



Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

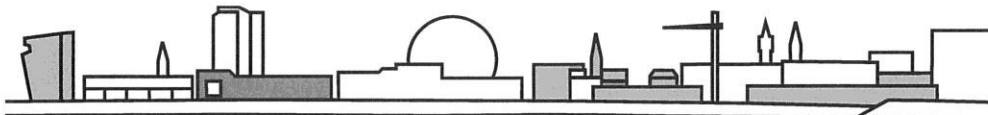
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1

Name of proposer: Date:

Address:

Postcode:

Telephone:

Email:

2

Name of landowner:

Address:

The site and your proposal

3 What name would you like the site to be known as?
[The site name could be descriptive or an address]

Have you any information for the site on the internet? If so please provide the web address:

4 Please provide a map showing the exact boundaries of the site you would like considered.

Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

Has there been any previous development on the site? Yes No

If so, what was it?

7 What do you propose using the site for?

COMMERCIAL / BUSINESS / RETAIL USE.

THE SITE'S LOCATION DIRECTLY ADJACENT TO THE EXISTING LDP OP2 EMPLOYMENT LAND ALLOCATION AND THE A90 TRUNK ROAD PRESENTS AN EXCELLENT OPPORTUNITY TO EXTEND AND CONSOLIDATE BUSINESS DEVELOPMENT IN THE AREA.

8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

N/A

9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure? N/A

25% More Less

10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)

General industrial land (Use Class 5)

Storage and distribution (Use Class 6)

THE SITE IS PROMOTED AS BEING SUITABLE FOR A WIDE RANGE OF BUSINESS / EMPLOYMENT / RETAIL USES.

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

11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

IN ADDITION TO THE SITE BEING CONSIDERED SUITABLE FOR BUSINESS / EMPLOYMENT USE, RETAIL IS ALSO SUGGESTED AS AN APPROPRIATE USE, PARTICULARLY GIVEN THE SITE'S VISIBILITY ADAJCENT TO THE A90.

12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

PHASING IS ANTICIPATED TO BE UNLIKELY GIVEN THE SCALE OF THE SITE

13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. **If no consultation has yet taken place, please detail how you will do so in the future.**

PUBLIC CONSULTATION WILL BE UNDERTAKEN IN LINE WITH THE PROGRAMME SET OUT BY ACC AS PART OF THE LDP PROCESS. A FLEXIBLE APPROACH WILL BE TAKEN.

Sustainable Development and Design

14 Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk/localdevelopmentplan

Please provide the following information:

SEE ATTACHED SUPPORTING STATEMENT FOR FURTHER INFORMATION

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) Built and Cultural Heritage – would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

G) Natural conservation – would the development of the site lead to the loss or disturbance of wildlife habitats or species?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

H) Landscape features – would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?

- Significant loss or disturbance
- Some potential loss or disturbance
- No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
- Slight intrusion
- No intrusion

J) Relationship to existing settlements – how well related will the development be to existing settlements?

- Unrelated (essentially a new settlement)
- Partially related
- Well related to existing settlement

K) Land use mix – will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?

- No contribution
- Some contribution
- Significant contribution

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m
Community facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Local shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Primary schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
- Limited range of connections
- Good range of connections

O) Proximity to employment opportunities – are there any existing employment opportunities within 1.6km for people using or living in the development you propose?

- None
- Limited
- Significant

P) Contamination – are there any contamination or waste tipping issues with the site?

- Significant contamination or tipping present
- Some potential contamination or tipping present
- No contamination or tipping present

Q) Land use conflict – would the development conflict with adjoining land uses or have any air quality or noise issues?

- Significant conflict
- Some potential conflict
- No conflict

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area?

Secondary Capacity

Primary Capacity

Are there any further physical or service infrastructure issues affecting the site?

NONE.

15 No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;

	Included	Not applicable	
Contamination Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SPECIFIC SUPPORTING REPORTS CAN BE PROVIDED AT A LATER STAGE IF NECESSARY.
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscape Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Transport Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

16 Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?

Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)

SEE ATTACHED STATEMENT

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document
(for example if you need it in a different
format or in another language), please
phone us on 01224 523317.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡：01224 523317。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону: 01224 523317

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

Jej jus turite sunkumu su kalba/ vertimu
ar kitomis bendravimo formomis,
skambinkite 01224 523317

Jeśli potrzebujesz pomocy językowej /
tłumacza lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 523317



Thank you for taking the time to complete this form.
Please return completed forms to:

Local Development Plan Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Or email it to: ldp@aberdeencity.gov.uk

Development Bid Supporting Statement

Land adjacent to the Old Ellon Road,
Murcar,
Aberdeen

On behalf of Mr A Bedawi

June 2013

Halliday Fraser Munro

Chartered Architects & Planning Consultants

Carden Church 6 Carden Place Aberdeen AB10 1UR
Tel: 01224 388700 Fax: 01224 388777

Aberdeen - Belfast - Dundee - Edinburgh - Glasgow

e-mail: planning@hfm.co.uk

1.0 INTRODUCTION

This supporting statement is to be read in conjunction with a development bid submitted to Aberdeen City Council proposing the allocation of 2.4 ha of land for business / employment / retail use on land adjacent to the Old Ellon Road at Murcar, Aberdeen. The bid is submitted on behalf of Mr A Bedawi, the landowner. The site is believed to be suitable for future commercial use as an extension to the current OP 2 employment land allocation that is directly adjacent. The bid site's location between an existing development allocation and the A90 trunk road make it an ideal location for the further extension and consolidation of Murcar as a key employment land hub in the north of Aberdeen, at the southern gateway to the Energetica Corridor. The following statement explains the bid in more detail and is structured around the Council's bid pro-forma.

2.0 SITE DESCRIPTION

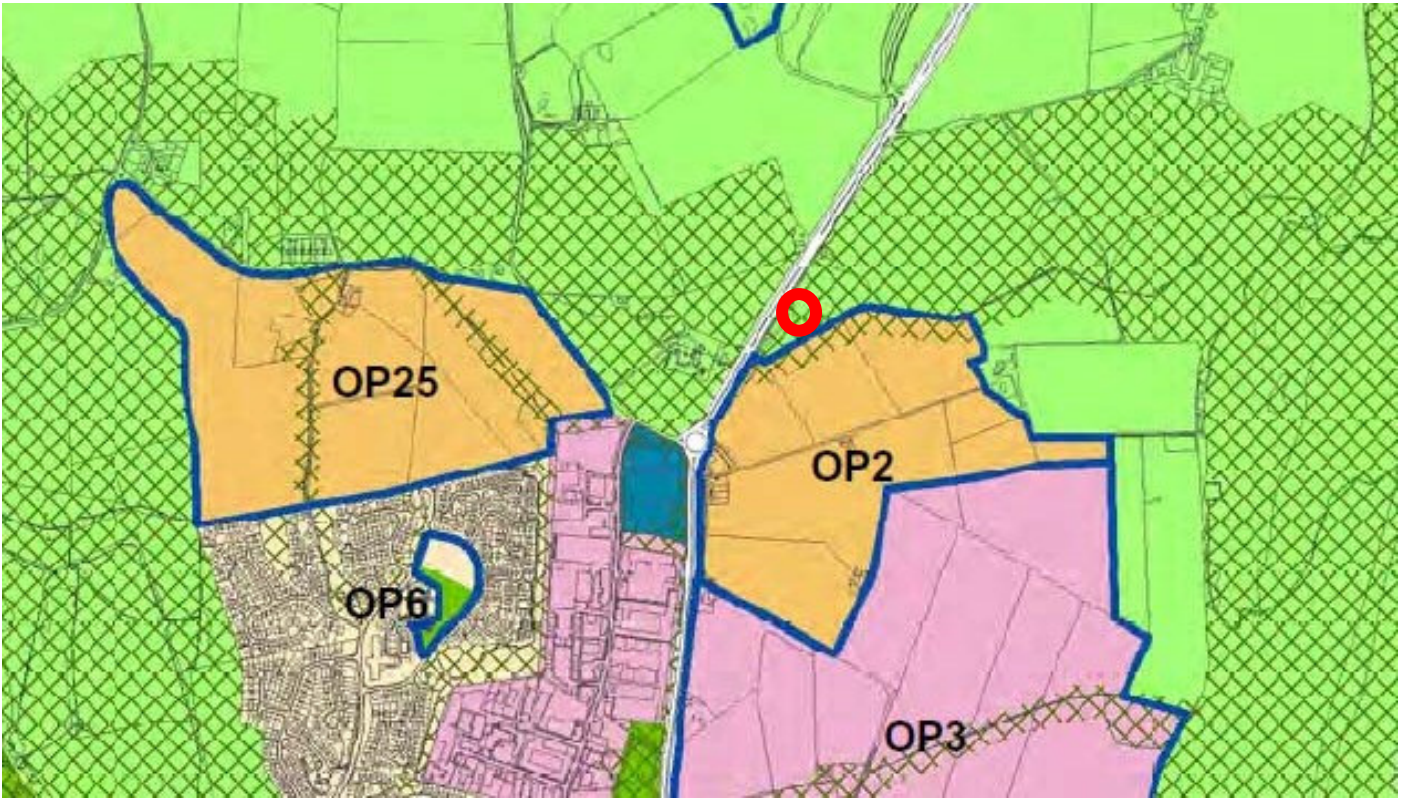
The development bid site comprises relatively flat grazing land. The site is 'wedge' shaped and includes the Old Ellon Road. The south western part of the site already forms part of the OP 2 allocation. The A90 trunk road forms the western site boundary. To the north is further open grazing land and a semi-detached house. The fields to the south are allocated in the current Aberdeen Local Development Plan as OP 2, up to 27.8 ha of future business land with provision for a Park and Ride facility. The bid site has strong defensible boundaries that make it the logical extension to OP 2.



