

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)	Newton Farm Dyce
5.2	Site Address	Land between the AWPR and Kirkhill Industrial Estate/Dyce Drive Dyce Aberdeen
5.3	Postcode	AB21 0HJ
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes / No Details:
5.5	Is the site currently being marketed?	Yes / No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: see attached location map
5.7	Please provide the National Grid reference of the site.	NJ865120
5.8	What is the current use of the site?	Agricultural/farm buildings
5.9	Has there been any previous development on the site? If yes please provide details	Yes / No Details: To the east of the site are farm buildings. The AWPR is under construction to the immediate west and south west of the site.

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?	Yes / No Details:	
6.3	Is the proposed site included in the ALDP2017?	Yes / No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / No Details: see below	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / No Details: Application Ref: 0505933 - Change of use from agriculture to Class 4, 5 and 6. Appeal Ref: PPA-100-327	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No Details: Development bid submitted 2009 Ref 1/15	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / No Details:	
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:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	✓
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details:	
7.3	Site Area (hectares)	ha 15.5 ha	
	Housing		
7.4	Approx. no of units.	n/a	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	n/a	
7.6	Affordable Housing Percentage	%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: n/a	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	n/a	
	Employment		
7.9	Business and Office	m ² to be determined in due course	
7.10	General Industrial	m ² to be determined in due course	
7.11	Storage and distribution	m ² to be determined in due course	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- n/a	
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	n/a
7.18	Approx. floor area	m ²

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: see paper apart</p>
8.2	Will the proposed development be phased?	<p>Yes / No Details: see paper apart</p>
8.3	Expected development start post adoption of the plan in 2022	Year, <input type="text" value="0-5"/> , 6-10, 10+
8.4	Expected development completion	Year, <input type="text" value="0-5"/> , 6-10, 10+
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No Details: finance would be available should the site be identified for development</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 / <input type="text" value="No"/></p> <p>Details:</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	
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:
9.7	Have discussions been had with the Council's flooding team?	Yes / No	Details:
9.8	Have discussion been had with Scottish Water?	Yes / No	Details:
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: Capacity can be made available should the site be zoned for development.
9.10	Is there water capacity for the proposed development?	Yes / No	Details: as above

	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	✓
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	✓
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?	Yes / No Details:			
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:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / No Details:			
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		see paper apart	
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:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		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	>800m
		Community facilities			✓
		Local shops			✓
		Sports facilities			✓
		Public transport networks	✓		
		Primary schools			N/A
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	✓
	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?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Details would be provided through a planning application if the site is identified for development.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details:	
	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)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: No minimum standards for employment land and each site is determined on a site by site basis. See paper apart.	
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	
		Please justify your response: see paper apart	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details: n/a
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: n/a

