

5.	Site Details	
5.1	What name would you like the site to be known by? (Please note if the site is currently included within the ALDP2017 please use the OP site number)	Bleachfield House Site
5.2	Site Address	Bleachfield House, Granholm Drive, Aberdeen
5.3	Postcode	AB22 8AA
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes / No Details: No
5.5	Is the site currently being marketed?	Yes / No Details: No
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Attached
5.7	Please provide the National Grid reference of the site.	NJ 92276 09332
5.8	What is the current use of the site?	Residential flats (2 units); bowling green and pavilion (disused); and football pitch with temporary changing facilities (disused)
5.9	Has there been any previous development on the site? If yes please provide details	Yes / No Details: The site was formerly part of the Crombies Textile Mill site, the majority of which was sold off and developed to become the Grandholm housing development in the mid 2000's. There are historic maps which show significant development in the part of the site in question, of the nature of large scale mill buildings. More recently the area was the football pitch of the Crombie Mill works' football team, and then latterly that of a local boys team (Albion) which has since re-located. The bowling club ceased operation in 2016.

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	X
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes / No Details:No	
6.3	Is the proposed site included in the ALDP2017?	Yes / No Details:No	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details:No	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / No Details:Yes, relating only to extending the existing residential building however.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / No Details: Extend existing residential building to form 2 additional flats 150935 and 160813	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No Details: No	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / No Details: No	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	Yes / No Details: No	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	X
		Employment	X
		Mixed Use	X
		Retail	X
		Other (Please Specify)	X Cultural
7.2	Do you have a specific occupier in mind for the site?	Yes / No No Details:	
7.3	Site Area (hectares)	2.4 ha	
	Housing		
7.4	Approx. no of units.	14	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	14 flats;	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: No	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private sale	
	Employment		
7.9	Business and Office		
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify		
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- 14 flats total inc. 4no. within the refurbished and extended Bleachfield house	

7.14	Employment	200m ² Innovation centre - envisaged for STEM skills development, small scale business enterprise
7.15	Retail	400m ² Retail – Farm shop and associated café, showcasing and supporting local producers Retail 250m ² Café 150m ²
	Retail	
7.16	Approx. floor area	As above

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Heritage - Crombie's heritage centre to tell the history of the Crombie Mill site and promote the world-wide famous Crombie's brand.
7.18	Approx. floor area	100m2

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>Yes / No Details: No</p>
8.2	Will the proposed development be phased?	<p>Yes / No Details: Yes, the residential upgrade and extension of Bleachfield house can be facilitated via a planning application immediately. The other elements would follow dependent on local plan bid process.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5, 6-10, 10+ 0-5
8.4	Expected development completion	Year, 0-5, 6-10, 10+ 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No Details: Hartley's are an international investment company with a policy of growth through long-term investment and as such have access to wide-range of financing options.</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>Yes / No Details: No</p>

9.	Sustainable Development and Design		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	X
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	X
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	X
		Little or No Risk	X
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	Yes / No Details: A flood risk assessment will be undertaken.	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: On the previous planning applications, yes. Note SEPA raised no objection to the previous application.	
9.8	Have discussion been had with Scottish Water?	Yes / No Details: No	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details: Yes	
9.10	Is there water capacity for the proposed development?	Yes / No Details: Yes	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	X
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	X
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	X
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	X

9.18	Will the site impact on any water courses?	Yes / No Details:	No		
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	Yes / No Details:	No		
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:	No		
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:	No		
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict	X		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / No Details:No			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details:No			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		X	
		Between 400-800m	X		X
		Within 400m			
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	X		
		Local shops	X		
		Sports facilities		X	
		Public transport networks		X	
		Primary schools			X
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	X Core paths 6 and 7
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	X
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	X
		Gas	X
9.31	Does the development have access to high speed broadband?	Yes / No Details: Yes	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: No	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: High performance new / upgrade of existing building envelope, along with range of renewable technologies will be considered.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / No Details: No	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes / No Details: Yes	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	X
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: New or improved provision for public access to green space for recreation and active travel.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details: No
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes / No Details: Yes

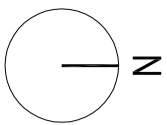
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)	
11.1	Does the development proposal give any benefits to the community? If so what benefits does the development bring, and how would they likely be delivered?	Yes / No Details: Yes, the proposed development will provide employment opportunities via the innovation centre as well as destination cultural / retail facility inc. green open space.

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / No Details: see attached drawing

