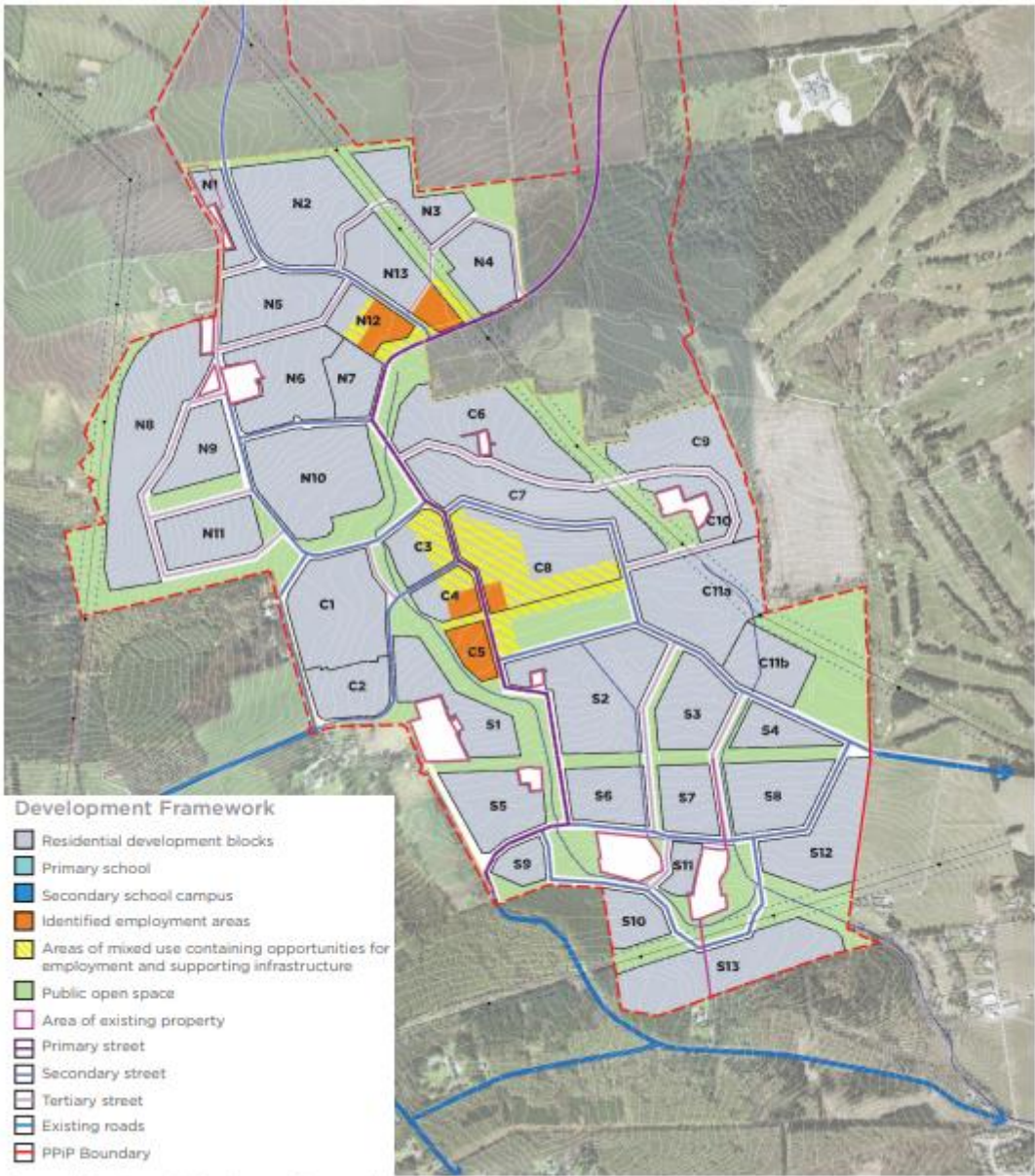


Planning Matters

Countesswells Development

Phase 2 Masterplan Consultation

The approved Countesswells Development Framework and Phase 1 Masterplan (shown below) establish the key design principles for the creation of a residential mixed-use development of approximately 3,000 residential properties, supporting retail, service and community uses and employment land. Development is now well underway with the initial phases of housing being steadily built out and the community is now established. The Development Framework and Phase 1 Masterplan were initially adopted as Supplementary Guidance to the Aberdeen Local Development Plan (ALDP) in 2014. The plans were subsequently updated in 2016. During the process of developing the revised Phase 1 Masterplan a number of changes were necessary to ensure the deliverability of the proposals, including new western link road and revised mixed-use neighbourhood centre. Importantly these changes did not fundamentally alter the principles established within the Supplementary Guidance. Following the same process as in 2016 the minor changes to the Development Framework and Phasing Strategy (see below) will be addressed and captured in the Phase 2 Masterplan. Part of this ongoing process will be to engage with Aberdeen City Council (ACC) and agree the modifications.



Approved Countesswells Development Framework (not to scale).

Approved Phases 1, 2 & 3



Approved Phase 1



Approved Phase 2



Approved Phase 3

The developers have set up a dedicated consultation website

www.countesswellsconsultation.co.uk

from which you will get all the necessary details, as if it were a standard consultation. In addition a virtual public engagement was arranged for Tuesday 8th December from 4pm – 7pm.

