

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)	Former Cordyce School, Dyce
5.2	Site Address	Former Cordyce School, Dyce
5.3	Postcode	AB21 7NF
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: None to date
5.5	Is the site currently being marketed?	Yes / No Details: Not at present, but would be should an allocation in the LDP be forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Location Plan attached
5.7	Please provide the National Grid reference of the site.	NJ890137
5.8	What is the current use of the site?	Vacant former residential school (now fire damaged and derelict) set within landscape grounds.
5.9	Has there been any previous development on the site? If yes please provide details	Yes, former school buildings and grounds.

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	√
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: The site would be marketed if an LDP allocation is forthcoming	
6.3	Is the proposed site included in the ALDP2017?	No Details: Currently Green Belt and Green Space Network	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Site promoted by ACC Estates as landowner.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	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.)	No	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>Circa 100 Houses</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	Circa 100 Houses	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	Circa 100 Houses											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Likely that a housebuilder will develop the site										
7.3	Site Area (hectares)	10.9 ha										
	Housing											
7.4	Approx. no of units.	Circa 100										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	mix of 3, 4, 5 bedroom detached / semi detached / terraced houses and 2 bed flats.										
7.6	Affordable Housing Percentage	Circa 25% in line with relevant LDP policy at time.										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: TBC at planning application stage										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mix of tenure, private / affordable.										
	Employment N/A											
7.9	Business and Office	m ² N/A										
7.10	General Industrial	m ² N/A										
7.11	Storage and distribution	m ² N/A										
7.12	Other Please specify	m ² N/A										
	Mixed Use N/A (Please provide as much detail as possible on each use class)											
7.13	Housing	No of units and type:- Circa 100 houses										
7.14	Employment	m ² N/A										
7.15	Retail	m ² N/A										
	Retail											
7.16	Approx. floor area	m ² N/A										

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	The site is ideally located to accommodate future residential development. The site comprises disused derelict school buildings. The site's location at the northern edge of Dyce and its attractive riverside setting makes it well-placed for residential development, anticipated to be in the form of houses and flats. The site benefits from an existing access from Riverview Drive, a strategic road that will shortly benefit from reduced traffic following the opening of the AWPR. In its current form, the site visually detracts from the visual amenity of the entrance into the northern edge of Dyce. The current zoning of the site in the LDP severely restricts the future development potential, and a change in zoning is sought through the new LDP preparation process.
7.18	Approx. floor area	N/A

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: None to date but welcome the opportunity in the future as the LDP process progresses</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development start post adoption of the plan in 2022	Year 0-5
8.4	Expected development completion	Year 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes / No Details: Development would be financed by the housebuilder.
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.)	No Details: There are no constraints to the development

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	√
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	√
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	√
	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)	
		Little or No Risk	√
		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: N/A	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: N/A	
9.8	Have discussion been had with Scottish Water?	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
9.10	Is there water capacity for the proposed development?	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	√
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	√
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	To be retained and enhanced
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		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	√ Adjacent to Dyce
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	

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	√

9.18	Will the site impact on any water courses?	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/	No		
9.20	Is the development site within the airport safety exclusion zone?	No		
9.21	Is the development site within the airport 57dB LAeq noise contours?	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		√
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A		
Transport and Accessibility				
9.24	Has contact been made with the Council's transport team?	Not to date		
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No		
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station
		More than 800m		√
		Between 400-800m		
		Within 400m	√	
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m
		Community facilities	√	
		Local shops	√	
		Sports facilities	√	
		Public transport networks	√	
		Primary schools	√	
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	√
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	√ The site is well placed for the large range of employment opportunities available at Dyce.
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	√
		Gas	√
9.31	Does the development have access to high speed broadband?	Yes Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details: TBC at detailed stage	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Built in to detailed design	
9.34	Are there any further physical or service infrastructure issues affecting the site?	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 Details: Minimum of 40% open space	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	√
		No impact on the Network	
		Negatively impact the Network	
		Part of the site designated as GSN. New development will provide enhanced access opportunities into the riverside area	

		and GSN
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10.	Education	
10.1	Have discussions been had with the Council's Education Department?	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	Dyce Academy and Dyce Primary are forecast to be operating at 89% and 61% respectively in 2023, providing adequate capacity for this development proposal.