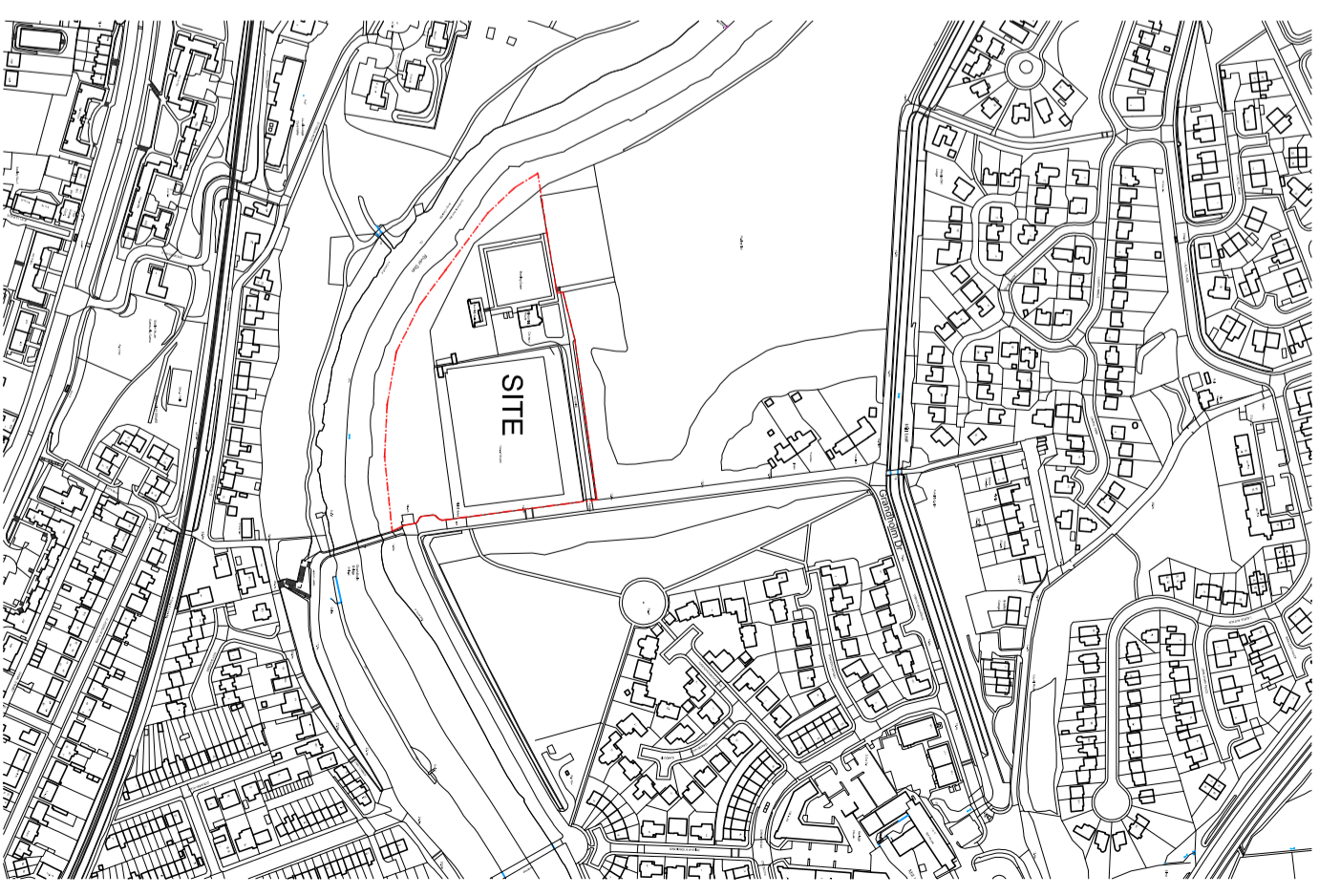
13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		
13.2	Flood Risk Assessment		
13.3	Drainage Impact Assessment		
13.4	Habitat/Biodiversity Assessment		

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

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	Yes
		Please provide details of viability: The proposals reflect a policy of growth through long-term investment within the site to bring employment, cultural, retail and residential opportunities, by an established investment company.	



Site Plan 1:1000



Location Plan 1:5000

Bleachfield House Site - LDP Bid
LOCATION / SITE PLANS

as noted@A3 1810 L(0-0)01





Aberdeen Local Development Plan Review

Pre-Main Issues Report Bid Bleachfield House Site

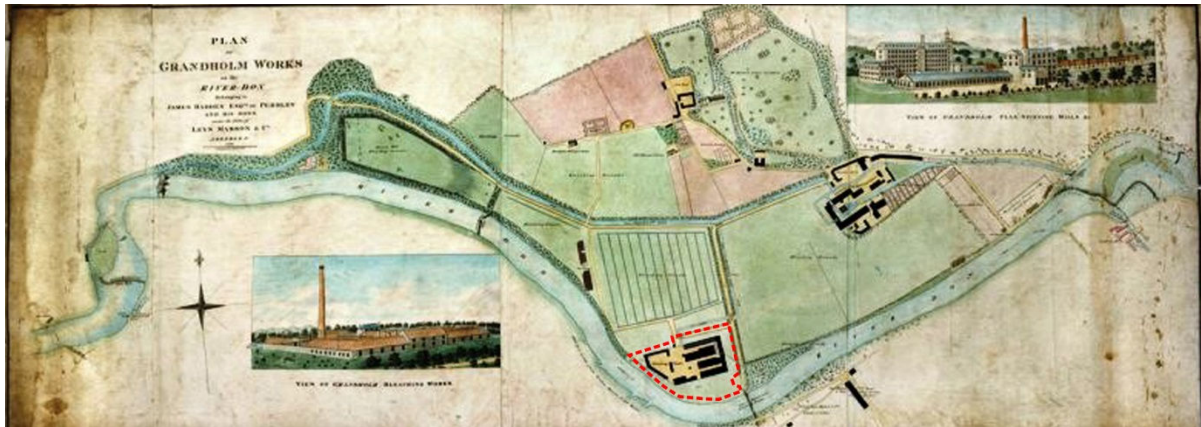
Our client, Hartley Group, submits that 2.4ha of land at Bleachfield House should be allocated in the emerging Aberdeen Local Development Plan (ALDP) as an opportunity site within the Green Belt for a mixed-use development, comprising:- an innovation centre to attract and develop STEM skills, reinforcing Aberdeen as a beacon of innovation in Europe; a heritage centre connected to the historic Crombie Mill (of which the site historically formed part), which at one time produced garments for the Crombie label, which remains one of Scotland's most renowned fashion brands; a farm shop and cafe for the sale of locally produced goods; a small number of residential units, together with high quality open space shared across the site. Details of the site and an outline of the proposed development are set out in the Pre-MIR Bid form and indicative plan submitted with this, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

The site

The site is located just a short distance away from residential development at Danestone, Woodside and Hayton, and is directly adjacent to the River Don (which runs along the site's boundaries to the south and west). The A90 is easily accessible to the north west, providing a link to the Aberdeen Western Peripheral Route (AWPR) when this opens, while the new third Don Crossing provides an additional connection to Old Aberdeen and the City Centre. In addition, the site is easily accessible on foot and by bicycle, with Core Path 6 in close proximity to the east, and core path 7 just on the other side of the river, along with National Cycle Route 1.

Within the site, the existing Bleachfield House building contains two residential flats, alongside which there is a disused grass football pitch, bowling green and clubhouse (the football pitch having previously been used by Albion Boys Football Club which has now partnered with Banks o Dee Football Club and relocated, and the bowling club having ceased operation in 2016). Bleachfield House dates from the early 1800s and is a two storey traditional granite built villa, currently in need of modernisation and repair. The site was also formerly part of the Crombie Textile Mill complex, an historic map of which is shown below and shows the site clearly having been developed significantly in the past, comprising of a number of large scale mill buildings known as Bleachfield Works directly on the site.





