

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)	Prime Four North
5.2	Site Address	Kingswells, Prime four Business Park
5.3	Postcode	
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.	NJ860070
5.8	What is the current use of the site?	Farmland
5.9	Has there been any previous development on the site? If yes please provide details	No

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:	
6.3	Is the proposed site included in the ALDP2017?	No	
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?	No	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes, B0308 ... bid not taken forward	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	None that impact on development	
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	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	X
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	Developer is the bidder	
7.3	Site Area (hectares)	7.7ha	
	Housing		
7.4	Approx. no of units.	90	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Mix to be confirmed at development phase	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Not at this time Details:	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Mixed Tenure to be agreed at development phase and related to housing market and needs at that time.	
	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:-	
7.14	Employment	N/A	
7.15	Retail	N/A	
	Retail		
7.16	Approx. floor area	N/A	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>No, but anticipated as through the development bid and plan review process.</p>
8.2	Will the proposed development be phased?	No
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.)	Yes, Drum Property has their own funding facility to acquire and deliver development sites.
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

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	
		Some shelter from northerly winds	X
		Good shelter from	
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what	
		No	X
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to	X
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	Limited area only - SEPA flood maps indicate a small section of surface water flooding to the north east of the site. The indicative layout avoids this section and surface water will be dealt with on site using appropriate SUDs. This limited area of surface water can be managed and is not considered a constraint.
		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	No but the SUDs strategy will be designed to deal with any surface water issues	
9.7	Have discussions been had with the Council's flooding team?	No	

9.8	Have discussion been had with Scottish Water?	No
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, can tie in with Prime Four waste water strategy if required
9.10	Is there water capacity for the proposed development?	Yes

	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	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)	
		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	X

		contribution			
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination			
		Some potential contamination or			
		No contamination or tipping present	X		
9.18	Will the site impact on any water courses?		No		
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		
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?				
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Significant discussions in relation to the Prime Four development and local road improvements			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major
		More than 800m		X	
		Between 400-800m	X		
		Within 400m			X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community	X		

		Local shops	x		
		Sports facilities	x		
		Public	x		
		Primary	x		
9.2	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
8		Limited range of connections			
	community and recreation facilities or employment? Give the Core Path number if core path is present https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	X		
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None			
		Limited			
		Significant	X		
	Infrastructure				
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity		Yes, connections from	
		Gas		Yes, connections from	
9.31	Does the development have access to high speed broadband?	Yes		Available adjacent to the site, up to 80 Mb.	
9.32	Does the development include a Heat Network/District Heating Scheme?	N/A			
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through detailed house design using L&ZC technology			

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 The provision of open space in the site will be compatible with the councils' strategy.
9.36	What impact will the development have on the Green Space Network?	Enhance the
		No impact on ✓
		Negatively
		Please justify your response: Green space network is maintained and enhanced

