

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)	Mundurno
5.2	Site Address	Mundurno Aberdeen
5.3	Postcode	AB23 8BP
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?	No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: A location plan has been included.
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	Derelict agricultural land.
5.9	Has there been any previous development on the site? If yes please provide details	No Details:

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	<input checked="" type="checkbox"/>
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No	Details:
6.3	Is the proposed site included in the ALDP2017?	No	Details:
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)	No	Details:
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes	Details: A bid was made on behalf of Avant Homes for inclusion of the site for housing in the 2017 LDP at the Proposed Plan stage (representation number 31).
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
		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)	1.95ha
	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.)	n/a 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	m ²
	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	It is proposed that the site be used for the provision of hotel/leisure uses.
7.18	Approx. floor area	Maximum of 2,000m 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</p> <p>Details: Consultation will take place through engagement with the local community council.</p>
8.2	Will the proposed development be phased?	<p>No</p> <p>Details:</p>
8.3	Expected development start post adoption of the plan in 2022	0-5
8.4	Expected development completion	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No</p> <p>Details: Securing finance will be subject to the outcome of the LDP bid process.</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>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	<input checked="" type="checkbox"/>
		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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
	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	<input checked="" type="checkbox"/>
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	No Details:	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	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 Details:	

9.10	Is there water capacity for the proposed development?	Yes Details:
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	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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	<input checked="" type="checkbox"/>
		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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>

9.18	Will the site impact on any water courses?	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/	No			
		Details:			
9.20	Is the development site within the airport safety exclusion zone?	No			
		Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	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	<input checked="" type="checkbox"/>		
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?	No			
		Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	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		<input checked="" type="checkbox"/>	
		Between 400-800m			
		Within 400m	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	<input checked="" type="checkbox"/>		
		Local shops	<input checked="" type="checkbox"/>		
		Sports facilities			<input checked="" type="checkbox"/>
		Public transport networks	<input checked="" type="checkbox"/>		
		Primary schools			<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
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	<input checked="" type="checkbox"/>
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	<input checked="" type="checkbox"/>
		Gas	<input checked="" type="checkbox"/>
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?	No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: A mix of renewable energy technologies will be used, such as PV panels and/or air source heat pumps.	
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: There are no minimum standards for open space for non-residential developments, however it is proposed to develop only 30% of the total site area with the rest remaining as open space, which will be considerably enhanced from its current state.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	<input checked="" type="checkbox"/>
		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?	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: Given the nature of the development education capacity is not an issue.

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 Details: The proposed development will provide services not currently available in this area as well as those which will complement existing services as set out in the accompanying paper apart.

