

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)	Berryhill Farm (Bid 3)
5.2	Site Address	Land at Denhead of Berryhill Farm, Murcar, Aberdeen
5.3	Postcode	AB23 8BD
5.4	Have you any information for the site on the internet? If so please provide the web address:	No
5.5	Is the site currently being marketed?	No
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ951126
5.8	What is the current use of the site?	Agricultural
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Southern part of the site is allocated for employment use (OP2). Roads and services have been provided to enable the development of the southern part of the site. Development of part of this (The Core) has commenced.

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: Barratt North Scotland	
6.3	Is the proposed site included in the ALDP2017?	<p>Yes</p> <p><b>2017 ALDP</b> Southern part of the site – OP1 and (eastern) part of OP2 (minus the built The CORE business park – see map). Northern part of the site – Greenbelt</p> <p><b>2012 ALDP</b> Southern Part of site - OP2 Murcar (minus the built The CORE business park – see map)</p>	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: Initial discussions have been held regarding a proposed change of use from employment to residential-led development.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes – southern part of site: P071431 – PPIp and related AMSC/ S42 applications - 141018, 140088, 131705, 121698, 121230, 121031 121698 - Business and Industrial Park (Classes 4,5,6)	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Main Issues Report <b>2009</b> Ref: 2/18 Murcar	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: No issues that will preclude development of the site.	
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: No issues that will preclude development of the site.	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>X</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td>X</td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	X	Employment		Mixed Use	X	Retail		Other (Please Specify)	
Housing	X											
Employment												
Mixed Use	X											
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes Details: Barratt North Scotland would lead a residential-led development of the site. Other users would be identified as development progressed.										
7.3	Site Area (hectares)	324 acres/ 131.2 ha										
	Housing											
7.4	Approx. no of units.	Circa 2000 units										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Range of housetypes sizes, to be determined based on demand closer to the time of development.										
7.6	Affordable Housing Percentage	In line with LDP policy, currently 25%.										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Barratt North Scotland work with a number of affordable housing providers across the city. Potential partner(s) would be identified closer to the time of development.										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Based on current LDP requirements, currently 75% private housing, 25% affordable housing. The specific mix will be determined by the prevailing demand at the time of development.										
	Employment											
7.9	Business and Office	TBC										
7.10	General Industrial	0m2										
7.11	Storage and distribution	0m2										
7.12	Other Please specify	0m2										
	Mixed Use (Please provide as much detail as possible on each use class)											
7.13	Housing	The specific mix will be determined by the prevailing demand at the time of development.										
7.14	Employment	TBC										
7.15	Retail	Local retail services to provide convenience goods to immediate population.										

	Retail	
7.16	Approx. floor area	TBC

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Residential-led mixed use development, incorporating local services and complimentary facilities.
7.18	Approx. floor area	TBC

<b>8.</b>	<b>Engagement and Delivery</b>	
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: consultation has been ongoing for several years re: the various allocations for the land to the south (OP1, OP2) and subsequent planning applications.</p> <p>Consultation regarding the development now-proposed will be undertaken at a future date.</p>
8.2	Will the proposed development be phased?	<p>Yes Details: Phasing will be in accordance with a future masterplan, planned and delivered in line with market demand. Based on delivery rates at nearby Dubford we anticipate this could be circa. 90 units per annum.</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	<p>Year 0-5 Given the existing infrastructure which has been delivered as part of The core business park, we anticipate delivery of development early in the first LDP period.</p>
8.4	Expected development <b>completion</b>	<p>Year, 0-5, 6-10 Development will be delivered over a 10-year period with housing completions occurring throughout that timescale.</p>
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes Details: Barratt are centrally funded and have the resources to deliver development sites within the timescale stated, without the requirement for external finance.</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.)	No

<b>9.</b>	<b>Sustainable Development and Design</b>		
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 <a href="http://www.aberdeency.gov.uk">www.aberdeency.gov.uk</a> . 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	X
		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 <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes (If yes please use the SEPA flood maps to determine the risk)	X
		Little or No Risk	X – scattered patches of surface water
		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?	No Flooding will not be a constraint for the site and development can be delivered in accordance with SUDS principles.	
9.7	Have discussions been had with the Council's flooding team?	Not at this stage.	
9.8	Have discussion been had with Scottish Water?	Not at this stage.	
9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes – further discussion required with Scottish Water regarding wider network requirements.	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes – further discussion required with Scottish Water regarding wider network requirements.	

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	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	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: Burn of Mundurno runs through the site; watercourses within the site will be incorporated into the masterplan.			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict			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?	Yes. Principle access road onto the A90 Murcar Roundabout has been formed in accordance with roads approval. Further discussion will be held as the development proposals progress.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Trunk road access has already been provided.			
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	
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 <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	X AP1, CP18
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	Yes
		Gas	Yes
9.31	Does the development have access to high speed broadband?	Yes Details: installed as part of phase 1 development.	
9.32	Does the development include a Heat Network/District Heating Scheme?	TBC – specific details around heating would be determined closer to the time of development, dependent of technology and standards at the time.	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The development would be built out to meet the prevailing Building Standards Regulations, dependent of technology and standards at the time.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes Details: The site will be developed in accordance with the LDP.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	X
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: The land is currently agricultural, with existing farm properties, clusters of mature trees and tree belts at intervals throughout the site and fields delineated by drystone dykes. Otherwise few natural landscape features remain.  Currently the southern part of the site is fragmented in terms of sporadic development (of sites OP2 and OP3) and land use.	

