

5.	Site Details	
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	OP9 Grandhome (as per the ALDP 2017).
5.2	Site Address	Grandhome, Aberdeenshire
5.3	Postcode	AB22 8AR
5.4	Have you any information for the site on the internet? If so, please provide the web address:	<p>Yes Details: http://grandhome.co.uk/</p>
5.5	Is the site currently being marketed?	<p>Yes Details: http://grandhome.co.uk</p> <p>https://www.cala.co.uk/homes-for-sale/north-of-scotland/cala-at-grandhome</p> <p>As further developers come forward they will also market the site indendently.</p>
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	<p>Details: See Appendix 1: OP9 Allocation for Grandhome, as per the adopted ALDP 2017.</p>
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	<p>Agricultural land with permission for a mixed used community. Construction is underway for Phase 1 and residential occupants are now on site.</p>
5.9	Has there been any previous development on the site? If yes, please provide details.	<p>Yes.</p> <p>Details: Since the PPiP (ref. 131535) was granted on 23rd February 2015, core infrastructure works have commenced and are on site. The first 140 residential units have been approved and Grandhome's first residents moved in during February 2018.</p>

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	X
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	Yes Details: One housebuilder is now on site and discussions are ongoing with another 3.	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: The site is allocated (OP9: Grandhome) within the ALDP2017 – a mixed use settlement of up to 7,000 homes and 5 Ha of Employment Land.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: The site is not in the city centre.	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: The site has been subject to many discussions with Aberdeen City Council. Aberdeen City Council adopted the Grandhome Development Framework in 2014. PPIp Ref. 131535 was granted on 23 rd February 2015. MSC Applications have been approved for Phase 1 infrastructure and the first phases of residential development. Discussions with ACC regarding future MSC applications are ongoing.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Please see response to Section 6.5.	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: The current LDP has the site included as 'OP9 - Grandhome'	
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:
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7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	7,000 units
		Employment	5 Ha
		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)	323 ha	
	Housing		
7.4	Approx. no of units.	7,000 units	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	N/A	
7.6	Affordable Housing Percentage	25% (as per the PPIp ref. 131535).	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	N/A No details as of yet.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mixed Tenure.	
	Employment		
7.9	Business and Office	18,156m ² (As per the PPIp ref. 131535)	
7.10	General Industrial	N/A	
7.11	Storage and distribution	N/A	
7.12	Other Please specify	N/A	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	7000 units	
7.14	Employment	24,748m ² (As per the PPIp ref. 131535). Including Financial & Professional, Food & Drink, Business (office).	
7.15	Retail	22,586m ² (As per the PPIp ref. 131535).	
	Retail		
7.16	Approx. floor area	22,586m ² (As per the PPIp ref. 131535).	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	The mixed-use community of Grandhome will include Civic and community buildings in addition to 3 Primary Schools incorporating sports pitches and community facilities plus one community campus delivering an Academy, library and sports centre.
7.18	Approx. floor area	26,680m ² (As per the PPIp ref. 131535). Including Civic/Community and Schools.

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 Details: A series of public consultation events took place in 2009/10, including visioning workshops, an 8-day design Charrette, and subsequent workshops. This consultation exercise helped shape the original PPIp application.</p>
8.2	Will the proposed development be phased?	<p>Yes Details: The development is proposed over total of 7 phases.</p> <p>Phases 1-5 are covered under the PPIp (ref. 131535) and phases 6-7 relate to land outside of the current permission boundary.</p>
8.3	Expected development start post adoption of the plan in 2022	0-5 years - Development has already commenced.
8.4	Expected development completion	10+ years
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes Details: N/A
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.)	N/A 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.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 – please refer to the Flood Risk Assessment which was submitted with the PPIP.	
9.7	Have discussions been had with the Council's flooding team?	Yes Details: Discussions took place in support of the approved PPIP.	
9.8	Have discussion been had with Scottish Water?	Yes Details: Discussions took place in support of the approved PPIP.	
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: New gravity foul sewers are to be provided as part of the development.	

