

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)	Land at North Denmore, Dubford
5.2	Site Address	Land at North Denmore, Dubford
5.3	Postcode	AB23 8AP
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: None to date, but may if LDP allocation is forthcoming
5.5	Is the site currently being marketed?	No Details: But may if LDP allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Site plan enclosed
5.7	Please provide the National Grid reference of the site.	NJ941120
5.8	What is the current use of the site?	Vacant site, laid to grass
5.9	Has there been any previous development on the site? If yes please provide details	No Details:

<b>6. Legal and Planning History</b>			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	√
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: but may be if LDP allocation is forthcoming	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: Included as OP4 for community uses but also zoned residential	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details: N/A	
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)	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:	

<b>7.</b>	<b>Your Proposal</b> (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: Site would be marketed if LDP allocation is forthcoming	
7.3	Site Area (hectares)	1.7 ha	
	Housing		
7.4	Approx. no of units.	30 houses	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Mix of detached/semi-detached houses.	
7.6	Affordable Housing Percentage	25% on site in line with LDP policy	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: TBC, site proposer is an affordable housing provider.	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private and affordable.	
	Employment		
7.9	Business and Office	N/A	
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	No of units and type:- circa 30 houses	
7.14	Employment	m <sup>2</sup> N/A	
7.15	Retail	m <sup>2</sup> N/A	
	Retail		
7.16	Approx. floor area	m <sup>2</sup> N/A	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	<p>Housing is proposed for this site.</p> <p>North Denmore is an identified Opportunity Site (OP4) zoned partially as residential and partially as Urban Green Space (NE3). OP4 is identified for development and currently reserved for community uses (community centre/primary school/local shops). Given the significant new development at Dubford to the north and unsuccessful marketing of this site for the allocated uses, the site is now more appropriately allocated for housing.</p> <p>The current land use zoning and surrounding residential uses support additional housing. The location close to the primary school, on dedicated safe routes to school paths and close to a high quality play area to the east all add to the suitability of this site for housing.</p> <p>Policy NE3 protects Urban Green Space. The indicative layout proposed shows how development could be achieved whilst retaining usable urban space and enhancing the footpath network through the site.</p> <p>The bid site offers an excellent opportunity for a measured residential infill development on land that is already allocated for development. The neighbouring residential area offers a very high residential amenity and access to quality open space and local facilities as well as major employment areas.</p>
7.18	Approx. floor area	m <sup>2</sup>

<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 / No Details: None to date, but can be done as LDP process progresses.</p>
8.2	Will the proposed development be phased?	<p>No Details:</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	0-5

8.4	Expected development <b>completion</b>	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes Details: The site is owned by ACC Estates who are promoting the land as a residential development allocation. It is anticipated that the site will be sold to a housebuilder who will have access to the necessary development finance.
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:

<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.aberdeencity.gov.uk">www.aberdeencity.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	
		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 <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)	
		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?	No	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: N/A	
9.8	Have discussion been had with Scottish Water?	No Details:	
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 Details:	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details:	

	<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	√
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	√
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	√
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	√
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	√
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	√

9.18	Will the site impact on any water courses?	No Details:			
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 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:			
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		√	
		Between 400-800m			√
		Within 400m	√		
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities		√	
		Local shops	√		
		Sports facilities	√		
		Public transport networks	√		
		Primary schools		√	
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	√
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	√
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes
		Gas	Yes
9.31	Does the development have access to high speed broadband?	Yes Details: similar to neighbouring residential areas	
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: Through building fabric	
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: calculations will be provided as part of a detailed development proposal and will be related to development mix and projected population.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	√
		Negatively impact the Network	
		Please justify your response: No GSN in the area	

<b>10.</b>	<b>Education</b>	
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? <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>	Yes / No Details: Greenbrae Primary School is already over capacity but new primary school capacity can be reviewed through school rezoning and in light of current/future allocations. Bridge of Don Academy has capacity for the foreseeable future. The development will not create significant pupil numbers.