Site outlined in red (map credit: mcjazz)

This previously developed brownfield site is now covered by Green Belt and Green Space Network (GSN) designations in the current ALDP. In addition, in terms of the wider natural environment, the River Don Local Nature Conservation Site (LNCS) runs along the River Don corridor to the south and west. Maintaining and enhancing these natural heritage designations is a key element of the proposed allocation, which looks to both recognise the site's past and ensure a sustainable future, as set out below.

Proposed allocation

In terms of the proposed allocation, our client aims to create a high-quality innovation, heritage and lifestyle location at Bleachfield House where people can live, work and share some of the best of the North East with visitors from across the region and beyond. In this regard, the concept is similar to the proposed regional food hall at Blackdog, or Formartines in Tarves, but in a location that is easily accessible to those living in the city centre (including on foot, by bike or by bus). The idea is to create a sustainable community for those who live there, as well as a unique and attractive destination for others, with the distinct elements to this being mutually supporting and inspiring.

As shown on the indicative layout plan submitted with this bid, development of the site to achieve this would involve: an innovation centre and heritage centre connected to the historic Crombie Mill; a farmshop; extending the existing Bleachfield House to produce 4 flats (including the existing 2) in addition to new small-scale residential development of approximately 10 units. Specifically, it is envisaged that the innovation centre could support, along with the primary focus on STEM skill development, small-scale business enterprises, including the potential for the site's history to be brought into the present day by providing space for contemporary knitwear and textile creatives. Alongside this, the history of the Crombie Mill would be enshrined in the development through the incorporation of the proposed heritage centre, celebrating the Mill's legacy in having produced one of Britain's oldest brands, with the Crombie Coat having famously been worn by figures including the Beatles, John F Kennedy and Prince Charles, and its current position



as a leading world-wide brand today. Likewise, the farm shop would offer local and artisan goods for sale, with local food and drink also available to enjoy in the café, showcasing and supporting local producers. This would be complemented by high quality open space and landscaping.

Bringing this all together, the development can become a visitor destination as well as an attractive place to work and live. Such a mix of uses is pertinent at the economic level, with the residential development effectively enabling the development of the heritage and innovation centre. Such a concept is very much consistent with the aspirations of the Energetica corridor (see below).

Aberdeen City and Shire Strategic Development Plan (SDP)

The Main Issues Report for the review of the SDP lends considerable support to the allocation of this site for the uses proposed. In looking at the SDP Vision the MIR recognises that it should better reflect the Regional Economic Strategy in which innovation, tourism and food, drink and primary industries are recognised as having the greatest growth potential over the next 20 years

The Preferred Option for the SDP Vision is therefore for it to expressly include references to innovation, tourism and food and drink, such that it will read that the region will be recognised for *“our enterprise and inventiveness, particularly in the knowledge economy and in high-value markets – with a particular focus on energy, bio-pharmaceuticals, tourism and food, drink and primary industries”*

It also specifically highlights the need for long term proposals for tourism to be dealt with sympathetically through the planning system, consistent with the requirements of VisitScotland’s Tourism Development Framework for Scotland (2016). In doing that it stresses the need to make sure that suitable and attractive land is available for tourism proposals. It is submitted that the allocation of the Bleachfield House site for the Crombie Heritage Centre and related facilities is therefore supported by the SDP.

At the same time, the MIR also points to a need to anticipate high levels of growth, and an increase in the housing supply target, fuelled by economic recovery. That being the case, the MIR specifically recognises that new greenfield sites will need to be used for housing as well as brownfield ones, with any such new greenfield allocations to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their delivery. Further information on the regional and national policy context in terms of additional housing land is provided in **Appendix 1**.



It is submitted that the allocation proposed in terms of this bid meets all of the MIR criteria identified above, as well as delivering the proposed SDP Vision in terms of a focus on innovation, tourism and food and drink. Specifically in this regard, the proposed housing is intended to enable the delivery of the Crombie Mill Heritage Centre, which is expected to be a significant attraction to visitors from across the North East and beyond.

It is submitted that the various policy aims and objectives outlined above lend clear support to the development of the type proposed in terms of this bid, in addition to which it is further submitted that this site is ideally suited for allocation for this as set out below.

Justification for allocation

- **Green Belt** - SPP sets out a number of reasons why a green belt may be designated, these being to:
 - direct development to the most appropriate locations and support regeneration;
 - protect and enhance the character, landscape setting and identity of the settlement; and
 - protect and provide access to open space.

These policy principles are reflected in the extant ALDP, which states that:

“The aim of the Green Belt is to maintain the distinct identity of Aberdeen and the communities within and around the city, by defining their physical boundaries clearly. Safeguarding the Green Belt helps to avoid coalescence of settlements and sprawling development on the edge of the city, maintaining Aberdeen’s landscape setting and providing access to open space.”

In this instance, it is submitted that the site’s proposed allocation as an Opportunity Site within the Green Belt would not detract from any of these objectives, but would rather positively contribute to these. In particular, it is submitted that the nature and extent of development proposed is inherently suitable to this location, would not have a negative impact on the character, landscape setting or identity of the settlement (indeed, the proposed works to the Bleachfield House site would mean that this makes a far more positive contribution to the landscape setting than it does in its present state), while the creation of quality open spaces would provide more and better public access to these elements of the site than is experienced at present.



- **Impact on Green Space Network**

Most of this previously developed brownfield site (excluding the footprint of the existing built development) is included in part of the Green Space Network identified as 'River Don – Persley to Donmouth' and classified as core green space. The main uses of this are described as being woodland, playing fields, open water and public park, with the main habitats being improved grasslands and broad-leaved woodlands. At the same time, a number of potential improvement opportunities are identified.

In addition, the vast majority of trees on site would be retained, maintaining the site's value in this regard, with the potential for better management and improvement works to be carried out as a result of income from the innovation and heritage centres and farmshop. Likewise, the creation and maintenance of quality green spaces within the site as shown on the indicative layout plan would further improve both the ecological and recreational value of the site compared to its largely sterile nature at the moment (football pitches and bowling greens being of very limited value in ecological terms and, when abandoned as the ones on this site are, of even less value in recreational terms).