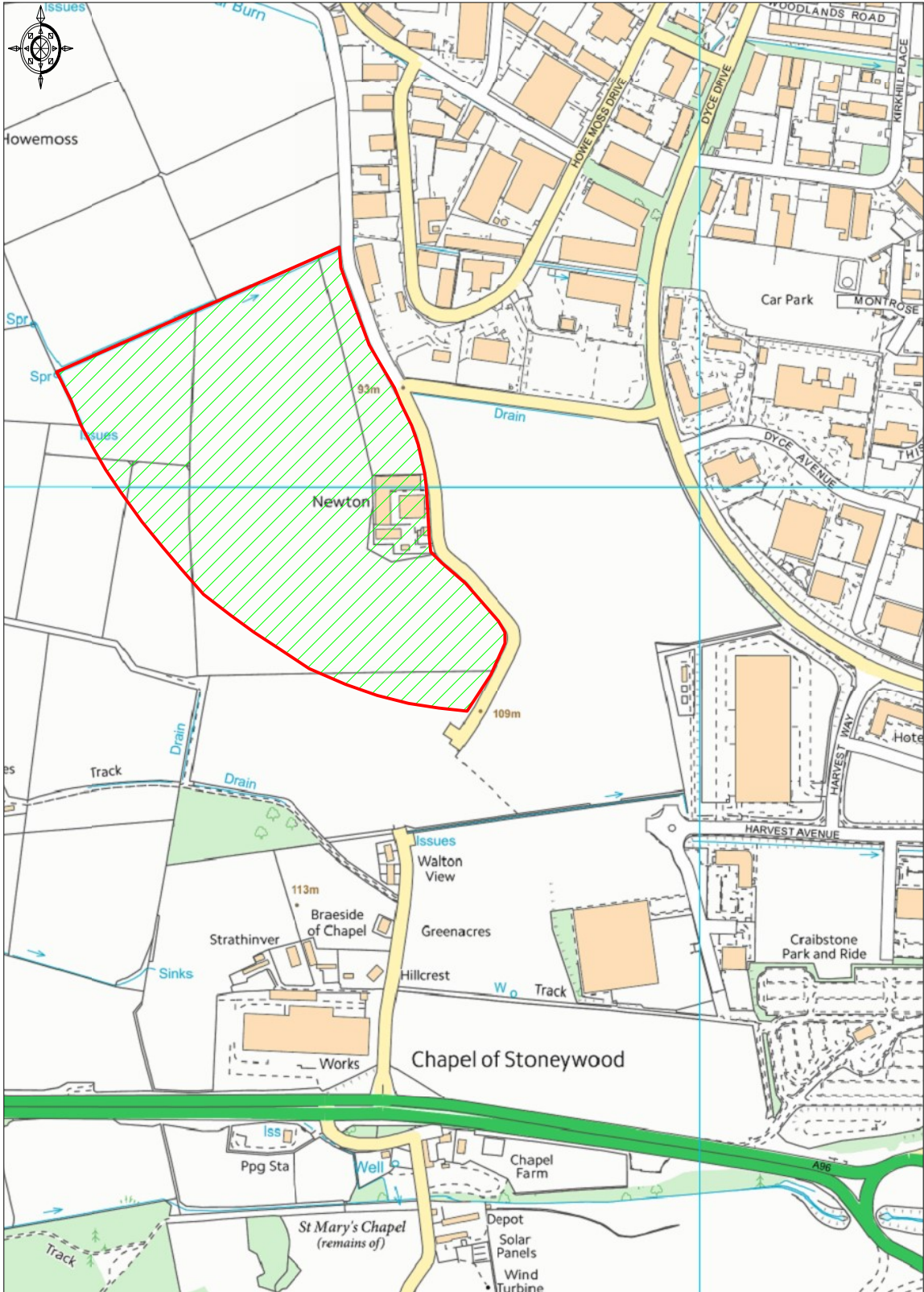
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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: see paper apart

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:

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: see paper apart	



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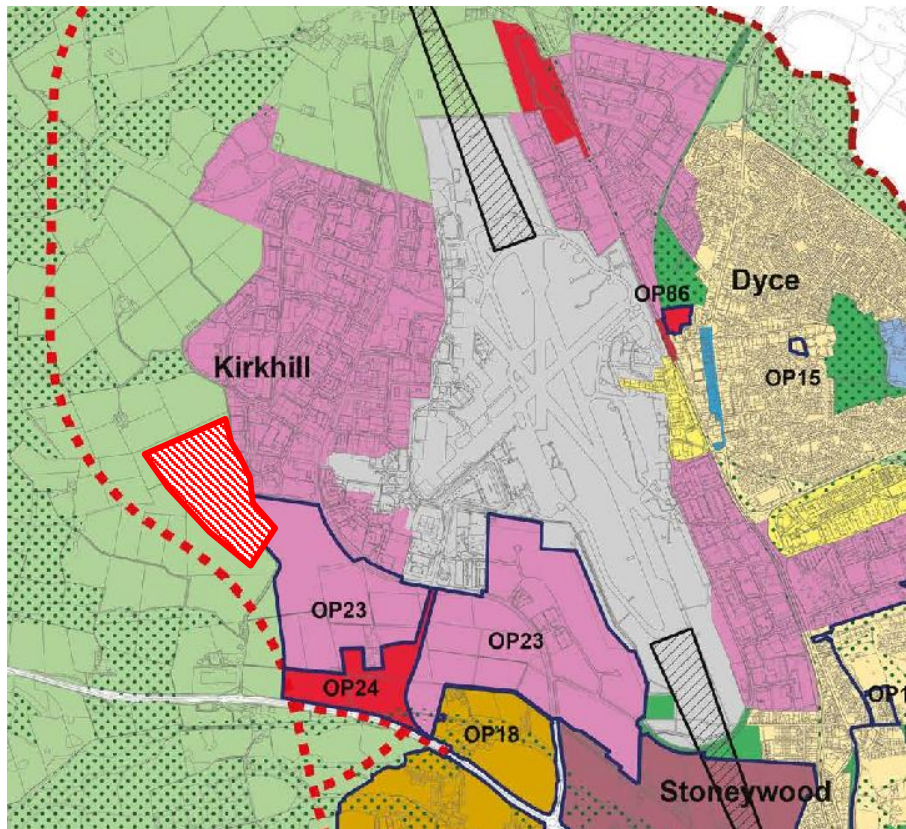
**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW
PRE-MAIN ISSUES
PROPOSAL FOR A SITE TO BE INCLUDED IN THE MAIN ISSUES REPORT**

FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

NEWTON FARM - DYCE

This proposal for a site to be included in the Aberdeen City Main Issues Report is submitted on behalf of Marshall Farms Ltd who own land at Newton Farm, Dyce. Dyce is a suburb of Aberdeen located approximately 6 miles northwest of the city centre. It is a popular residential location, but is also the location of Aberdeen Airport and a number of industrial estates, which have expanded over the years. More recent development, including the AWPR and commercial development under construction at Dyce Drive has grown this area significantly. It lies within the Aberdeen to Huntly Strategic Growth Area.

The site at Newton Farm extends to approximately 15.5 hectares (38.5 acres) and lies to the south west of Kirkhill Industrial Estate. The site is identified in the plan below.



It is bounded to the north by open fields, to the east by an unclassified road and beyond this existing development at Kirkhill Industrial Estate and the northern most part of OP23 (Dyce Drive); and to the south and west by the Aberdeen Western Peripheral Route. The land is currently in agricultural use, with part of the site occupied by substantial farm buildings. It is identified in the Aberdeen Local Development Plan 2017 as Green Belt.

Q6. Legal and Planning History

6.6 Planning Applications – There is some history surrounding the site at Newton Farm. An application for the change of use from Agriculture to Class 4, 5 and 6 uses (Ref: 050593) was refused in June 2005. This was appealed (Ref: PPA/100/327) and dismissed in February 2006. It is understood that the approval of this site was premature in advance of the Local Plan Inquiry due to take place at that time.

6.7 Previous LDP Bids – An objection was made to the Finalised Aberdeen Local Plan 2004 which welcomed the identification of part of the site as Business and Industrial land and as an Opportunity Site, however, objection was made to the failure to designate land between the proposed AWPR and the western boundary of the opportunity site. This led to a hearing session as part of the Public Local Inquiry in 2006. However, the site was not allocated and the land was identified as Green Belt and Green Space Network.

In March 2009, a bid was submitted to Aberdeen City Council arguing that the site should be removed from the Green Belt and Green Space Network and identified as Business and Industrial Development. This was given the reference 1/15 and although Aberdeen City Council did consider that there was some potential for development, it was undesirable as the proposed route for the AWPR skirts around the south western edge and the embankment encroaches onto the site significantly reducing the development area. The Council also considered it undesirable as a major gas pipeline passes through the site which would restrict the type of development that could take place on the area within the inner consultation zone of the pipeline. Finally, difficulties in the delivery of business and industrial development at Dyce Drive meant that there was considered to be a surplus in this location.

Objection was made to these points and it was argued that the site does not contribute to the Green Belt and once the AWPR is completed it will form an isolated parcel of land which is of no agricultural value. The AWPR or the gas pipeline are not considered to constrain development and the site should be identified for Business and Industrial land. Again, the site was not allocated as there was considered to be an adequate supply of Business and Industrial land. The Green Belt designation therefore remained, however, the Green Space Network was not applied to the site.

Q7. Proposal

Due to the construction of the AWPR and progression of the OP23 site at Dyce Drive, this land is contained on most sides by development. It has no remaining agricultural or green belt value and should be identified for Business and Industrial Development (Class 4, 5 and 6) as an extension of both Kirkhill Industrial Estate and commercial development at Dyce Drive. Landscaping would be provided to screen the site from the AWPR.

Given the location of the gas pipeline through the site, any development would be restricted to level 1 developments within the inner zone of the consultation zone, which, in terms of employment development, would include workplaces employing less than 100 people, over less than 3 storeys and car parking. There would be no restriction on the number of buildings on the site under PADHI guidance. Detailed proposals would be prepared once the site is identified for development.