Got any questions? I'm happy to help.

When will phase 2 be starting and how many homes are planned?

4:12 PM

Countesswells Consultation

Phase 2 will include around 1,600 homes. We expect the Masterplan to be approved through Committee through 2021 and applications will be submitted thereafter

4:14 PM

Is the link road from Jessiefield Junction part of Phase 1 and any idea when this will be completed?

4:17 PM

Countesswells Consultation

The Jessiefield junction will be required to be completed by the 1,500th unit

4:20 PM

Is the access road work at the Kingswells Roundabout going to connect to the existing development or is it part of the larger development?

4:23 PM

Countesswells Consultation

Yes it will connect to the existing development ongoing as part of Phase 1

4:24 PM

How many units have been built so far in phase 1 and what is the total for phase 1

4:47 PM

Countesswells Consultation

384 units are currently occupied with approximately 395 built

4:48 PM

What was the total number of units planned for phase 1

4:49 PM

Countesswells Consultation

Approximately 1200 units will be built through phase one

4:51 PM

Are there still plans to close Countesswells Road to through traffic apart from buses? If so when will it close?

4:57 PM

Countesswells Consultation

Countesswells Rd is scheduled to be closed at the point where it meets the development, whereby it will connect to a new network of streets as part of Countesswells. This is not scheduled to take place until stage 3.

How far east does the phase 2/3 development reach? does it come close to Hazlehead golf course?

5:06 PM

Countesswells Consultation

Yes it runs close to the boundary with the golf course. The Phase 2 and 3 boundaries are detailed within the consultation boards on the website