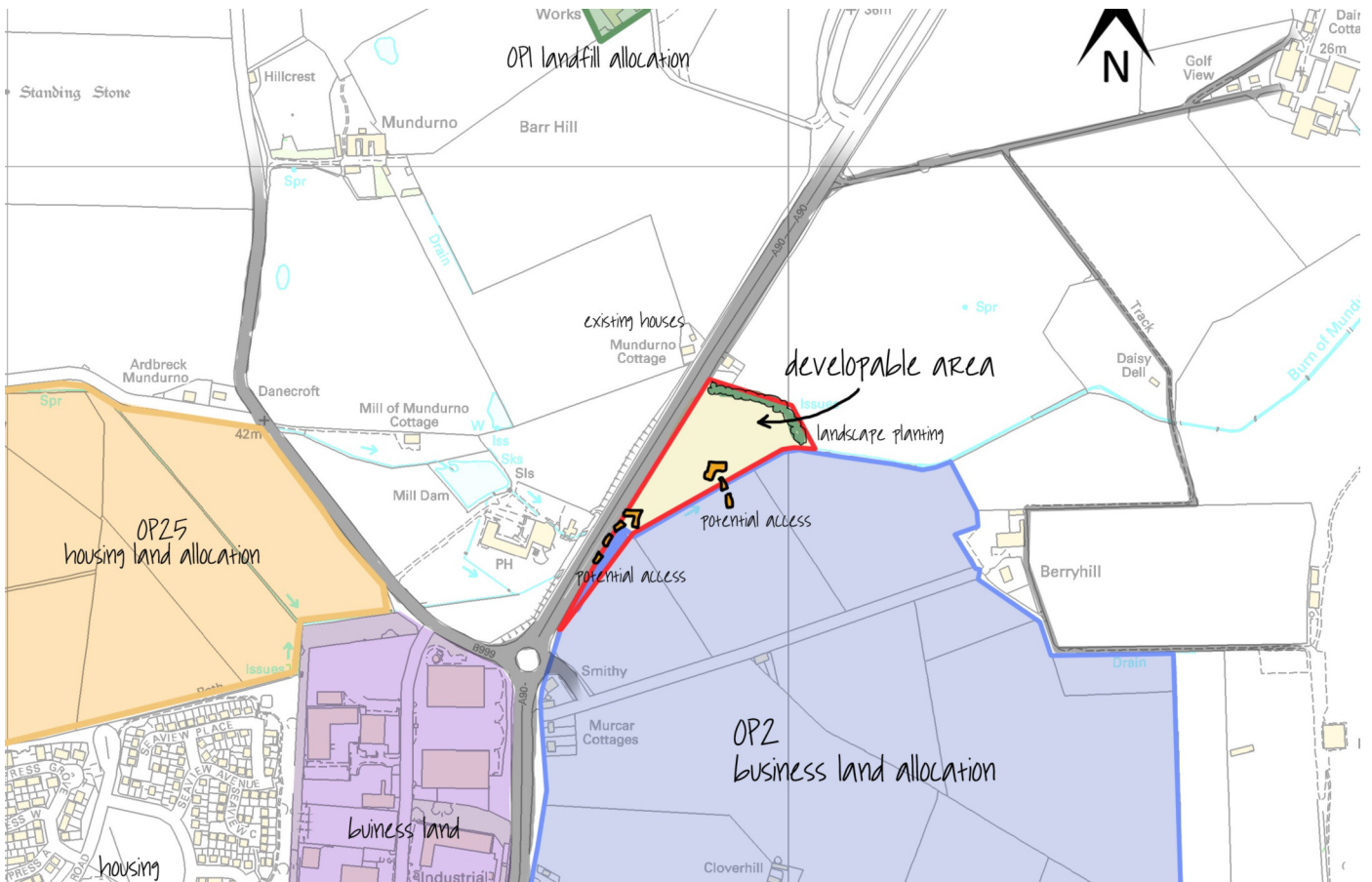
SITE VIEWED FROM SOUTH EAST— Note minimal visual impact.