Q8. Engagement and Delivery

8.1 The local community have been involved in the historic planning application and previous bid processes. This included public consultation organised as part of the Local Development Plan process in 2009. No public consultation has taken place in respect of this specific bid, however, the local

community and community council will be consulted if the site is identified for development. This would take the form of exhibitions as part of any major planning application or any consultation required by Aberdeen City Council through the LDP Review process.

8.2 Given the size of the site and its location adjacent to existing Business and Industrial Land, it is considered that the site could be developed in one phase. However, the land owner is willing to work with Aberdeen City Council to phase the site if this is considered more appropriate.

8.3 The developer is committed to submitting a planning application as soon as practicable after the site is allocated in the Local Development Plan. Development would commence as soon as a planning and other technical consents are issued and this is expected in year 0-5 post adoption of the plan.

Q9. Sustainable Development and Design

9.2 Exposure – Although there are open fields to the north, it is considered that the site does have some shelter from northerly winds in the form of existing development at Kirkhill Industrial Estate. There are opportunities to provide landscaping to shelter the site from northerly winds if required.

9.4 Slope – The site generally slopes from south to north and east to west. This is not considered to be an impediment to development given that there are existing farm buildings on the site.

9.5 Flooding - SEPA's Flood Risk maps show that there is no risk of flooding on the site from either any river, or surface water.

9.9/9.10 Water and Waste Water - In terms of waste water, connections would be available in the vicinity of the site, given the presence of development. In terms of water, the existing buildings on the site are connected to the mains water supply. An extension to these would be required. It is unknown at this stage if there is capacity in the waste water and water network, however, capacity can be made available if the site is identified for development. This would be investigated and agreed at the appropriate time and is not considered to be an impediment to development.

9.11 Built and Cultural Heritage - A land information search has been carried out which concludes that there are no built and cultural heritage designations on the site. Development would therefore not result in any loss or disturbance.

9.12 Natural Conservation - Given the current agricultural nature of the site, there is no natural conservation value associated with the site. It is also argued that the construction of the AWPR will have affected the nature conservation value of the area. As such, there will be no loss or disturbance to any wildlife habitats or species. Planting on the site could improve the biodiversity value of the site and encourage wildlife habitat and species.

9.13 Landscape features – Again, given the agricultural use of the site, there are no woodland, tree belts, hedges or stone walls within the boundary of the site that would be affected by the proposals. There are a few trees along the boundary of the site, however, these could be retained or replanted provided to mitigate any impact of their removal if required. The site lies close to Tyrebagger Forest and Elrick Hills, however, the site does not form part of it as a result of its detachment by the AWPR. As such, there is considered to be no impact on any landscape features.

9.14 Landscape Fit – Aberdeen City Council, in their previous assessment of the site stated that “development on this site would have little impact on the surrounding landscape. No views to the site from the surrounding agricultural fields, or Kirkhill Forest are available”. When viewed from the south, the site fits well in the landscape and sits adjacent to existing development. From the north, it would

appear more visible, however this is not significant and the land sits at a lower level when compared with some parts of Kirkhill Industrial Estate. The landscape of the surrounding area has altered due to the construction of the AWPR and development at Dyce Drive and the bid site would be contained by this development and be seen as a natural extension of the employment areas. The development of the site would therefore fit well in the surrounding landscape.

9.15 Relationship to existing settlements – The site would be extremely well related to Dyce and forms a natural expansion of Business and Industrial Development at Kirkhill Industrial Estate and Dyce Drive, lying immediately adjacent to these developments. There is an unclassified road to the east of the site, which provides access to Kirkhill Industrial Estate and Dyce Drive. The site is therefore well connected to existing employment areas and can capitalise on existing public transport networks and proximity to existing services and facilities which support the existing employment land.

9.16 Land Use Mix – The location is not appropriate for residential development given the dominance of business and industrial development in the area. In addition, residential development would be affected by the noise from the AWPR and the gas pipeline. This is a small, infill site between the AWPR, Kirkhill Industrial Estate and Dyce Drive and it is considered that only employment uses are appropriate. However, it will provide for a mix of employment uses, comprising Class 4, 5 and 6 uses.

9.22/9.23 Land Use Conflict – The BP Forties gas pipeline passes through the site and this was considered to restrict development when the site was promoted through historic LDP processes. It is argued that the location of this does not prevent development, it only requires to be referred to PADHI guidance released by the Health and Safety Executive (HSE). The land use proposed also falls within a use (workplaces/parking areas) that also requires to be referred to the HSE.

