

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)	Rowett North or new AECC site
5.2	Site Address	Rowett North, Greenburn Road Bucksburn Aberdeen
5.3	Postcode	AB21 9SD
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	Yes Details: Ryden and Shepherds are marketing the site for office use
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: KD-G(90)MXXX-006.pdf was uploaded
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	Site is currently being developed as part of the new AECC. The land subject to this submission is the undeveloped land
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Part of the site formed the former Rowett Institute

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	X
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: JV with Henry Boot Developments	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: OP19	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Planning permission has been granted for the new AECC together with leisure and 60,000sq.m of Class 4 offices and hotels	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	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.)	No Details:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	X
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details:	
7.3	Site Area (hectares)	60 ha	
	Housing		
7.4	Approx. no of units.		
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)		
7.6	Affordable Housing Percentage	%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details:	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)		
	Employment		
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	Planning permission is granted for 60,000sq.m of Class 4 use. This is currently being marketed and there is no demand for such use. There is actually a considerable over-supply of Class 4 offices in Aberdeen. The site is currently allocated under B2 Specialist Employment area where only Class 4 is accepted. This allocation is too restrictive and consider the site should be suitable for Class 5 and 6 uses in addition to Class 4 uses. It is considered that the site identified for Class 4 use to the east of the site is particularly suitable for Class 5 and 6 use	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:-	
7.14	Employment	m ²	

7.15	Retail	m ²
	Retail	
7.16	Approx. floor area	m ²

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
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>No Details:</p>
8.2	Will the proposed development be phased?	<p>Yes Details: the development over 60ha will take a number of years to complete</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.)	No Details:
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:

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.aberdeency.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	X
		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	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 Details: Part of planning permission for the site	
9.7	Have discussions been had with the Council's flooding team?	Yes Details: during the course of the planning application being considered	
9.8	Have discussion been had with Scottish Water?	Yes discussions with Scottish Water have been undertaken in relation to the development of the site for the AECC and mixed development including offices. The proposal to allow Classes 5 and 6 instead of 4 do not alter matters	
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 Details:	

9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details:	
	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	X
		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	X
		No loss or disturbance	
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?	No Details: The development of the AECC involved the divers burn. This has now taken place			
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 Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes Details: The flight path for Aberdeen Airport runs through part of the site			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes Details: The flight path for Aberdeen Airport runs through part of the site			
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?	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	X	X	
		Between 400-800m			
	Within 400m				X
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
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	
9.31	Does the development have access to high speed broadband?	Yes / No Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes Details: The AECC site has its own energy centre that has the capacity to service the remaining development plots	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: It is powered by an Energy Centre	
9.34	Are there any further physical or service infrastructure issues affecting the site?	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)	Yes Details:	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response:	