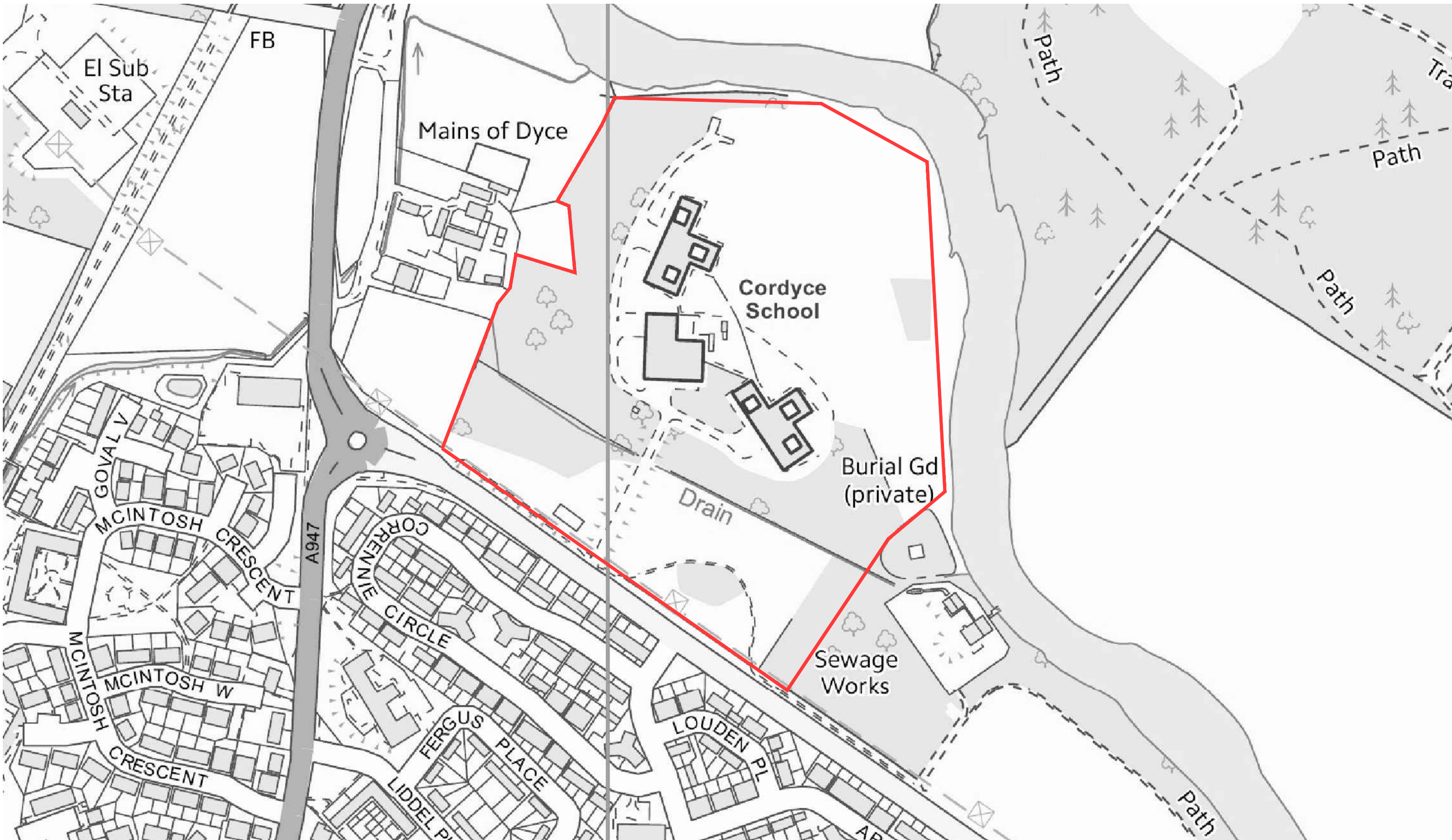
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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?	The development will allow the tidying up of a prominent derelict site within Dyce.

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.	Not to date.

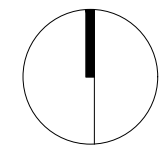
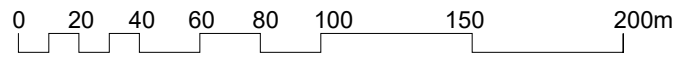
13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed 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.	
		Please provide details of viability: The site is owned by ACC Estates who are promoting the land as a residential development allocation. It is anticipated that the site will be sold to a housebuilder who will have access to the necessary development finance.	



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Former Cordyce School
Aberdeen Local Development Plan Bid

LOCATION PLAN

Scale: 1:2500 (A3)
Date: MAY 2018
Dwg No: 11203 / SK-001

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