Planning Application Summary with Decisions

Date	Planning Application Number	Address	Description	Type	ACC Status	Decision Date	Decision
20/08/2020	200969	2 Queen'S Crescent Aberdeen AB15 4BE	Works to 5 Protected Trees; T1 - T5 - Mature Lime - Crown raise to first large branches/forks approx 7-	Works to Tree Preservation Order	Approved	04/09/2020	Approved Unconditionally
20/08/2020	200971	72 Craigiebuckler Avenue Aberdeen AB15 8SU	Erection of single storey extension to rear	Detailed Planning Permission	Approved	20/10/2020	Approved Unconditionally
09/09/2020	201062	27 Burnieboozle Crescent Aberdeen AB15 8NR	Extension of dormer to front	Detailed Planning Permission	Approved	29/10/2020	Approved Unconditionally
08/10/2020	201212	Land At Countesswells Road Aberdeen	Installation of 1 illuminated free standing sign; 1 illuminated box sign and 1 non-illuminated glazing vinyl	Advertisement Consent	Approved	16/11/2020	Approved Conditionally
16/10/2020	201241	Hazlehead Park Hazlehead Avenue Aberdeen AB15 8BE	Installation of water bottle refill station	Detailed Planning Permission	Approved	03/12/2020	Approved Unconditionally
21/10/2020	201270	1 Woodburn Avenue Aberdeen AB15 8JQ	Erection of single storey extension to rear	Detailed Planning Permission	Approved	17/12/2020	Approved Unconditionally
21/10/2020	201273	The Gate Lodge 1 Rubislaw Park Road Aberdeen AB15 8DA	Works to 1 Protected Tree; T1 - Beech - Remove as overgrown/health & safety concerns	Works to Tree Preservation Order	Approved	06/11/2020	Approved Conditionally
29/10/2020	201320	52 Woodburn Gardens Aberdeen AB15 8JT	Erection of first floor extension above existing garage to side	Detailed Planning Permission	Pending		
30/10/2020	201329	14 Countesswells Crescent Aberdeen AB15 8LP	Erection of single storey extension to side and rear	Detailed Planning Permission	Pending		
13/11/2020	201311	59 Woodburn Gardens Aberdeen AB15 8JT	Basement conversion comprising excavation of ground to form access at basement level, formation of retaining walls and external staircase	Detailed Planning Permission	Pending		
11/11/2020	201340	Grove Nursery Hazledene Road Aberdeen AB15 8LD	Installation of modular unit to an outdoor nursery to provide wet weather shelter and toilets for staff and children with associated parking	Detailed Planning Permission	Pending		
13/11/2020	201347	29 Seafield Crescent Aberdeen AB15 7XD	Extension of an existing dormer to side	Detailed Planning Permission	Pending		
12/11/2020	201395	Land To Rear Of 20 Seafield Drive East Aberdeen AB15 7UX	Works to 4 Protected Trees; T1, T3 & T4 - Lime; T2 - Sycamore; Cut back overhanging branches &	Works to Tree Preservation Order	Pending		
16/11/2020	201404	1 Countesswells Place Aberdeen AB15 8LR	Erection of 1.5 storey extension to side and widening of driveway to front	Detailed Planning Permission	Pending		
10/12/2020	201561	2 Queen'S Crescent Aberdeen AB15 4BE	Works to 6 Protected Trees; T1-T6 - Mature Lime - Crown reduce by 25%	Works to Tree Preservation Order	Pending		
15/12/2020	201590	97 Springfield Road Aberdeen AB15 7RT	Erection of single storey extension to rear and replacement garage to side	Detailed Planning Permission	Pending		
16/12/2020	201593	Land Adjacent To John Porter Wynd Aberdeen AB15 8LE	Erection of 17 dwelling houses (change of house type at plots BC21-34, BC46-48 as previously approved)	Detailed Planning Permission	Pending		

Planning Applications as per weekly planning list December 2020:

Reference	201561/TPO
Application Received	Thu 10 Dec 2020
Application Validated	Fri 11 Dec 2020
Address	2 Queen'S Crescent Aberdeen AB15 4BE
Proposal	Works to 6 Protected Trees; T1-T6 - Mature Lime - Crown reduce by 25%
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Works to Tree Preservation Order
Expected Decision Level	Not Available
Case Officer	Richard Brough
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Not Available
Agent Name	Garry Dempster
Agent Company Name	Roy Cowie LBS
Agent Address	Old Station Yard Station Road Banchory Aberdeen AB31 5YJ
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Fri 11 Dec 2020
Expiry Date	Not Available
Determination Deadline	Thu 04 Feb 2021



Identification of Tree(s) and Works Proposed

Please indicate the tree(s) and provide a full detailed specification of the works you want to carry out.