Consequently, it is submitted that allocation of the site as proposed in terms of this bid would have no negative impact on the current Green Belt and Green Space Network designations, but would allow for improvements to this historically developed brownfield site in environmental, landscape and public amenity terms.

Further benefits that the site's allocation as proposed would bring are in relation to:

- **Contribution to land use mix**

Scottish Planning Policy (2014) (SPP) highlights the need for planning policies and decisions to be guided by a number of policies which include *"using land within or adjacent to settlement for a mix of uses"*. The site's location within the city, in an area characterised by residential development, means that the mix of uses proposed in terms of this bid should be supported in accordance with the policy principles of SPP in this regard.

Here, it is recognised that development of the site as proposed in terms of this bid would result in redevelopment of land currently set out as a football pitch and bowling green, which SPP would seek to prevent. In this case however, it should be emphasised that these facilities are not currently in use, with no prospect for them to be brought back into use in the near future, such that appropriate alternative uses should now be considered.



In this regard, consideration should be given to the **Aberdeen Sports Facilities Strategy**, which was adopted by the Council in December 2016, key findings in which include the following:

- In many instances the facilities are outdated, coming to the end of their usable life, have high maintenance costs and are operationally inefficient;
- There are too many small-scale facilities of insufficient capacity, quality and scale to attract large numbers of users;
- As a result of their limited size, scale and quality, many facilities require significant amounts of deficit funding to keep them operational, which is potentially unsustainable within the current financial climate.

The overall position is then summarised as follows:

“In summary, much of the present public sport and leisure facility infrastructure is no longer fit for purpose. This is based on the fact that there are too many venues, which are too small, do not have the requisite activity areas, nor offer the quality of experience to meet modern day user expectations. They have limitations on the income they can generate and are subsidy dependant. With increased pressure on public expenditure a significant part of the network will be financially unsustainable in the future. In addressing this challenge, there is a need for this Strategy to consider how Aberdeen reshapes its sport and leisure facility network by having fewer, larger, better quality facilities that are financially sustainable for the long term. Only by doing so can partners deliver increased opportunities for Aberdeen’s residents to be more physically active and healthy.”

It is submitted that the facilities on the Bleachfield House site at present fall exactly into the category described above as being too small, out-dated and no longer fit for purpose, such that the focus should be on moving resources away from these and towards facilities that are sustainable in the long term. In this regard, it should be noted that the Woodside Sports complex is located in very close proximity the site, providing three rugby pitches, two training areas and three football pitches. Likewise, Aberdeen University’s Balgownie playing fields are located just a short distance to the north-east of the site, with nine high quality grass pitches for football, shinty and gaelic football. In terms of bowling greens, the Bridge of Don area also supports the Balgownie Green Bowling Club, which describes itself as having been in the heart of the local community since the mid 1970s.

Given the nature of the facilities on the Bleachfield House site at present compared with these alternative facilities in the local area, it is submitted that resources should be



directed towards these other facilities in accordance with the Sports Facilities Strategy, rather than seeking to retain the facilities on the Bleachfield site. To this end, and notwithstanding that no actively used facilities would be lost through development of this site as proposed in terms of this bid, it is recognised that a contribution towards these alternative facilities may be sought through the planning process in due course.

- **Creation of employment opportunities**

In addition to there being a number of employment opportunities within 1.6km of the site as identified on the bid form, it is important to note that development of the site as proposed in terms of this bid would itself create new opportunities by providing an innovation centre for small scale business enterprises, as well as employment associated with the proposed farm shop and Crombie Heritage Centre. In particular, it should be noted that the last of these is expressly supported by the Culture Aberdeen strategy, which seeks to create more jobs in the cultural sector as outlined above.

- **Contribution to the historic environment**

As identified above, Bleachfield House is a two storey traditional granite villa dating from the 1880s and, while not listed, the council have expressed the view that it is of design quality when considering previous planning applications for this (details of which are below).

With a view to making the building fit for 21st century use, planning applications to extend this were made in 2015 and 2016 (application references 150935 and 160813 respectively), but both were refused on the grounds that the extension proposed would sit uncomfortably with the existing form and dominate its appearance, detracting from its setting and resulting in unjustified urban sprawl.

In upholding the Council's decision to refuse the second of these applications however, the Local Review Body did note that the house is in need of repair, and it is submitted that leaving the house to fall further into disrepair is simply not an option.

Against this background, our clients are now looking at how the building could be stopped from deteriorating further by making this an element of a sensitive redevelopment of the site as a whole, protecting and preserving this element of the historic environment.

In doing so, the proposals are supported by the policy principles of SPP, which recognise that the historic environment is a key cultural and economic asset. As such SPP states that the planning system should, in addition to promoting the care and protection for



the historic environment, enable positive change informed by a clear understanding of the importance of the heritage assets affected and ‘ensure their future use’.

- At the same time, recognising that the site previously formed part of the historic Crombie Mill complex, the provision of a Heritage Centre as proposed in terms of this bid would ensure the legacy of this element of the North-East’s history, making a significant contribution to the historic environment in this regard.
- Account also requires to be taken of the site’s location within the Energetica corridor, which:

“...provides opportunities to invest in business facilities, leisure and housing with unique place-making planning guidance that will deliver energy efficient, high quality housing and communities among the best in the world. It is an integral part of Aberdeen City and Shire’s work to strengthen its position as a global energy hub, building on the region’s rich oil and gas heritage with opportunities for carbon capture and storage, hydrogen, onshore and offshore renewable energy.”

At the same time, there is a focus on developing land within the corridor for complementary uses, including innovation, heritage and residential, to create a more balanced ‘lifestyle’ proposition.

For that part of the corridor which is located in Aberdeen City, specific criteria which any such developments are expected to demonstrate are set out in the Council’s Supplementary Guidance: Energetica (SG), in terms of which there is a strong emphasis on sustainability - economic, social and environmental. In this regard, the contribution that the proposed development would make in terms of providing a unique life style offering of innovation, heritage and food and drink which would also support economic development, would allow the sustainable development of the site in accordance with the aspirations of the Energetica corridor.

As such, it is submitted that this site should be allocated for a mixed development as proposed.