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: The closest supply is from Fearnhill Reservoir – though a dedicated water main is required, which will come forward as part of the development.	
Land Use, Built and Cultural Heritage			
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	X
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	X
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	X
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	X
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	X

9.18	Will the site impact on any water courses?	Yes, the existing water course is to be retained as part of the surface water drainage system ultimately draining into the River Don.			
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			
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?	Yes, In support of the approved PPIp application. Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes, in support of the approved PPIp application. 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	
		Between 400-800m			
		Within 400m	X		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
		Grandhome is to be a mixed-use community which will eventually be self-sufficient in the range of services and facilities it provides. It will also be a new centre for Bridge of Don with a range of local services.			
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	Employment will be provided as part of the development
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	Yes
9.31	Does the development have access to high speed broadband?	Yes Details: To be provided as part of the development.	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes – this will be required for later phases of development.	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Development on site will incorporate sustainable energy practices such as promoting energy efficiency through building orientation, design and materials.	
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 Policy NE4 has been adhered to as has the Open Space Supplementary Guidance. The Masterplan provides open space totalling 62.2 Ha.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	X
		Not Impact on the Network	
		Negatively impact the Network	
		The masterplan for Grandhome seeks to preserve and enhance greenspaces of ecological value. The proposed landscape network that is integral to the masterplan and will meet or improve on the Council's Green Space Network Policy.	

10.	Education
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10.1	Have discussions been had with the Council's Education Department?	Yes, in support of the approved PPIP application.
10.2	Is there currently education capacity for the proposed development? https://www.aberdeency.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes Details: Prior to Grandhome's first primary school being developed, children from the development will attend Danestone Primary School. The first primary school is proposed to be delivered in phase 2, and the second in phase 3.

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 development will include schools, community centres, a health centre, sports facilities, a leisure centre, neighbourhood parks. The delivery of these is set out in the section 75 agreement associated with the PPIP for the first 4,700 units.

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: Yes – Please see the following links for the adopted Grandhome Development Framework: Part 1: https://www.aberdeency.gov.uk/sites/default/files/OP09_Grandhome.DF_.2017.P1_0.pdf Part 2: https://www.aberdeency.gov.uk/sites/default/files/OP09_Grandhome.DF_.2017.P2.pdf

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		X
13.2	Flood Risk Assessment		X
13.3	Drainage Impact Assessment		X

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

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.	X
		Please provide details of viability: Please see attached letter.	

Appendix 1 – Site Boundary (As allocated in the 2017 ALDP).