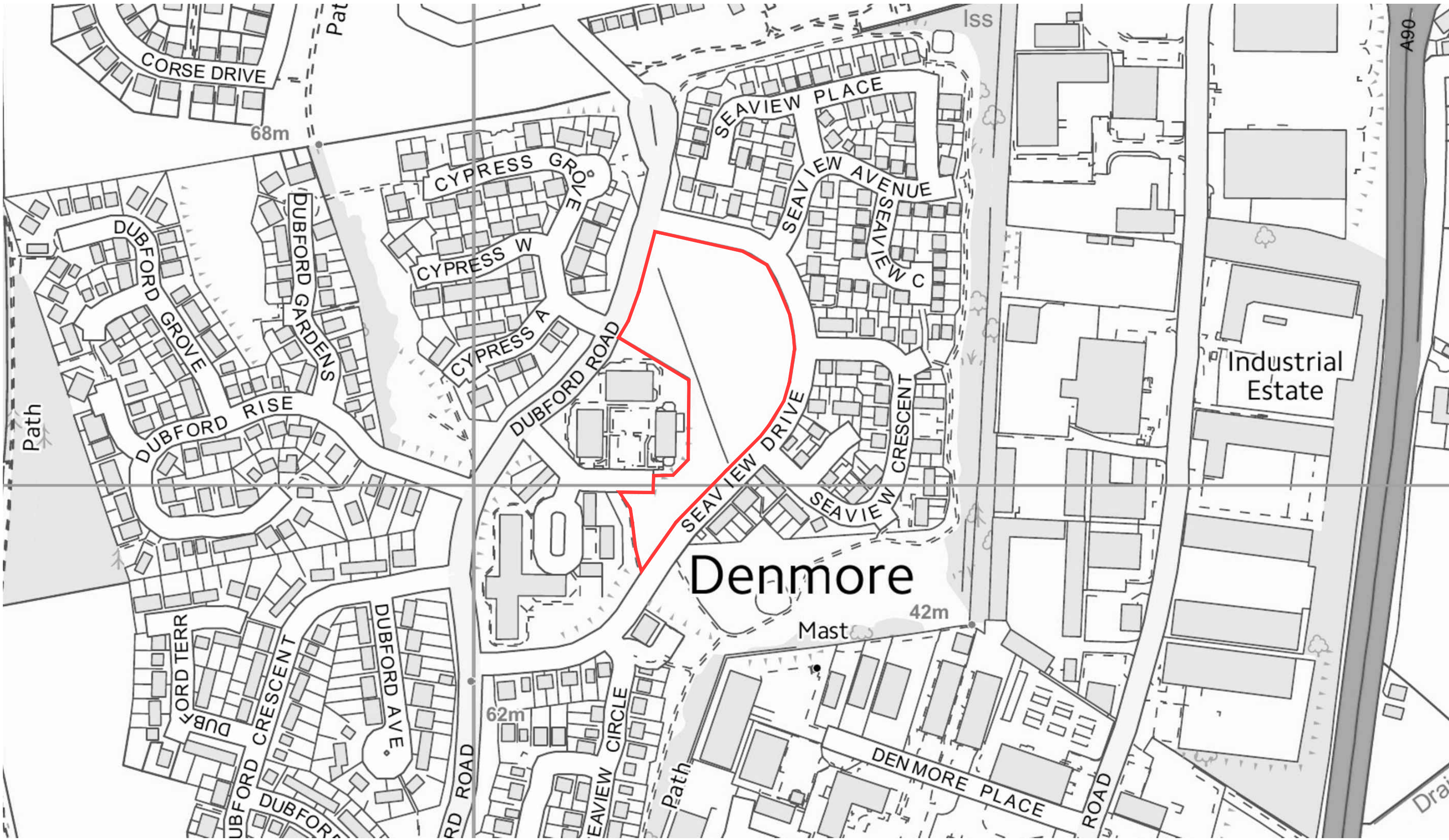
<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions 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 Provision of a range of houses in an attractive area

<b>12.</b>	<b>Masterplan Development Framework</b>	
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: Indicative layout attached

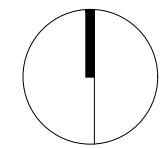
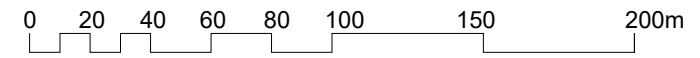
<b>13.</b>	<b>Additional attachments</b>		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. 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)		√

<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.	✓
		Please provide details of viability:  The site is owned by ACC Estates who are promoting the land as a residential development allocation. It is anticipated that the site will be sold to a housebuilder who will have access to the necessary development finance.	



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**Site at north Denmore, Bridge of Don**  
Aberdeen Local Development Plan Bid

**LOCATION PLAN**

Scale: 1:2500 (A3)  
Date: MAY 2018  
Dwg No: 11204 / SK-001

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**ABERDEEN**  
**CITY COUNCIL**

NORTH DENMORE, DUBFORD

LOCAL DEVELOPMENT PLAN BID / MAY 2018

PREPARED ON BEHALF OF ABERDEEN CITY COUNCIL

BY HALLIDAY FRASER MUNRO



Location Plan



View looking south across the site



View looking east across the site



View looking north east across the site



View looking north west across the site

## PLANNING BACKGROUND

North Denmore is an identified Opportunity Site (OP4) zoned partially as residential and partially as Urban Green Space (NE3). OP4 is identified for development and currently reserved for community uses (community centre/primary school/local shops). Given the significant new development at Dubford to the north and unsuccessful marketing of this site for the allocated uses, the site is now more appropriately allocated for housing.

The current land use zoning and surrounding residential uses support additional housing. The location close to the primary school, on dedicated safe routes to school paths and close to a high quality play area to the east all add to the suitability of this site for housing.

Policy NE3 protects Urban Green Space. The indicative layout proposed shows how development could be achieved whilst retaining usable urban space and enhancing the footpath network through the site.

The bid site offers an excellent opportunity for a measured residential infill development on land that is already allocated for development. The neighbouring residential area offers a very high residential amenity and access to quality open space and local facilities as well as major employment areas.

## DEVELOPMENT OPPORTUNITY

The opportunity exists to provide a well consider residential development whilst maintain open space and important pedestrian links.

The site has a significant level difference but this gives the opportunity to create an interesting layout which responds positively to the existing properties and acknowledges existing levels and contours.

The upper part of the site has magnificent views towards the coast. There is also established planting which should be retained at the heart of the site.

The site is owned by ACC Estates who are promoting the land as a residential development allocation. It is anticipated that the site will be sold to a housebuilder who will have access to the necessary development finance.





Concept Drawing