Other criteria

With regard to other criteria against which the site requires to be assessed in terms of the bid form, it should be noted that:

- **Compatibility with existing uses and accessibility of services and facilities** - SPP requires the planning system to support development which optimises the use of



existing infrastructure, reduces the need to travel, provides safe and convenient opportunities for walking and cycling for both active travel and recreation, and facilitates travel by public transport.

In this context, it is submitted that this site is well located for the proposed development, being an historic brownfield site set in a quiet residential location which is accessible by a range of sustainable modes of transport, and hence consistent with SPP. Specifically, the bus services 1, 8, 18 and 19 are within less than 800m to the development and provide access to and from Aberdeen City Centre as well as Dyce and Peterculter, minimising the need to access the site by private car.

Likewise, both for those accessing the site on foot and by bike, it should be recognised that Core paths 6 and 7 both pass close by the site and that National Cycle Route 1 passes to the south of the site just across the bridge.

Finally in this regard, there are also a range of local shops, community facilities and sports facilities within 400-800m of the site.

- **Orientation and shelter** - The proposed layout is intrinsically south and west facing, providing good shelter from northerly winds.
- **Gradient** - None of the site is of a gradient greater than 1 in 12.

Flooding - The site is noted on the SEPA flood map as being of 'low' likelihood of fluvial flooding, with this only shown to affect that part of the site which is closest to the river. It should also be noted that neither SEPA nor the Council's own flood team objected to the planning applications that were made for the proposed extension of Bleachfield House in 2015 and 2016, although the Council's flood team did request a Flood Risk Assessment for the second of these. This would suggest that although there is a flooding risk, it is regarded as low, and mitigation measures such as carefully siting or setting appropriate floor levels for new development could address this.

- **Other potential constraints** - There would be no loss of landscape features, contamination concerns, service capacity issues, impact on water courses, land use conflicts or other constraints that would restrict development of the site.
- **Deliverability** - The site is deliverable within the timescale of the LDP.



Contribution to Council and partnership objectives

In addition to clearly being supported by and consistent with key planning policies and criteria it is submitted that the proposed allocation as outlined above would also help deliver on a number of key Council and partnership policy principles and objectives as follows:

- **Aberdeen Local Outcome Improvement Plan 2016 – 26**

The Planning (Scotland) Bill includes a new requirement for local development plans to take into account the local outcome improvement plan for the plan area. Whilst recognising that this is not currently a statutory requirement, it would be best practice to work in the spirit of the emerging legislation, particularly given that the new regulations are likely to be in place before the new ALDP is adopted. That being the case, the provisions of the Aberdeen Local Outcome Improvement Plan 2016-26 (ALOIP) are relevant to the consideration of this bid.

The vision of the ALOIP is for Aberdeen to be *“a place where all people can prosper”*, to achieve which the Community Planning Partnership is committed to tackling issues which prevent equal opportunity for all to lead a happy and fulfilling life. The ALOIP then sets out four priorities for partnership working, those being:

- Aberdeen prospers;
- Children are our future;
- People are resilient, included and supported when in need; and
- Empowered, resilient and sustainable communities.

Specifically, in terms of “Aberdeen prospers”, the ALOIP highlights the need to ensure that businesses have access to a variety of immediately available and affordable premises. The provision of an innovation centre in close proximity to where people live, and in an area where this type of business accommodation is not otherwise available, would clearly help deliver this priority. At the same time, the holistic nature of the proposed allocation as outlined above would also contribute to the creation of a sustainable community in which both adults and children can thrive, as also supported by the other ALOIP priorities.

- **Regional Economic Strategy 2015**

The Regional Economic Strategy provides a vision and strategy to maintain and grow the North East of Scotland’s economy. In doing this, the Strategy identifies food and drink as a sector in which there is potential for growth, with a focus on developing and



diversifying these into new markets. The Strategy also seeks to encourage business and innovation by supporting entrepreneurs/business start-ups, as well as existing businesses.

Again, the provision of an innovation centre as proposed in terms of this bid would clearly support entrepreneurs, business start-ups and existing small-scale businesses in accordance with the Strategy. The potential for local food and drink producers not located on the site to also showcase and promote their produce in the farm shop and café, will allow these businesses to grow and diversify into new markets, as expressly advocated by the Strategy.

The Regional Economic Strategy also emphasises the importance of the Scottish food and drink sector in employment terms, with this identified as supporting 18% of employment and generating 17% of GVA in the North East. The farm shop proposed in terms of this bid will contribute to these employment figures, as well as supporting growth in the local food and drink sector, all as advocated and encouraged by the strategy.

- **Culture Aberdeen: cultural strategy 2018-2028**

The Culture Aberdeen strategy aims to support the city's cultural sector to develop, including by co-ordinating the application for a UNESCO Creative City designation and implementing career path and employability opportunities within the culture sector. To this end, the strategy sets out a number of long-term ambitions for the city, including ensuring access to cultural activity to all, with cultural activity that is broadly representative of the city's communities.

It is submitted that the opportunity to develop and share the history of the Crombie Mill as proposed in terms of this bid (local information on which is currently sadly scant), would make a valuable contribution to the realisation of the Culture Aberdeen strategy's ambition in this regard, while also providing opportunities for employment in the culture sector through the creation of the proposed heritage centre for the Mill.

Conclusion

For the reasons given in this paper apart, it is submitted that the allocation of this site would:

- Allow for the sustainable redevelopment of a formerly developed brownfield site on which use of the existing football pitch and bowling green has been abandoned;



- Make a positive contribution to the mix of land uses in the local area;
- Support sustainable economic development through encouraging innovation, creation of STEM skills, tourism and creating new employment opportunities;
- Provide much needed housing in a sustainable way;
- Deliver positive benefits in terms of both built and natural heritage through improvements to Bleachfield House and the surrounding landscape, works to increase both the ecological and recreational value of the site, and celebrating the history of the Crombie Mill and world-wide Crombie brand; and
- Contribute to the realisation of the Energetica aspirations in terms of creating a balanced lifestyle proposition in this location.

As such, it is submitted that the site should be allocated accordingly.