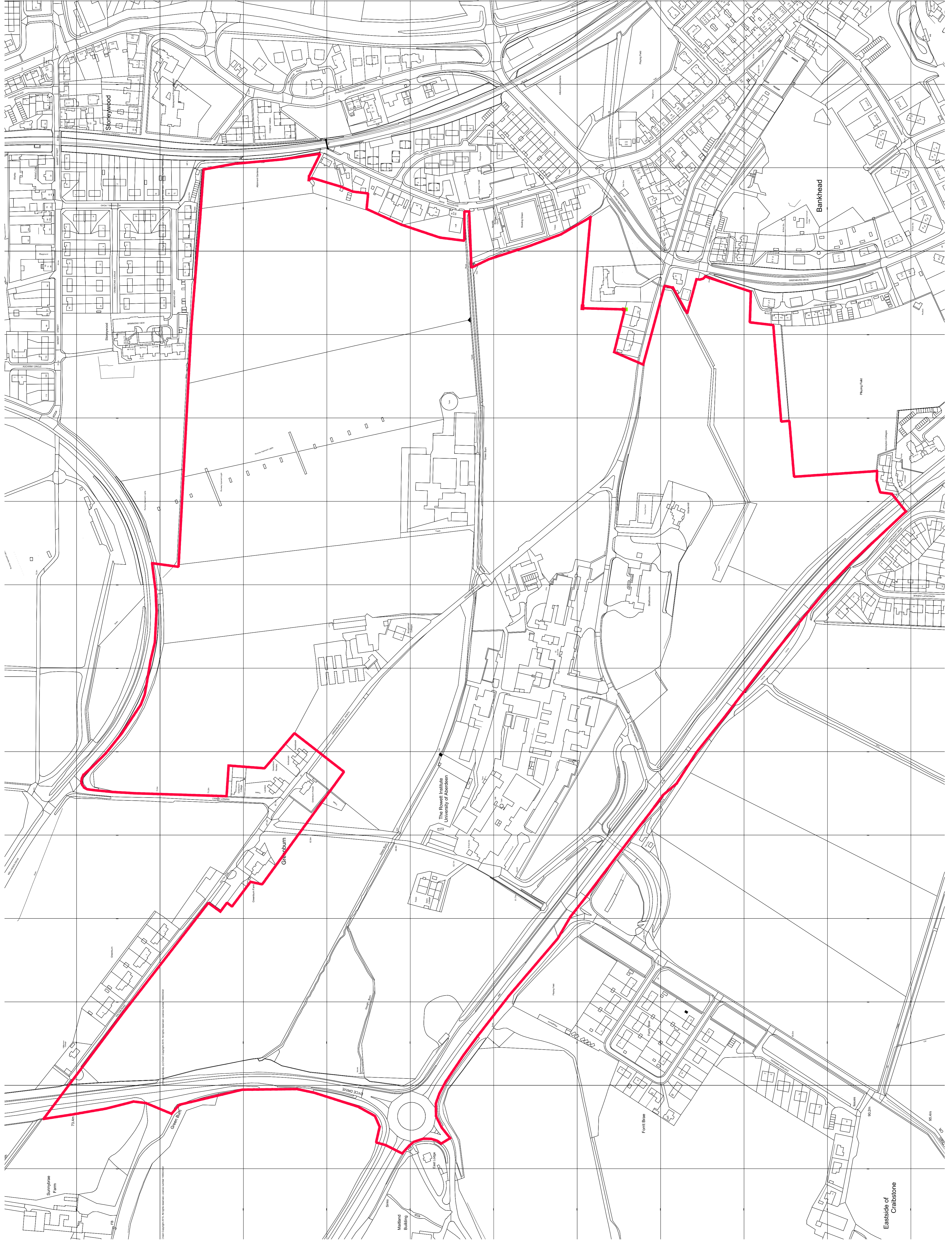
10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	No Details:
11.	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?	No Details:
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.	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.	Yes
		Please provide details of viability: At present the consented Class 4 (which is restricted via Policy B2) is not viable as there is no demand for such floorspace. Changing the land use allocation and allowing Classes 5 and 6 would make the development more viable.	

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 Project No. KD-G(0)MXXX-006
 Rev. 0
 Status: Planning
 Date: 22.08.15
 Scale: 1:1000
 Sheet: 01 of 01

Key
 — Boundary Line



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Project
 AECC Aberdeen

Drawing
 Location Plan

Project No.
 214016

Drawing No.
 KD-G(0)MXXX-006

Rev.
 0

Status
 Planning

Date
 22.08.15

Scale
 1:1000

Sheet
 01 of 01

SECTION 7
MASTERPLAN SUMMARY

7.1 MASTERPLAN LAYOUT



Rowett North Masterplan

The concept for the landscape Masterplan has been derived from the idea of 'Ripples in the Landscape'. The lines and the undulations which are evident through the existing local landscape character have been interpreted and used to inform the design for the various landscapes throughout the scheme. This roots the landscape Masterplan into the local place, both conceptually, and through the physical design of key landscape elements and key public spaces.