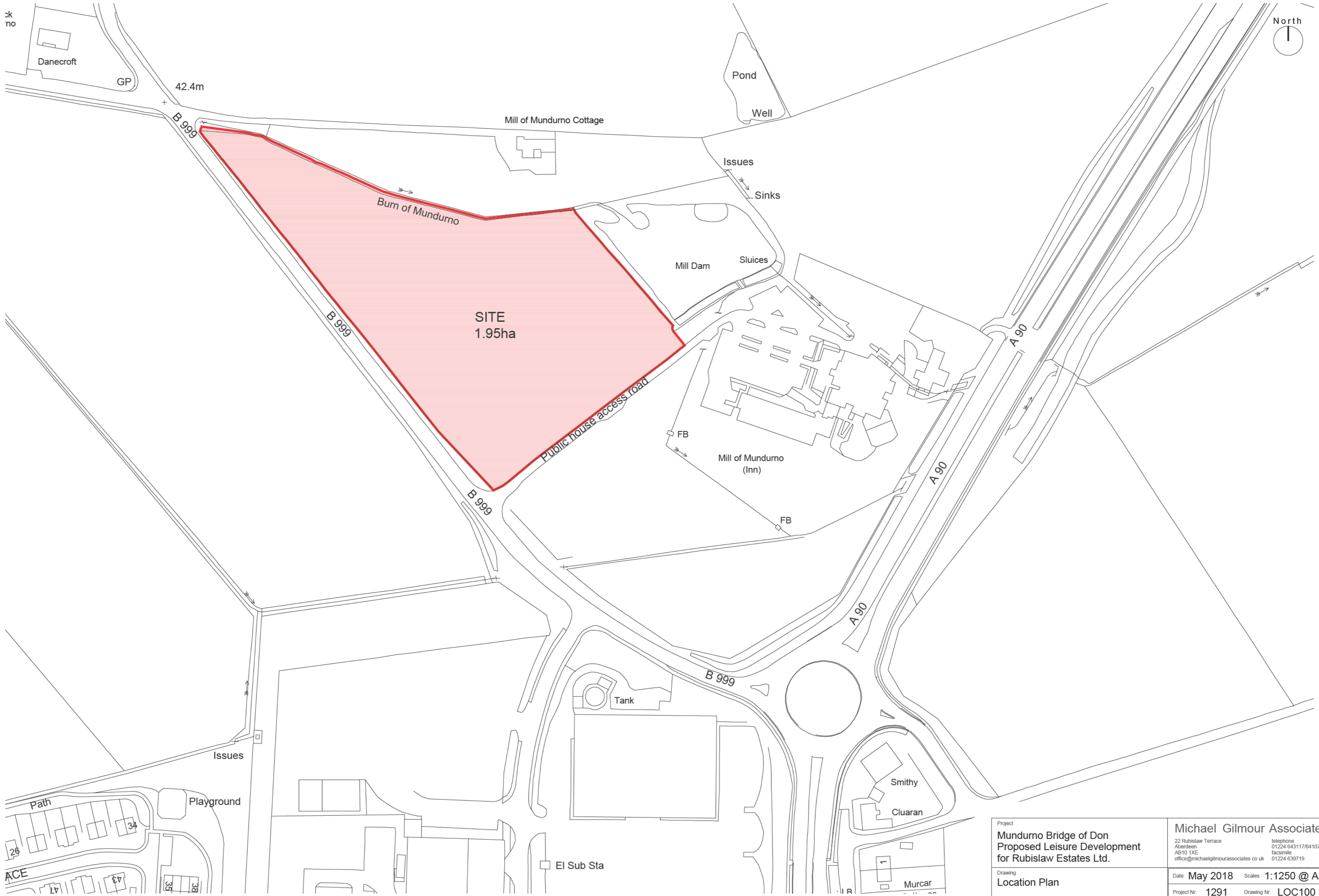
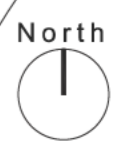
12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: An indicative layout plan has been prepared and is included with this submission.

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		<input checked="" type="checkbox"/>
13.2	Flood Risk Assessment		<input checked="" type="checkbox"/>
13.3	Drainage Impact Assessment		<input checked="" type="checkbox"/>

13.4	Habitat/Biodiversity Assessment	<input checked="" type="checkbox"/>	
13.5	Landscape Assessment		<input checked="" type="checkbox"/>
13.6	Transport Assessment		<input checked="" type="checkbox"/>
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		<input checked="" type="checkbox"/>

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.	<input checked="" type="checkbox"/>
		Please provide details of viability: Confidential viability statement provided.	

sk
no



SITE
1.95ha

Project Mundurno Bridge of Don Proposed Leisure Development for Rubislaw Estates Ltd.		Michael Gilmour Associates 22 Rubislaw Terrace Aberdeen AB10 1XE office@michaalgilmourassociates.co.uk	
Drawing Location Plan		Date May 2018 Scales 1:1250 @ A2	
Drawn VD Checked JB Approved		Project Nr. 1291 Drawing Nr. LOC100	
Revision A			

Rev A - May 2018 - according to comments received 22.05.18



Michael Gilmour Associates
 22 Rubislaw Terrace
 Aberdeen
 AB10 1XE
 office@michaegilmourassociates.co.uk
 telephone 01224 643117
 facsimile 01224 639719

Revision	Date	Revision	Date

Project
**Mundurno Bridge of Don
 Proposed Leisure Development
 for Rubislaw Estates Ltd.**

Drawing
**Site layout for options including
 Hotel/ Health Spa/ Soft Play Centre**
 Drawn **JJB** Checked Approved

Date	May 2018	Scales	1:1000
Project Nr.	1291	Drawing Nr.	101
Revision			



Aberdeen Local Development Plan Review

Pre-Main Issues Report Bid Land at Mundurno

Our client, Rubislaw Estates, wishes to promote 1.95ha of land in its ownership at Mundurno for a hotel and/or leisure development (i.e. public gym, spa, soft play area). Details of the site and an outline of the proposed development are set out in the Pre-MIR Bid form, while this paper provides further background and information in terms of the wider policy context that supports the allocation of the site.