Appendix 1 – Housing demand

- The Preferred Option in terms of the MIR is for Local Development Plans to identify sufficient land to allow for the delivery of new homes at levels not seen for 20 years, with the aim of building 2,190 homes over the next 25 years, and to allow for a higher rate of delivery if there is demand for this. The alternate option of having no further allocations in LDPs is not preferred.
- Further, of these further allocations, it is recognised that both greenfield and brownfield land will be required, but with any new greenfield allocation to preferably be under 100 units in size, aim to deliver affordable housing above 25%, and not be extensions to existing sites which could delay their delivery.
- This approach was supported by the Reporter during the Examination of the current ALDP, who stated that it is not possible to provide sufficient housing land to meet the needs of the city region without some greenfield development [see p106], and that most greenfield allocation in that LDP were carried over from the previous one, and are at an advanced stage in terms of planning consents and Masterplans [see p107], indicating that additional greenfield allocations are now likely to be required and appropriate.
- The requirement to identify additional housing land is also in line with Scottish Government policy in terms of which priority is accorded to the delivery of more new housing through:
 - **Scotland's Economic Strategy**, published in 2015, which identifies four priorities for sustainable growth, one of which, investment, specifically highlights housing.
 - The **Joint Housing Delivery Plan for Scotland (2015)** which identifies a number of themes with regards to housing, including a lack of housing supply in both public and private sectors.
 - Related to that, the Government launched its **More Homes Scotland** approach in 2016 to deliver more homes across all tenures.
 - Recognising the centrality of housing in its overall ambitions for Scotland, the Government also made supplying more homes a national strategic “*social infrastructure*” priority in the 2015 **Infrastructure Investment Plan**.
- It is therefore clear that the Government is seeking to increase the supply of housing throughout Scotland, placing the impetus on local authorities to allocate more housing



land accordingly, which in turn lends significant support for the allocation of this site as proposed in terms of this bid.





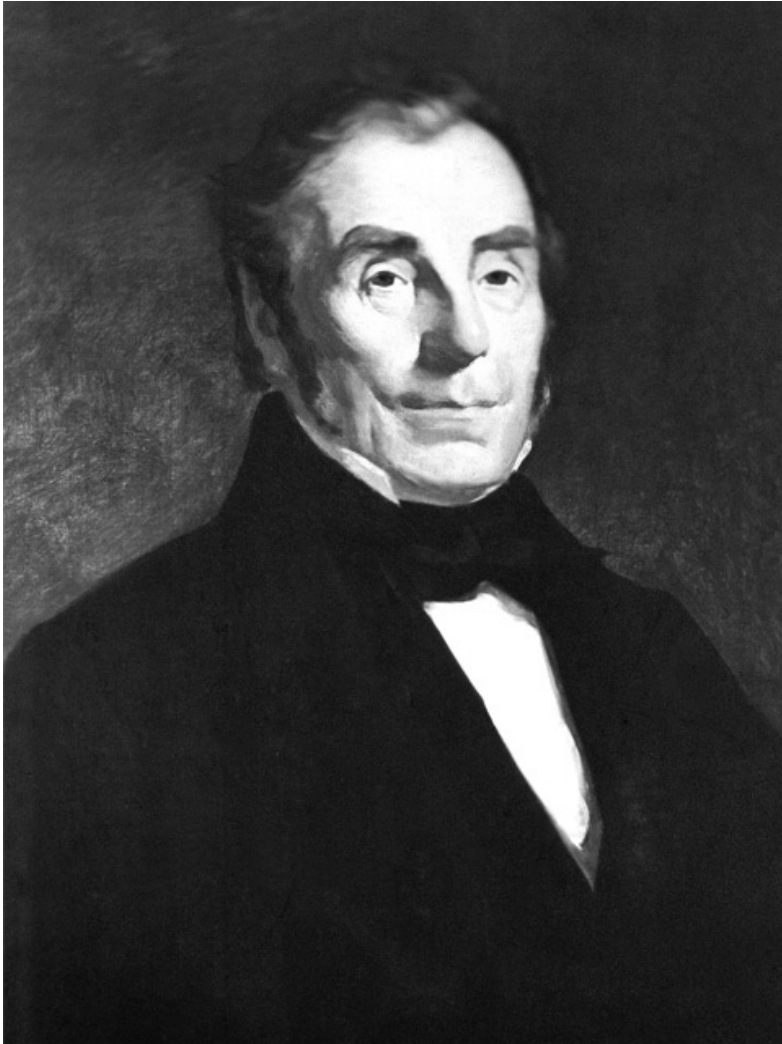
CROMBIE

ESTD CROMBIE 1805

ICONS



HERITAGE



1805

The Crombie story began over 200 years ago, in the year of the epic Battle of Trafalgar. John Crombie, a man from modest beginnings, established his first business at Cothal Mills in Aberdeen.

Using only the finest natural fibres, he quickly established a reputation in Britain for the quality of his luxury cloth and was even commended by the Board of Trustees for manufactures in Scotland with an award for the exceptional standard of his offerings. Each year, he would set out on horseback to sell his prized fabrics to London tailors eager for the richest offerings to present to their illustrious clients.