		<p>A cohesive masterplan will tie these fragmented land uses together to form a cohesive neighbourhood, promoting pedestrian and cycle access to the beach and throughout the residential and employment development through the formalizing of Aspirational Core Path AP1, which runs east-west through the southern part of the site (south of The CORE).</p> <p>To the north of the site a large swathe of open space between Blackdog and the site, characterised by the Hill of Strabathie.</p>
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<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	No
10.2	<p>Is there currently education capacity for the proposed development?</p> <p><a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a></p>	<p>Yes</p> <p><b>2015-Based School Roll Forecast</b></p> <ul style="list-style-type: none"> <li>- Bridge of Don Academy – 79% capacity in 2021, 165 pupils (413 houses at 0.4 pupils per household).</li> <li>- Scotstown Primary School – 70% capacity in 2021, 89 pupils (325 houses at 0.25 pupils per household).</li> </ul>

<b>11.</b>	<b>Community benefits</b>	
	<p>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.)</p>	
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?	<p>Yes</p> <p>Details: Residential-led mixed use will bring a range of complimentary community facilities and provide opportunities to improve the range of facilities available. Delivery of Aspirational Core Path 1 from Core Path 107 to the west of the A90, through the site and to the beach and Core Path 18 in the east.</p>

<b>12.</b>	<b>Masterplan Development Framework</b>	
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12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	<p>Details: Site will be subject to a masterplan prior to development, which will be prepared in full consultation with the local community, Aberdeen City Council and infrastructure providers.</p> <p>Barratt are currently early in the site investigation process. This has arisen as a consequence of the evident lack of demand for development in The CORE, it is not expected that demand for The CORE will emerge. Following significant marketing we are only now looking at residential –led mixed use to enable development of the site.</p>
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<b>13.</b>	<b>Additional attachments</b>		
	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)	Planning Policy Assessment	

<b>14.</b>	<b>Development Viability</b>		
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
		<p>Please provide details of viability:</p> <p>Development of this site has been assessed for the above purposes, taking into account open space, affordable housing provision and landscaped buffers between Blackdog (north) and the golf courses to the east. Funding is in place and upon allocation of the development, technical approvals can commence (Masterplan, Planning Permission, Scottish Water, building Warrant, Roads construction consent, etc.).</p>	

## **Planning Policy Assessment**

### **Development Proposal**

Residential-led development including an element of mixed use, complimentary to the surrounding land uses and incorporating Aspirational Core Path AP1.

Initial infrastructure has already been provided as part of partial development of the OP2 allocation (The CORE) and since the initial identification of the land to meet the employment demand in 2004, employment patterns and location requirements have changed and the majority of the allocations remain undeveloped. During this period there has been a strong demand for housing in Bridge of Don, with the result that soon there will only be one allocated housing site remaining.

Given the serviced nature, location and demand in the area, Barratt North Scotland are in a position to deliver a masterplanned development of this site at an early stage in the first phase of the next LDP.

### **Site Description**

The site comprises undulating agricultural land bounded by the A90 and Bridge of Don in the west, Murcar and Royal Aberdeen Golf Courses along the coast to the east, the Blackdog Burn to the north and Aberdeen Energy Park to the south. The Core business park is situated within the site, but is in separate ownership and not included in this proposal.

The majority of the land, to the north forms part of the greenbelt; the southern part of the site comprises site OP1 and the eastern part of site OP2 (minus The Core development – see attached map).

The fields contain little natural landscape features remaining other than those associated with its agricultural use. These are scattered farm buildings and occasional associated dwellinghouses throughout the site. Particularly to the north the land is undulating, which creates a natural landscape buffer between the site and Blackdog.

Landscaped corridors of varying sizes will be maintained between the golf courses to the east and importantly, to maintain the greenbelt principles of physical and visual separation between the Berryhill and Blackdog in the north.

### **Local Housing Market**

SPP requires the identification of a generous supply of land, maintaining at least a 5-year supply of effective housing land at all times; and to enable provision of a range of attractive, well-designed, energy efficient, good quality housing, contributing to the creation of successful and sustainable places; and have a sharp focus on the delivery of allocated sites” (para. 110).

Bridge of Don has a strong housing market, evidenced by the consistent high rate of delivery, even through periods of recession, by 2022, the year of publication for the forthcoming LDP, only one housing land allocation will remain outstanding in Bridge of Don.

2017 LDP Housing land allocations in Bridge of Don comprise OP9 Grandhome (2,600 houses), OP10 Dubford (550 houses) and OP8 East Woodcroft north (60 houses).