The site is located in the Green Belt immediately to the east of Site OP10, which is allocated for residential development in the current Aberdeen Local Development Plan 2017 (ALDP), and also forms part of the Green Space Network. Abutting the site to the east, and also covered by both the Green Belt and Green Space Network designations, is the Aberdeen North Bridge of Don Premier Inn and the Mill of Mundurno pub restaurant, setting a precedent for this form of development to be sited within these designations. To the west of the site is Dubford (OP10 in the extant ALDP (2017)), where residential development is currently underway, while the Aberdeen Science Park, the Core Business Park and the Denmore Industrial Estate are all within walking distance to the south.

The indicative layout plan submitted with this bid shows how a hotel and/or leisure development could be accommodated on the site whilst also providing high quality open space in accordance with the requirements of the Council and protecting the features for which the site is included in the Green Belt and Green Space Network. In doing that, the allocation of the site for such a use would be consistent with one of the key policy principles of the planning system as expressed in Scottish Planning Policy (2014) (SPP) in terms of using land within settlements for a mix of uses.

For the reasons given in this paper apart, it is submitted that the site should be allocated for a hotel/leisure use in the emerging ALDP. At the same time, given the nature, scale and quality of the development proposed, it is submitted that it would be appropriate for the Green Belt and Green Space Network designations to remain and for the site to be allocated as an Opportunity Site within those.

The site was previously put forward at the Proposed Plan stage in the preparation of the current ALDP for allocation for residential development. At that time, it was assessed as being undesirable for a number of reasons, including that:

- there was considered to be an adequate supply of housing land already identified;



- residential development would intrude significantly into the surrounding landscape and would remove an important part of Green Belt land;
- the site was isolated from local facilities;
- there were few sustainable transport options, making any development in this location heavily car reliant; and
- allowing development to the north of the B999 would have the effect of extending built development into the open countryside, weakening the green belt boundary that currently exists north of Denmore.

When considering the site at the Examination in Public however, and although ultimately agreeing with the Council's overall assessment, the Reporter recognised a number of factors in favour of the allocation of the site, many of which are relevant to the consideration of this bid. Those factors include that:

- the site adjoins the Dubford development site to the west;
- the Premier Inn establishes the principle of development north of the B999;
- the site benefits from close proximity to employment opportunities in Bridge of Don; and
- a tree belt to the north shields the site somewhat from the open countryside beyond and would itself form a strong and defensible development boundary.

In addition, circumstances have changed significantly since the assessment of bids for the current ALDP such that many of the issues raised at that time are no longer relevant. Each of these, along with additional factors that support the application, are assessed below.

Green Belt and Green Space Network

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 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.”

It is submitted that, at present, the site does little to contribute to any of these green belt functions. Specifically:

- the site is not currently used as open space by members of the public;
- it does little or nothing to help define Aberdeen’s settlement boundaries, there being existing development immediately adjacent to this which already extends built development further to the north than development on this site would;
- the line of the Aberdeen Western Peripheral Route now provides a far more obvious, less arbitrary and more robust line of separation between development at Bridge of Don and settlements to the north than the current Green Belt boundary does; and
- retaining the site as Green Belt whilst not allowing for any form of development does nothing to support regeneration.

Conversely, allocating the site as an Opportunity Site for development as proposed in terms of this bid would contribute more towards both regeneration and Aberdeen’s landscape setting than the current designation does, this being expressly supported by the regional economic strategy as set out below, and providing an opportunity to sensitively landscape the site as shown on the indicative layout plan submitted with this bid.

Likewise, in terms of the Green Space Network, an environmental walkover survey has been carried out to identify any signs of protected species, invasive plants and the general flora in the area. [REDACTED] no evidence of otter was found, and there is giant hogweed in the area (which is actively controlled by our client). As shown in the environmental walkover report, allowing some development of the site as proposed would eradicate the giant hogweed while retaining wildlife connectivity from east to west, as well as enhancing flora and fauna biodiversity in the area. At the same time, new opportunities for walking and childrens’ play equipment would be provided, considerably improving the value of the Green Space Network here.