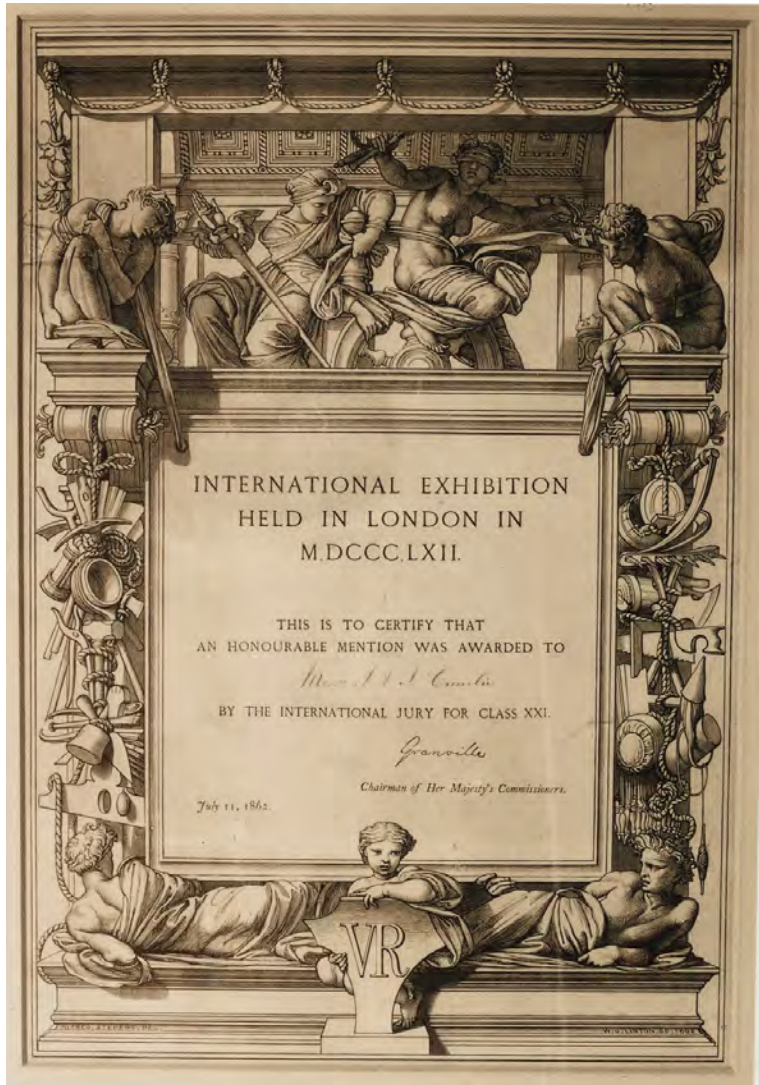
HERITAGE



1828

James Crombie, the eldest son, joined the expanding company which continued to prosper through the latter portion Georgian era. Initially the main production was 'tweele' and wincey, woven in blues and greys. However, when Crombie's London agent, James Locke, visited the company in Scotland one autumn, he was so struck by the seasonal foliage that he suggested their tints be imitated in cloth. Thus Crombie pioneered an autumnal fashion palette as well as the making of mixtures. By 1836, they had become known for the superior quality of their tweeds, highly coveted in London that allowed the company to double production.

HERITAGE



1850s

In the Victorian era, a new generation of Crombie sons took over. The company, then known as J&J Crombie, became renowned for excellence and fine craftsmanship on an international scale. In 1851, the cloth was presented at The Great Exhibition and was awarded a Prize Medal 'For Superior Manufacture and Beauty of Design', presented by Queen Victoria and Prince Albert. The product was similarly commended by Napoleon III at the Exposition Universelle in Paris, 1855.

1860s

The outbreak of the American Civil War in 1861 created new export markets, and Crombie supplied the distinctive 'Rebel Grey' cloth used to outfit the Confederate Army who had no mills of their own in the blockaded South.

HERITAGE

1870s



John Crombie's grandson Theodore travelled extensively around the globe with trunks filled with Crombie's trademark Elysian cloth. Such was his success, that in 1870, during the Prussian siege of Paris, a £1000 order was sent by hot air balloon to Crombie's Aberdeen mill.

Meanwhile, Crombie began trading in the Far East, choosing as their agent in Japan a young Thomas Blake Glover, who would go on to help found Mitsubishi and whose life in Nagasaki was supposedly the inspiration for Puccini's operatic masterpiece, *Madam Butterfly*.

HERITAGE

1880s

Links were established with the Russian Imperial Court which prompted the beginning of a century old relationship with the country. Crombie's expansion necessitated a move to the much larger Grandholm Mills, where production and demand continued to increase.



HERITAGE



1900s

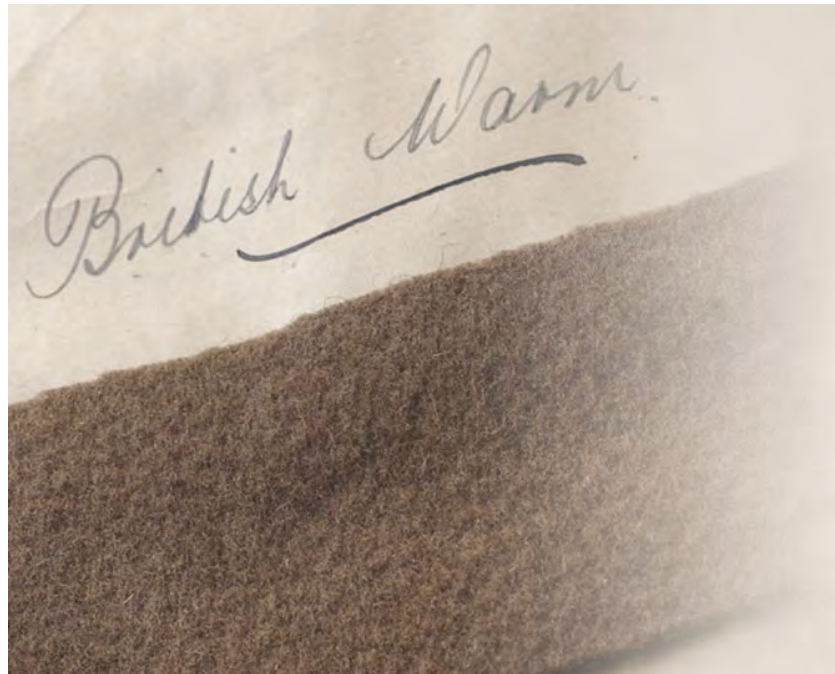
Crombie's trade in continental Europe experienced a golden age. To reduce its dependence on the winter trade they turned their expertise to lightweight summer overcoats. The Crombie "Beaver-Raised" woollen overcoating proved an international success, particularly for gentlemen's morning dress. Made from merino wool, the cloth was given a secret finish that imparted a unique mirror-like gloss.

However, the company's continued growth came to an abrupt end with the outbreak of war in Europe.

HERITAGE

1914-18

During the First World War, Crombie temporarily switched production to British military uniforms. They voluntarily undertook large government contracts throughout the war, despite low profit, in order to keep their personnel fully employed. Ultimately, one tenth of all greatcoats, the traditional heavy overcoat worn by British soldiers and officers, were made using Crombie cloth. The term “British Warm” was coined at the time to describe its superior heat-retaining properties — the name remains synonymous with Crombie today.