Aberdeen Local Development Plan 2017

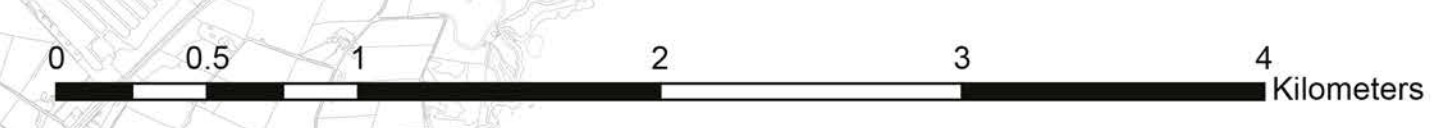
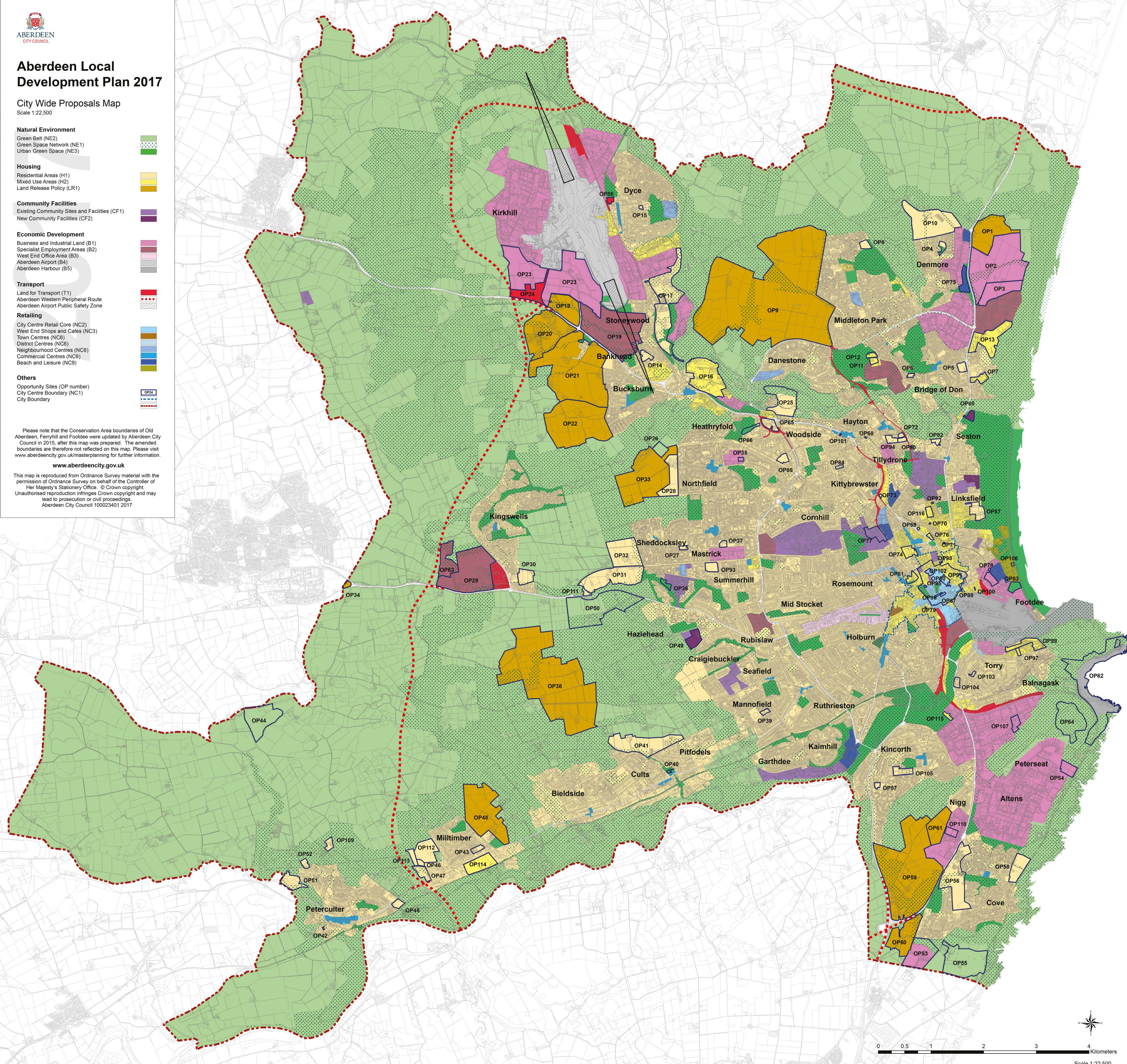
City Wide Proposals Map
Scale 1:22,500