Bringing the above points together, it is submitted that site currently makes little or no contribution to the function of the Green Belt, and its contribution as part of the Green Space Network could be significantly enhanced. Against this background, taking into account both the nature of other development in close proximity (as set out above) and identified need for hotel/leisure development in the area (as set out below), it is submitted that the allocation of the site as an Opportunity Site for hotel/leisure use would contribute far more to the achievement of the Council's key policy aims and objectives than its current status as derelict agricultural land does.

Contribution to tourism and economic development

Significantly, the provision of a hotel on this site would contribute to tourism and economic development, in respect of which statutory development plans must have regard to **National Planning Framework 3 (NPF3)**. Importantly, NPF3 recognises tourism as one of the key economic sectors for Scotland, and specifically for the north-east.

Further, **SPP** specifically highlights the need for development plans to align with relevant local economic strategies and, with tourism identified as one of four key sectors in which there are opportunities for growth, to be informed by the Tourism Development Framework for Scotland. Planning authorities are then expected to consider the potential to promote opportunities for tourism and recreation facilities in their development plans.

The **Main Issues Report (MIR) of the Strategic Development Plan (SDP)** supports that aspiration with the Preferred Option for the SDP Vision being to update this to better reflect the Regional Economic Strategy, such that it will read...

“Aberdeen City and Shire will be an even more attractive, prosperous, resilient and sustainable European city region and an excellent place to live, visit and do business. We will be recognised for:

- *our enterprise and inventiveness in the knowledge economy and high-value markets – with a particular focus on energy, bio-pharmaceuticals, **tourism** and food, drink and primary industries;*
- *the unique qualities of our environment; and*
- *our high quality of life.*

We will have acted confidently and taken the courageous decisions necessary to further develop a robust and diversified economy and to lead the way towards development being sustainable, including dealing with climate change and creating a more inclusive society.” (emphasis added).



The MIR stresses the importance of making sure that suitable and attractive land is available to support these sectors and particularly highlights that future opportunities for the tourism sector are likely to have unpredictable requirements, which make it hard to plan for effectively.

In terms of economic development, the **Regional Economic Strategy** and **City Region Deal** both focus on four main sectors where the area has the greatest potential over the next 20 years, one of which is tourism.

VisitScotland’s ‘Tourism Development Framework for Scotland’ (2016) (which SPP requires Development Plans to be informed by, as highlighted above) sets out the value of visitors to Scotland as a whole and identifies ways in which growth can be supported by the planning system. Notably, the construction of the new Aberdeen Exhibition and Conference Centre (due for completion in 2019) is expected to attract 4.5m visitors in its first 6 years of operation and, along with other major developments such as the extension to the Art Gallery, renovation of the Aberdeen Music Hall, and the airport and harbour expansion projects, this is expected to contribute to a resurgence of demand for hotels in the City (on which, see Savills’ Aberdeen Hotel Spotlights published in May 2018). The allocation of this site as proposed in terms of this bid would make a valuable contribution to meeting that demand.

The Framework also identifies accommodation as one of the main drivers of tourism revenue in Scotland and states that ongoing investment in tourist accommodation is imperative, with analysis of visitors’ wants and needs from VisitScotland’s 2015 Visitor Survey identifying requirements for new accommodation for travelers on a range of budgets. Against this background, the Framework states that VisitScotland encourages development planning authorities to consider further accommodation requirements at locations where there is evidence of market demand (which it is submitted that the developments highlighted above and an anticipated upturn in the economy can be expected to generate). As such, it is submitted that the allocation of this site for a hotel would be in line with the provisions of Tourism Development Framework and would therefore be consistent with SPP as well as both NPF3 and the Preferred Option of the SDP.

Creation of employment opportunities

Access to employment opportunities is less relevant in terms of a hotel/leisure use on the site than it was in relation to the previously proposed residential use. However, it is noted that the site is within 1.6km of major employment opportunities at Newton of Murcar Industrial Estate and other employment sites on Denmore Road, as well as being just a little further from both Aberdeen Science Park and the Bridge of Don Industrial Estate. Importantly though, the development itself would create a new employment site, complementing those already available.