AERIAL VIEW OF SITE— Note position between A90 and OP 2 site.



EXTRACT FROM LDP. Note adjacent OP 2 site and extent of surrounding allocations.



CONTEXT PLAN. Note site boundaries and developable area.

3.0 SUSTAINABILITY CHECKLIST

We believe that the proposed bid site at Murcar is deliverable, with no constraints being identified. The site is reviewed below, using the headings in the Council's Sustainability Checklist.

3.1 Exposure

The proposed bid site is not particularly exposed. The existing housing and A90 to the north and west provide some shelter and opportunities for additional landscaping and shelter belt planting. The character of the Murcar area is one of open coastal land on the northern edge of the commercial areas of Bridge of Don and Murcar. Development on the bid site would continue this character.

3.2 Aspect

The site is south east facing, providing opportunities for passive solar gain in buildings.

3.3 Slope

The site does not have any sloping areas that require mitigation.

3.4 Flood Risk

The site is not subject to any flood risk.

3.5 Drainage

The site is not subject to any waterlogging issues. In terms of serving new development on the site, foul drainage would be connected to the public system that would serve the adjacent development. On site SUDS would be provided.

3.6 Built / Cultural Heritage

The site is not subject to any built or cultural heritage features or constraints.

3.7 Natural Conservation

The site is not subject to any natural heritage features or constraints. The existing scrubland / grassland is of low ecological value.

3.8 Landscape Features

The site does not have any strong landscape features.

3.9 Landscape Fit

The surrounding open landscape would provide an expansive setting to any development on the bid site. The character and setting of the surrounding area results in an existing capacity to accommodate development. It is likely that the adjacent LDP allocation would be developed first or at the same time, reducing any impact. Development on the bid site would be seen within the context of adjacent large scale commercial development.

3.10 Relationship to Existing Settlements

The bid site is well related to proposed future commercial development on OP 2 and also the wider Bridge of Don / Murcar area. The area is already a key employment hub for the north of Aberdeen, at the southern gateway to the

Energetica Corridor. The current LDP also includes allocations for substantial housing (550 units) in the area at Dubford, increasing the mix of land uses in the area and also expanding the settlement envelope northwards. The Bridge of Don / Murcar area already supports a large range of services associated with the existing housing and employment areas.

3.11 Land Use Mix

The proposed land use will be commercial in character. We would however suggest some flexibility the nature of the end use, allowing for business, retail, or light industrial use. This will present no conflict with adjacent uses.

3.12 Accessibility

The site is well-connected to the A90 and the local road network. This provides a high standard of access that would be suitable to support commercial development.

3.13 Proximity to Services and Facilities

The development bid site is well-related to existing services and facilities in Bridge of Don. These facilities will only expand with the building out of the adjacent OP 2 development allocation.

3.14 Footpath and Cycle Connections

The area has various existing foot / cyclepath connections which development on the bid site can easily connect to. This provides options for those accessing the site for leisure or commuting purposes.

3.15 Proximity to Employment Opportunities

The site is directly adjacent to allocated employment land and close to existing employment hubs at Murcar, The Core, Dubford and the Science and Technology Park .

3.16 Contamination

There are no known sources of contamination on the site through previous use.

3.17 Land Use Conflict

The adjacent existing and proposed uses are entirely compatible with the uses proposed through the development bid.

3.18 Physical Infrastructure

There are no known constraints to development on the site. The adjacent development allocations indicate that the general area is considered suitable for large scale future commercial development, and the physical infrastructure will be in place, or upgraded accordingly to support this.