- Natural Environment**
- Green Belt (NE2)
 - Green Space Network (NE1)
 - Urban Green Space (NE3)
- Housing**
- Residential Areas (H1)
 - Mixed Use Areas (H2)
 - Land Release Policy (LR1)
- Community Facilities**
- Existing Community Sites and Facilities (CF1)
 - New Community Facilities (CF2)
- Economic Development**
- Business and Industrial Land (B1)
 - Specialist Employment Areas (B2)
 - West End Office Area (B3)
 - Aberdeen Airport (B4)
 - Aberdeen Harbour (B5)
- Transport**
- Land for Transport (T1)
 - Aberdeen Western Peripheral Route
 - Aberdeen Airport Public Safety Zone
- Retailing**
- City Centre Retail Core (NC2)
 - West End Shops and Cafes (NC3)
 - Town Centres (NC6)
 - District Centres (NC6)
 - Neighbourhood Centres (NC6)
 - Commercial Centres (NC6)
 - Beach and Leisure (NC9)
- Others**
- Opportunity Sites (OP number)
 - City Centre Boundary (NC1)
 - City Boundary

Please note that the Conservation Area boundaries of Old Aberdeen, Ferryhill and Footdee were updated by Aberdeen City Council in 2015, after this map was prepared. The amended boundaries are therefore not reflected on this map. Please visit www.aberdeencity.gov.uk/masterplanning for further information.

www.aberdeencity.gov.uk

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Local Development Plan Team
Planning and Sustainable Development
Aberdeen City Council
Business Hub 4 Marischal College
Broad Street
Aberdeen
AB10 1AB

Turnberry

Our ref: ACC. 28.05.18. Gdh-LDP
Your ref: -

28th May 2018

Dear Sir/Madam,

**Aberdeen Local Development Plan Review
Pre-Main Issues Report Bid Form**

The Grandhome Trust

This letter has been prepared on behalf of our client the Grandhome Trust, in response to Aberdeen City Council's Pre-Main Issues Report Bid Form Consultation.

Turnberry have been working with the Trust and Aberdeen City Council (ACC) since the inception of the development of Grandhome, which once fully realised will deliver a 7,000 unit, mixed-use urban extension to the Bridge of Don. Representations have been made to ACC in response to previous Local Development Plan (LDP) consultations and this letter supports the continued allocation of Grandhome (ALDP 2017 ref: OP9) within forthcoming policy.

This letter is intended to provide a brief overview of the planning context of Grandhome and an update as to the development progress on site.

The vision for Grandhome continues to be the creation of a mixed use, urban extension of Aberdeen, adhering to the principles of placemaking and responding to the traditional vernacular of the region. As a long-term project likely to span the next 30-40 years, Grandhome's success will be integral to the delivery of Aberdeen's Local Development Plan 2022.

To confirm, Grandhome has been consistently allocated as a mixed use urban extension delivering up to 7,000 residential units within the last two LDP's.

In addition to being consistently allocated, the Grandhome Development Framework was endorsed by ACC in October 2014 as Supplementary Guidance. The Development Framework sets out the vision and masterplan for the full site and provides the context within which future planning applications will be brought forward.

On 25th February 2015, ACC granted Planning Permission in Principle (PPiP ref. 131535) for up to 4,700 units, representing phases 1- 5 out of a total of 7. Since PPiP was granted, the initial core infrastructure and the first 140 residential units have also been approved. Significant progress is being made at Grandhome and the first residents moved in during February 2018.

The Trust are continuing to work with the existing developers on site, and indeed CALA are now progressing design work on their next phase of housing. Furthermore, discussions have also commenced with three additional developers who are looking at bringing forward residential units and it is hoped we will have four developers constructing on site by the end of 2018. The benefit of having multiple developers on site means construction is not linked to one resource; but is shared which results in progress being realised swiftly on site. This is a unique approach which will benefit the delivery of Grandhome, whilst assisting in meeting the housing requirements of the City.

I trust the information provided above and enclosed is sufficient to support the continued allocation of the full Grandhome site for a mixed-use new community containing up to 7,000 homes, town and neighbourhood centres, 5 Ha employment land, community facilities, energy centre, open space / landscaping, and supporting infrastructure. However, if you require any further information, please do not hesitate to contact me.

Yours sincerely,

Stephanie Gray