Contribution to land use mix

As well as making a significant contribution to economic development, the proposed hotel and leisure uses would ensure a good mix of land uses in the area, this being fundamental to creating a balanced and sustainable community. In terms of this land use mix, consideration should be given to the fact that a number of new housing developments are currently underway nearby (including at Dubford where 550 new houses are expected by 2021, as well as 4,400 units allocated at Grandhome for development in the period to 2035), in addition to which the current ALDP allocates 32ha of employment land. A hotel and/or leisure uses on this site would provide valuable facilities such as a restaurant, bar, gym, spa and soft play area for use by people living in those houses and/or employed in the nearby industrial estate. Our client would seek to ensure that any potential uses are complementary to those already existing in the area, and that new facilities not currently available are offered. A soft play area is one particular example of this, bringing huge benefits in terms of enabling children to develop their physical, social, mental and emotional skills, meet friends and make new friends and practice their communication skills, as well as providing a place for parents to meet and socialise. A gym and outdoor exercise area would also contribute to meeting the aims and objectives of **The Strategy for an Active Aberdeen** in terms of: increasing opportunities and participants in physical activity and sport; investing in our infrastructure of people and places; and being inclusive so everyone has the opportunity to be and stay active.

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 a hotel/leisure uses in that there is good access from the neighbouring housing developments as well as to shops, services and other facilities by a range of sustainable modes of transport, consistent with SPP. Specifically, there is a dedicated off road shared cycle and pedestrian walkway along the Ellon Road up to the junction with the B999, which connects the site with Aberdeen Cycle Forum's recommended cycle route from here into the City Centre, and Stagecoach buses numbers 290 and 291 stop outside the Premier Inn directly to the south of the site. In addition, with the development of Dubford there is now a frequent bus service (x40) running along Shiehill Drive (only 600m away), minimising the need to travel by car.



Energetica

Finally, it should be noted that the site is located within the Energetica Corridor, a global showcase for energy technology development and energy efficiency.

“Energetica 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.”

The **Council’s Supplementary Guidance: Energetica** (SG) highlights that, within the Energetica area, development must make a contribution to the quality of life, environmental performance and economic development targets. Such a contribution, it is said, will result in the transformation of the Energetica area into a high-quality lifestyle, leisure and, ultimately, a global business location showcasing the latest energy and low carbon technology.

The proposed allocation of the site for a hotel/leisure use is precisely intended to contribute to economic development in this area through the provision of community facilities that, in turn, can serve as a social hub and promote active lifestyles. In addition, it is the intention to include buildings which are highly energy efficient, set within large areas of both formal and natural open spaces. The buildings will also be able to be used for a number of purposes over their life-span, and the proposed landscaping will be designed to contribute to a unified sense of place within the area. As such, it is submitted that the proposed allocation would clearly contribute to the delivery of the Energetica objectives.

Other issues

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

- the site is well orientated;
- the SEPA flood risk maps identify the potential for flooding from the Mundurno Burn and the Mill Lade and so it is recognised that a flood risk assessment will required for any future planning application;



- whilst the site contains linear crop marks as identified in the Sites and Monuments Record (SMR), previous consultation with Aberdeenshire Council's archaeology service confirmed that the crop marks are not a constraint which would limit any development, just that an archaeological watching-brief or an archaeological evaluation would be required during or ahead of any ground-breaking works on the site;
- at the same time, it should be noted that the adjacent Mill of Mundurno site contains a number of SMR features which did not prevent the development of that site;
- the availability of education capacity is not relevant given the proposed use; and
- there are no other infrastructure capacity constraints or other factors that would impact on the delivery of the site.

Conclusion

For the reasons given in this paper apart, it is submitted that the allocation of this site as an Opportunity Site within the Green Belt and Green Space Network would:

- protect and enhance the key attributes for which the site is designated in terms of the Green Belt and Green Space Network;
- not impact on the landscape setting of the City;
- contribute to the land use mix in this part of the City;
- be well located to serve existing and future housing developments and employment sites;
- contribute to achieving a number of Council and partnership objectives, including those relating to (i) Economic and tourism development, (ii) Active Aberdeen, and (iii) Energetica; and importantly,
- be deliverable within the timescale of the ALDP.

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