HERITAGE



1920s

A period of post-war prosperity saw the global demand for luxurious clothing soar. Crombie's largest export markets became the USA, Canada, and Japan, where British fashions had become immensely influential. This decade also saw the death or retirement of the remaining Crombie family owners. Rather than allow the business to fall to Trustees and in order to protect their legacy, the aged Crombies decided to sell the business to another famous textile family, the prestigious Yorkshire Salts of Saltaire.

1930s

The Duke of York (later King George VI), visits a Crombie mill wearing a double-breasted overcoat especially created for him by Crombie. The design was revived and re-released as the iconic 'King' coat in 2009.

HERITAGE

1939-44



In the early years of the Second World War, the British government was desperate for export sales to provide dollars for the purchase of munitions from the USA. With the approval of the Board of Trade, Crombie continued to send merchants with luxury coats to New York, Chicago, Toronto, and Montreal. During this period, Crombie increased its production by 50% and was one of Britain's four largest woollen textile exporters to the USA.

Later, after the Lend-Lease agreement was finalised by Roosevelt and Churchill, Britain's demand for dollars decreased. Crombie again switched production to military uniforms. In 1943 alone, Crombie produced overcoats for 125,000 Allied officers and soldiers. Despite the vast quantities produced, Crombie refused to compromise on quality and their cloth retained its legendary status throughout.

HERITAGE

1945-55

With its war work over, Crombie resumed its position as the purveyor of fine British fashions to celebrities, royalty, and statesmen. During this period, the actor James Mason and his actress wife Pamela Ostrer became majority shareholders in the company.

Celebrating its 150th anniversary in 1955, the company wrote to employees: "We can look back with satisfaction on the past; its difficulties overcome and triumphs achieved. Crombie's reputation for quality never stood higher than it is today... It is certain however that there will always be demand for coats of the highest quality and that, as in the past so in the future, Crombie will continue to be in the forefront of those who will meet demand."

HERITAGE



1960s

The brand's enduring simplicity, elegance, and quality allowed it to become rediscovered afresh by a new generation of celebrities and statesmen.

1980s



Not content to settle as the world's finest producer of overcoats, Crombie began to manufacture suits. The US President Ronald Reagan was an early convert: he bought 13 Crombie suits over the course of his presidency, and was wearing one when John Hinckley attempted to assassinate him in 1981. When the legendary British tailor Tommy Nutter sought a return to Savile Row, he approached Crombie for support. The product of their partnership became the wear of clients such as Elton John, Mick Jagger, and Eric Clapton. Since Mr Nutter's untimely death in 1992, Crombie has continued to release pieces derived from his original designs, still in our archives.

HERITAGE



1990s

Crombie opens its first stand-alone store. For nine years, starting from 1995, it also held a Royal Warrant to His Royal Highness The Prince of Wales.

2000s

Crombie was one of the first luxury retailers to embrace ecommerce, launching their site as the 'fourth store' to bring the best in British style to customers all over the globe, in 2000.

Crombie remains an iconic British brand, trusted worldwide for the quality of its products and the timeless elegance of its designs.

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CROMBIE'S WOOL OVERCOAT
Photo: Stephen Spurny for Barlow Heath



DESIGN
— by, from, with, — by, from, with, — by, from, with

WORDS
Probably the most classic example of a wool overcoat, that has been worn for centuries in Britain. Whether you're the Duke of Devonshire or a modern-day aristocrat, this coat is a wardrobe essential. Available at CROMBIE

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The Integral Part Of Every Outfit: The Overcoat




Image by Planet News Archive/CSPL/Getty Images


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by VIOLET HUDSON / 16TH DECEMBER 2013



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Crombie's new winter coat collection
Classic and contemporary styles from the master of British outerwear

OCTOBER 14, 2014
BY TERRY O'NEILL


Some of the best coats this season come from Crombie's brilliant new collection of classic and contemporary outerwear. Its timeless wool/cashmere greatcoat (£3,600) is now available in oatmeal and sits alongside a wool/cashmere town coat (£1,995, pictured) in rich aubergine, while an understated and elegant wool-twill version (£1,200) comes in black. Elsewhere, a black shagreen double-breasted leather trench and black leather trench (both £2,600) are über-classic – testimony to the recent repositioning and modernising of the brand, which is wonderfully luxurious but has lost none of the British outerwear clout.

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Crombie Mac
By King O'Connell | STYLE FASHION



The classic macintosh has been going in and out of fashion (though never out of practicality) since 1824, with Charles, Hercules and Louis Vuitton all designing their own versions of the rubberised overcoat down the years.

Your luxury coat aficionados Crombie have come up with a sharp new adaption of their own.

Coming in two styles – the Force Elbow with a black collar and lining or Navy with red – it has the usual Crombie durability. But because it's made using a single layer of double-faced fabric, it's much lighter than you'd expect from a mac. Naturally, with taped seams and natural resin coating, it is also completely waterproof.

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Doctor Who and Crombie: Mod man with a box

The latest regeneration of Doctor Who could do more than invigorate the series – he looks set to become a promotional vehicle for two venerated British brands, Peter Capaldi as the suited and booted twelfth Time Lord means business, finds Stephen Bayley

Stephen Bayley | Anticipated 21 January 2014 | 86 likes



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Crombie: Coats Maketh the Man
PHOTO: JASON HOLMES FOR HUFFPOST

Crombie's exclusive leather dress collection possesses what you would expect from a company that has dressed the likes of the Duke of Windsor, Winston Churchill, Cary Grant, The Beatles, JFK and Barack Obama – and that is magnificent classic style. But with a modern twist, Jason Holmes met Crombie's head of collections Gordon Ritchie to try on the king of coats.

The Crombie Bagpipe store on Clarendon Street in London's Mayfair is a retail space at peace with itself. Nothing about the layout conveys the desperation of the local mall. This is, after all, a 200-year-old company that has always made elegantly produced classic, handcrafted garments made from the finest fabrics.

We're refurbishing the Bagpipe, says Gordon Ritchie. There's a Manchester store, and one in Edinburgh too. The three stores were the only places you could buy a

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Black Coat



Crombie Coat

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This was my father's coat. We bought it in Liverpool in 1960. Coats like this were built to last and they often got passed from generation to generation, as in my case. I think my mother made my father buy this coat –

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GREATCOAT



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RAINCOAT



FLY-FRONTED