Assessing this site against the PADHI methodology, the HSE would not advise against office developments which contains less than 100 people over less than 3 storeys around the pipeline. Additional storeys and populations proposed are assessed on a site by site basis and may also be appropriate on the site.

The principle of development over the pipeline consultation zone has previously been accepted through similar commercial development on the land to the north. Therefore, the bid site should be treated no differently and the pipeline is not an impediment to development. This has been accepted by BP who confirmed in a previous representation to the LDP that the presence of the pipeline over the site would not rule out development.

The previous bid was also resisted as the site would be restricted by the AWPR. This is now almost complete, therefore the precise land taking is now known. The route of the AWPR does not significantly reduce the development area and there is adequate land remaining to provide meaningful employment land. The AWPR at this location creates a physical boundary to the site and severs the farm unit, resulting in access difficulties between the farm and other farming operations in the area. Given the physical boundary that is created, there is justification in identifying this site for alternative uses, with business and industrial development the most appropriate use.

9.26 Accessibility – The site enjoys good access to Dyce Drive which leads to the A96 and AWPR, providing excellent accessibility with the wider area. Public transport services are located along Dyce Drive, with bus stops located within 400m of the site. A park and ride is proposed adjacent to the site on OP24, which lies to the south of OP23 which immediately bounds the site.

9.27 Proximity to services – Dyce benefits from a wide range of facilities, including a shopping centre comprising a range of services. Further facilities include a primary and secondary school and health

centre. These are within the residential area of Dyce, approximately 5km from the site, however, as this is an employment development, the proximity to these facilities are not essential. Recent development at Dyce Drive has provided a number of hotels which have complimentary facilities such as restaurants and leisure facilities which has increased the range of services in the more immediate area, which the development of the bid site can benefit from.

9.28 Footpath and cycle connections – Core Path 4 runs to the south of the site, approximately 120 metres from the southern boundary, however, it is unknown how this will be affected by the AWPR and whether it will be re-routed. There is an opportunity to re-route it through the bid site and therefore provide footpath and cycle connections through the site.

There are a network of existing footpaths within Dyce adjacent the site. The site therefore has good footpath and cycle connections with the wider area and provide good connection by means of transport other than the private car.

9.35 Open Space – There are no minimum standards applicable to employment development and each site is determined on a site by site basis. The development of the site provides an opportunity to provide an attractive landscaped screen between the AWPR and the bid site. This can only be provided through the identification of the site for development and therefore the landscaping that would result as part of this development.

9.36 Impact on Green Space Network – the development of the site will have no impact on the Green Space Network as it is no longer identified as such in the 2017 Local Development Plan.

The site, is however, identified as Green Belt. This policy aims to avoid coalescence and urban sprawl and to focus development into settlements and encourage the development of brownfield sites. The identification of this site for business and industrial uses would not offend this as substantial buildings already exist on part of the site, which can therefore be considered to be partly brownfield development

Development of the bid site would not result in coalescence as it would round off development between the AWPR and existing commercial development adjacent. The AWPR should form the border of the green belt, creating a defensible boundary and strong feature in the landscape. This will provide a clear, easily read, physical boundary between the developed settlement of Dyce and the countryside. Green Belt land is considered to be more appropriate beyond the AWPR rather than on the bid site, between the AWPR and existing development.

Q11. Community Benefits

The proposals do not provide any immediate benefits to the local community, other than opportunities for employment in the area. The purpose of this development bid is to provide a more appropriate use for the site after the completion of the AWPR which severs the agricultural use of the site. The site contributes nothing to the aims of the green belt and should be removed from this designation, which is more appropriate beyond the AWPR.

Q14. Development Viability

Dyce is a popular location for employment, demonstrated in the concentration of uses at Kirkhill Industrial Estate and Dyce Drive. The accessibility of this area will improve through the opening of the AWPR immediately adjacent to the bid site. It is considered that any business and industrial development on the site will be marketable and deliverable given the accessibility and the location of the site within a Strategic Growth Area close to existing employment.

The landowner has invested in the site, demonstrated in its promotion the site through previous Local Development Plans and submitting a planning application for the site. There is clear justification for the development of this infill site and the landowner is confident that there is residual value following development of the site and the provision of necessary infrastructure. The infrastructure constraints have been considered and they are confident that they can be addressed and do not impose an impediment to development.