- OP8 will be complete by 2020.
- OP9 Grandhome will commence development in 2018 and by 2021 is predicted to deliver development at a rate of 200 units per annum.
- OP10 has a remaining capacity of 153 units, and will be complete by 2021 (Source: 2018 Housing Land Audit).

SPP also requires Councils to identify functional housing market areas, i.e. geographical areas where the demand for housing is relatively self-contained (para. 111), such as Bridge of Don. Barratt North Scotland have a proven track-record in delivering high quality, energy efficient housing and creating successful and sustainable places. The completion of development at Dubford (OP10) will allow delivery of this site to commence upon obtaining

necessary technical consents. Barratt are centrally funded by Barratt Developments PLC and funding is in place to deliver development on this site.

### Planning Policy Context

Whilst the larger, northern part of the site is currently greenbelt land, the southern part of the site comprises strategic employment site OP1 and part of site OP2.

Aberdeen City Council identified land at Berryhill and Findlay Farm, Murcar for employment use back in 2004 in its Finalised Aberdeen Local Plan. The supply of new land was seen as being vital to meeting current and future demand for sites for industrial and business use and helping ensure the future prosperity of Aberdeen City and Shire. It also sought to provide land in the Bridge of Don, an established employment location in the City and one where the current availability of industrial and business land is in short supply. The Murcar Development Framework 2008 provided an overarching structure to the development of all three sites (part of OP1).

2017 LDP	2012 LDP	Name	Size	Status
OP1 Land Release Policy	OP2	Berryhill	27.8 ha	Undeveloped. Southern part of site included in Murcar Development Framework 2008.
OP2 Business and Industrial/ Green Space Network	OP3	Murcar	68.4ha	12ha consented in 2007. Part of the site is branded as The Core business park. Permission varied in 2014 to allow plot-by-plot development. 2008 Murcar Development Framework
OP3 Business and Industrial/ Green Space Network	OP4	Findlay Farm	16.4ha	Specialist Employment Area. Opportunity to extend the Aberdeen Science and Energy Park. Serviced land available on a plot-by-plot basis.

### Energetica

The 2014 SDP acknowledges Energetica as “a development initiative between Aberdeen and Peterhead to create a world-class business and residential location within a high-quality environmental setting”.

Business Parks within the Energetica corridor include the following<sup>1</sup>

Name	Location
Aberdeen International Business Park	Dyce
ABZ Business Park	Dyce
D2 Business Park	Dyce
Aberdeen Energy & Innovation Parks	Bridge of Don
The Core (12ha)	Bridge of Don
Blackdog	Blackdog
Enerfield	Foveran
Balmacassie Commercial Park	Ellon
Energetica Commercial Park	Peterhead

### Employment Market

Since the allocations were made in 2004 employment patterns and economic drivers have shifted away from this location, with the Energetica corridor now encompassing the AWPR route through to the Aberdeen International Airport at Dyce. At Dyce the development of the employment land allocations, OP23 for 108 ha have been significant, anchored by the proximity to the airport and AWPR.

<sup>1</sup> <http://energetica.uk.com/uploads/Energetica%20Business%20Park%20brochure.pdf>

Site OP2 has been allocated for employment development since 2008, with little success. Of the 64ha allocation, 12ha has been serviced within the past 10-years; whilst infrastructure is in place to service plots, but take up has been slow.

Similarly site OP3 at Bridge of Don is allocated as an extension to the existing Aberdeen Energy Park. Whilst progress has been made on paper, the site is serviced and plots are for sale on a design and build basis, but the site is not being developed speculatively.

## **Discussion**

There is ample employment land within the Energetica corridor. The land at Dyce within OP23 for example has been successful in planning permissions translating to buildings on the ground, whereas the market for Bridge of Don has been slow.

Conversely, the housing market in Bridge of Don has remained buoyant throughout economic fluctuations and will soon be reliant on one allocation to satisfy its housing requirements, *which does not accord with the sentiment of SPP which encourages a range of sites.*

Despite being identified for employment development for over 10 years, the slow take up of land at The Core, within OP2 and at Aberdeen Science and Energy Park is indicative of this. There is no requirement for Strategic Reserve Employment land to the north of Bridge of Don, but there is a requirement for housing land. The SDP notes that Energetica should create a “world-class business and residential location within a high-quality environmental setting” and Barratt North Scotland propose to create such a setting at Berryhill.

The site is strategic in nature and a Masterplan illustrating its capacity, both physical, infrastructural and landscape will be prepared in due course, this will incorporate a mixed use development around the existing Science and Energy Park and The Core, to fully integrate these developments into a sustainable north-eastern expansion of Bridge of Don.

It is proposed to create a mixed use development which will see compatible residential development adjacent to The Core and Aberdeen Energy Park, with multi-modal linkages between the land uses. The development context on these sites is for class 4 uses and research facilities. Increasing the mix of uses in these locations will create a sustainable neighbourhood for living and working.

To the north the neighbourhood will be predominantly residential, with community and local facilities of a size to serve the population as it grows.