3.19 Community Benefits

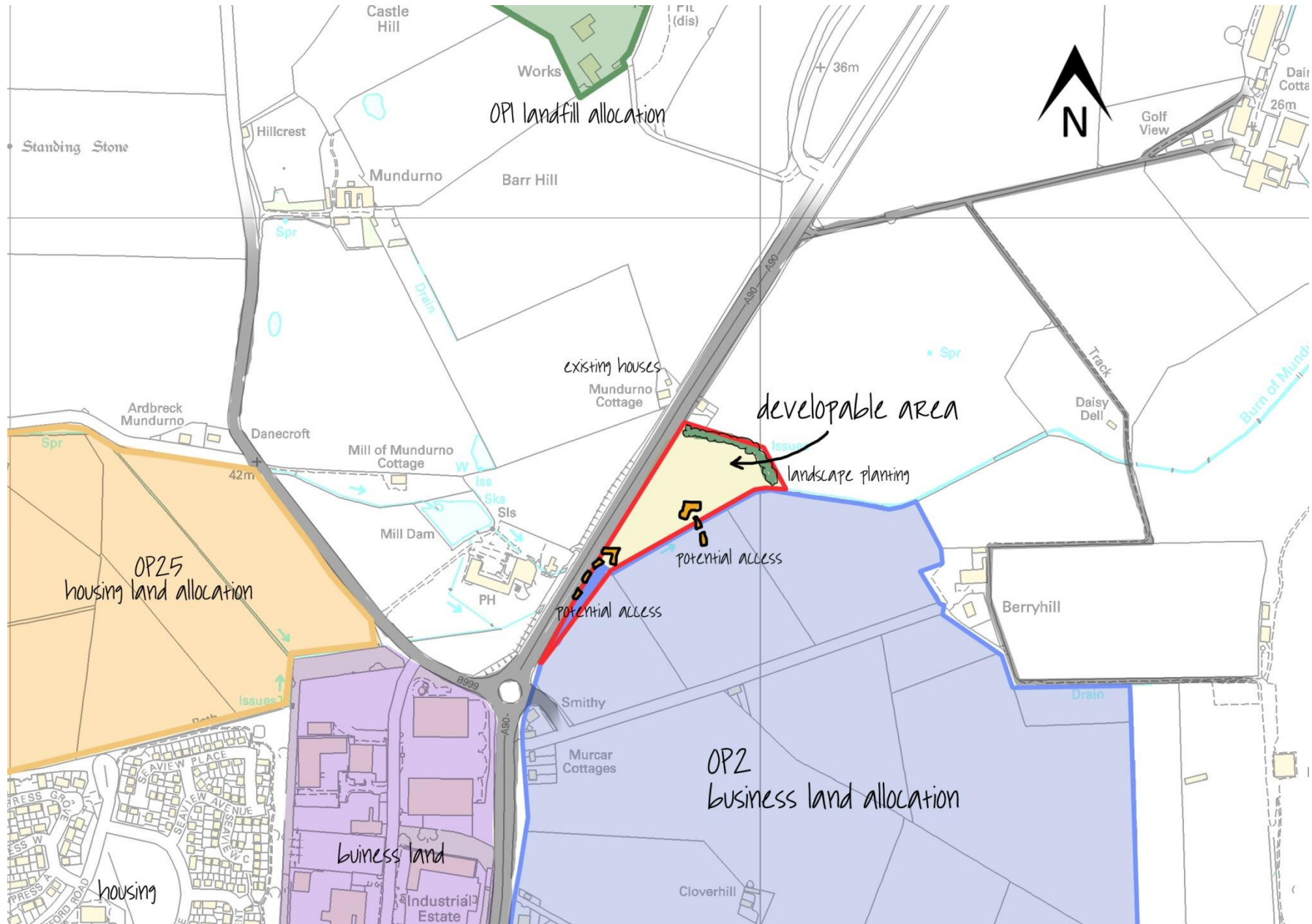
Development on the bid site would bring benefits in the form of additional commercial activity in the area, employment opportunities and potentially retail facilities.

4.0 THE PROPOSAL

2.4 ha of land adjacent to the Old Ellon Road at Mucar are proposed to be allocated for business / employment / retail use. This development would represent the continued measured expansion of Murcar as a key employment hub in the north of Aberdeen at the entrance to the Energetica Corridor. The site is a logical extension to the adjacent OP 2 allocation with attractive commercial characteristics such as high visibility from the A90 and good connectivity to existing business and housing areas. Part of the site already forms a section of the OP 2 allocation. The site has constraints to its development.

5.0 CONCLUSION

The foregoing sections have considered various aspects of the commercial development bid proposed at Murcar. It has been shown that the site is deliverable, represents the measured expansion of commercial development in the area and will bring benefits to the community through supporting local services and facilities and further consolidates the area as a key employment hub. It is respectfully requested that the land is allocated in the forthcoming Aberdeen Local Development Plan for business / employment / retail use.



BID SITE PLAN (nts)

Land Adjacent to the Old Ellon Road, Murcar – Commercial Development

Mr A Bedawi