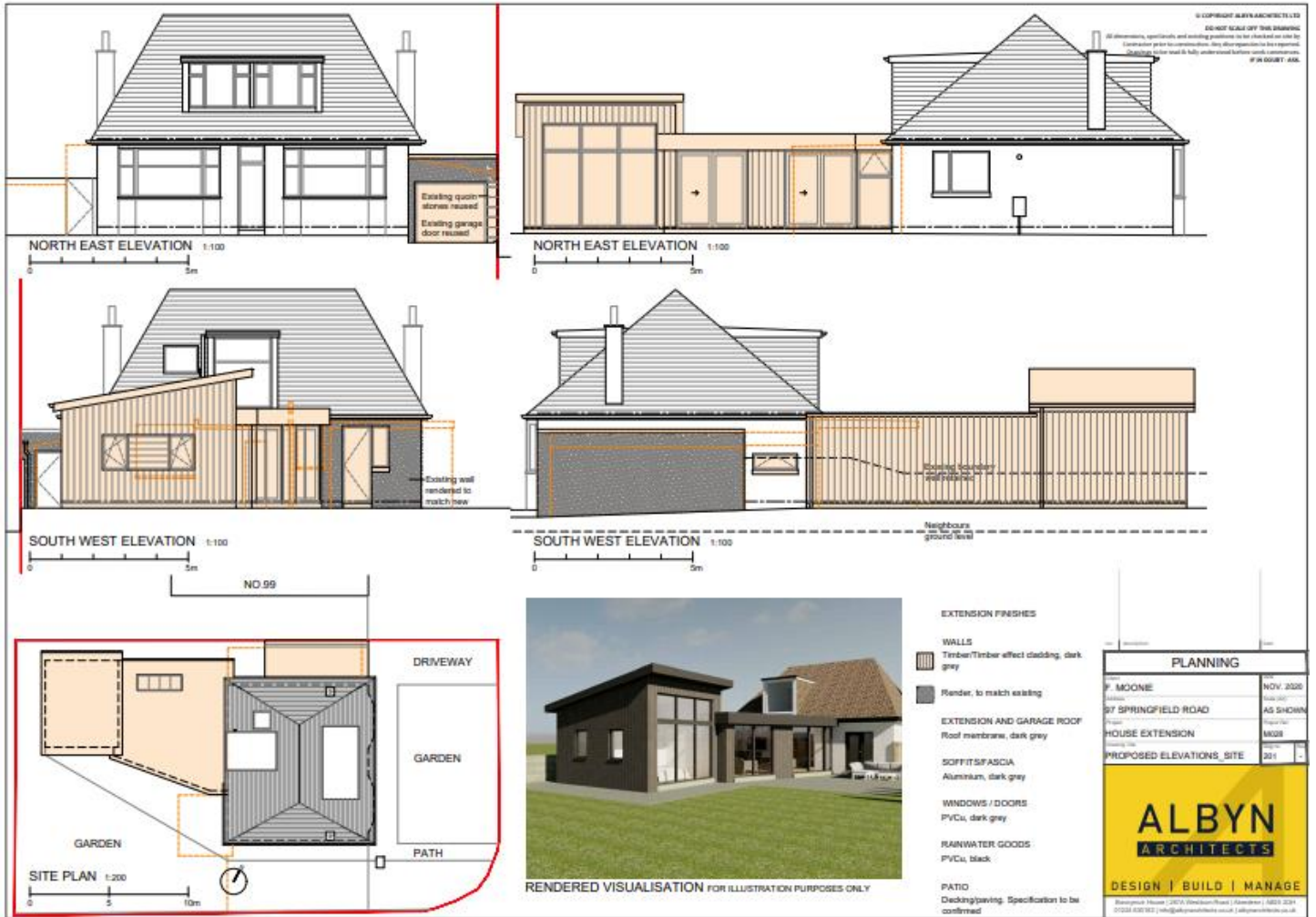
Give details of the species of the tree(s) and include an accurate plan showing positions(s) of the tree(s) in relation to buildings, named roads and boundaries. A group of trees can be treated as one. If the trees are protected by a TPO, please try to number them as shown in the First Schedule to the Tree Preservation Order (for example T3 Oak; two Beech and one Birch in G2; seven Ash in A1; sycamore in W1). You may submit a schedule of works.

Tree description: *	T 1 Mature Lime
Works description: *	Crown reduce by 25%
Tree description: *	T 2 mature Lime
Works description: *	Crown reduce by 25%
Tree description: *	T 3 Mature Lime
Works description: *	Crown reduce by 25%
Tree description: *	T 4 mature Lime
Works description: *	Crown reduce by 25%
Tree description: *	T 5 mature Lime
Works description: *	Crown reduce by 25%
Tree description: *	T 6 mature Lime
Works description: *	Crown reduce by 25%

Reference	201590/DPP
Application Received	Tue 15 Dec 2020
Application Validated	Tue 15 Dec 2020
Address	97 Springfield Road Aberdeen AB15 7RT
Proposal	Erection of single storey extension to rear and replacement garage to side
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Roy Brown
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Mr Fraser Moonie
Agent Name	Architects Ltd
Agent Company Name	Albyn Architects
Agent Address	Bonnymuir House 267A Westburn Road Aberdeen AB25 2QH
Agent Phone Number	Not Available
Environmental Assessment Requested	No

Application Validated Date	Tue 15 Dec 2020
Expiry Date	Wed 06 Jan 2021
Determination Deadline	Sun 14 Feb 2021



Reference	201593/DPP
Application Received	Wed 16 Dec 2020
Application Validated	Wed 16 Dec 2020
Address	Land Adjacent To John Porter Wynd Aberdeen AB15 8LE
Proposal	Erection of 17 dwelling houses (change of house type at plots BC21-34, BC46-48 as previously approved under A8/0530)
Status	Pending
Appeal Status	Unknown
Appeal Decision	Not Available

Application Type	Detailed Planning Permission
Expected Decision Level	Not Available
Case Officer	Gavin Evans
Community Council	Craigiebuckler And Seafield
Ward	Hazlehead/Ashley/Queens Cross
District Reference	Not Available
Applicant Name	Dandara
Applicant Address	Dandara 16 Beech Manor Stoneywood Aberdeen AB21 9AZ
Environmental Assessment Requested	No

Application Validated Date	Wed 16 Dec 2020
Expiry Date	Fri 08 Jan 2021
Determination Deadline	Mon 15 Feb 2021

surface water drainage
to connect into SUDs system
Four Water drainages to connect into
existing foul water drainage system



Plot BC21-34, BC46-48 referred to in this application consists of the land currently undeveloped within Zone B/ C Pinewood Hazledene. This land has been the subject of previous applications for Matters Specified in Conditions (MSC) approvals. With many of the development zones now built and occupied, the design and layout of the remaining undeveloped land has been reviewed. This design review retains the connectivity and landscape strategies set up in the original masterplan.

The Hazledene site received outline planning permission for 250 residential dwellings and 3no neighbourhood shop units and the Pinewood site gained outline planning for 100 residential units and the formation of access roundabout and access roads in August 2010 (application ref A8/0530 and application A7/2178 respectively).



Aerial view showing extent of the application site.



2.0 The Proposals

2.1 Development Brief including spatial definition and connectivity

Zone B&C – Development Brief -The Houses within Zone B&C have always been a mix of detached and semidetached dwellings. This principle has been followed through in the revised proposals. Within plots BC21-34, BC46-48, there will be a mix of smaller three and four-bedroom, detached houses. The connectivity and landscape principles set out in the Masterplan have been continued in the layout for Zone B & C and adjoin and include the 'wetland' park. The proposed housing is predominately two storeys with pitched roofs. The massing of the houses, pallet of materials used and window configuration draw on the materials and massing of the existing housing, ensuring the development has a sense of place.

Zone B & C –Spatial Definition and Connectivity

The emphasis should be on 'Design for Streets' with variety and interest designed into the street layout. The streets will be enhanced with street tree planting and plot edges defined. Houses should address streets. There is a footpath link in the north west corner that will be constructed. This will link the development with the woodland track running in the adjoining land.



2.2 Proposed Site Layout

Zone B & C - With quite a large proportion of Zone B & C already developed with many of the routes for connectivity already set up. The proposed road follows the same route of the approved layout with houses facing the shared space as the road sweeps from the north eastern corner of the development in Zone B around the western edge of the development zones to join up the street already built to the south of Zone C. Where Zones B & C meet, there is an area of public open space with a footpath linking through from the east providing a pedestrian link with adjoining properties to the east and north east and the wetland park.