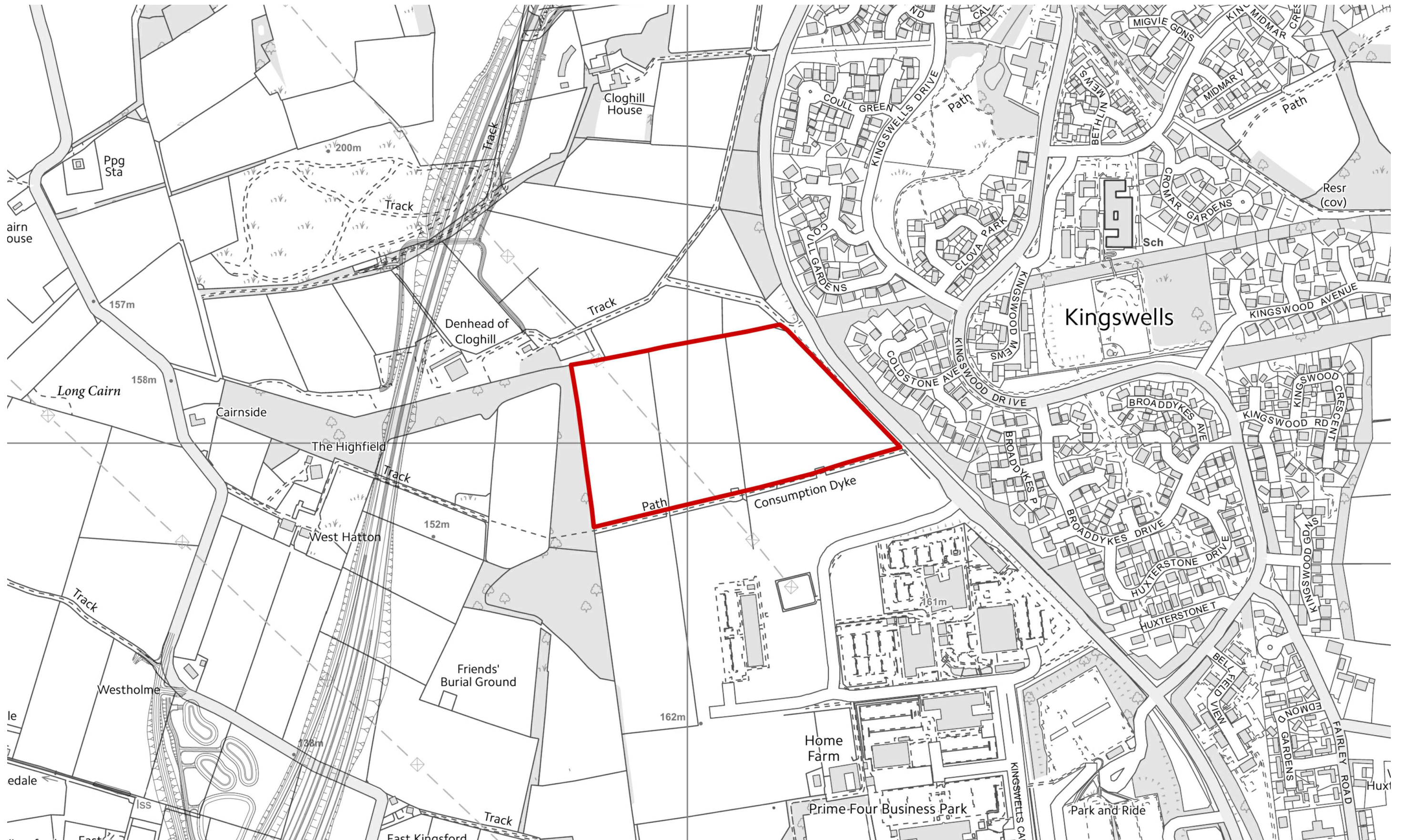
10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes Kingswells primary school is forecast to be operating at 85% in 2022. Bucksburn Academy is forecast to be at 128% of the capacity in 2022. New proposed schooling at Countesswells will help create education capacity locally. Regardless, this limited development will not place significant burdens on local schools.

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 Housing development on the proposed site will provide homes local to Prime Four as a major employment hub for the City. Those living here will also have access to the social, leisure and recreational opportunities at Prime Four.

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 - attached

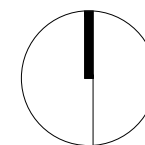
13.	Additional attachments		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed 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		Will be prepared if necessary, only affects limited part of the site & development avoids that section
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)		To be prepared as necessary

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	Yes
		Please provide details of viability: Drum Property Group has considered viability if developing this site against potential constraints and infrastructure requirements and are very confident of the viability of development in this location.	



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432

HALLIDAY FRASER MUNRO
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON



Prime North Residential, Kingswells
 For Drum Property Group

Bid Location Plan

Scale: 1:5000 @ A3
 Date: May 2018
 Dwg No: 11182 SK(00)01

Copyright of this drawing subsists in Halliday Fraser Munro



DRUM
PROPERTY GROUP
DEVELOPMENT & INVESTMENT

PRIME NORTH RESIDENTIAL, KINGSWELLS

LOCAL DEVELOPMENT PLAN BID / MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO

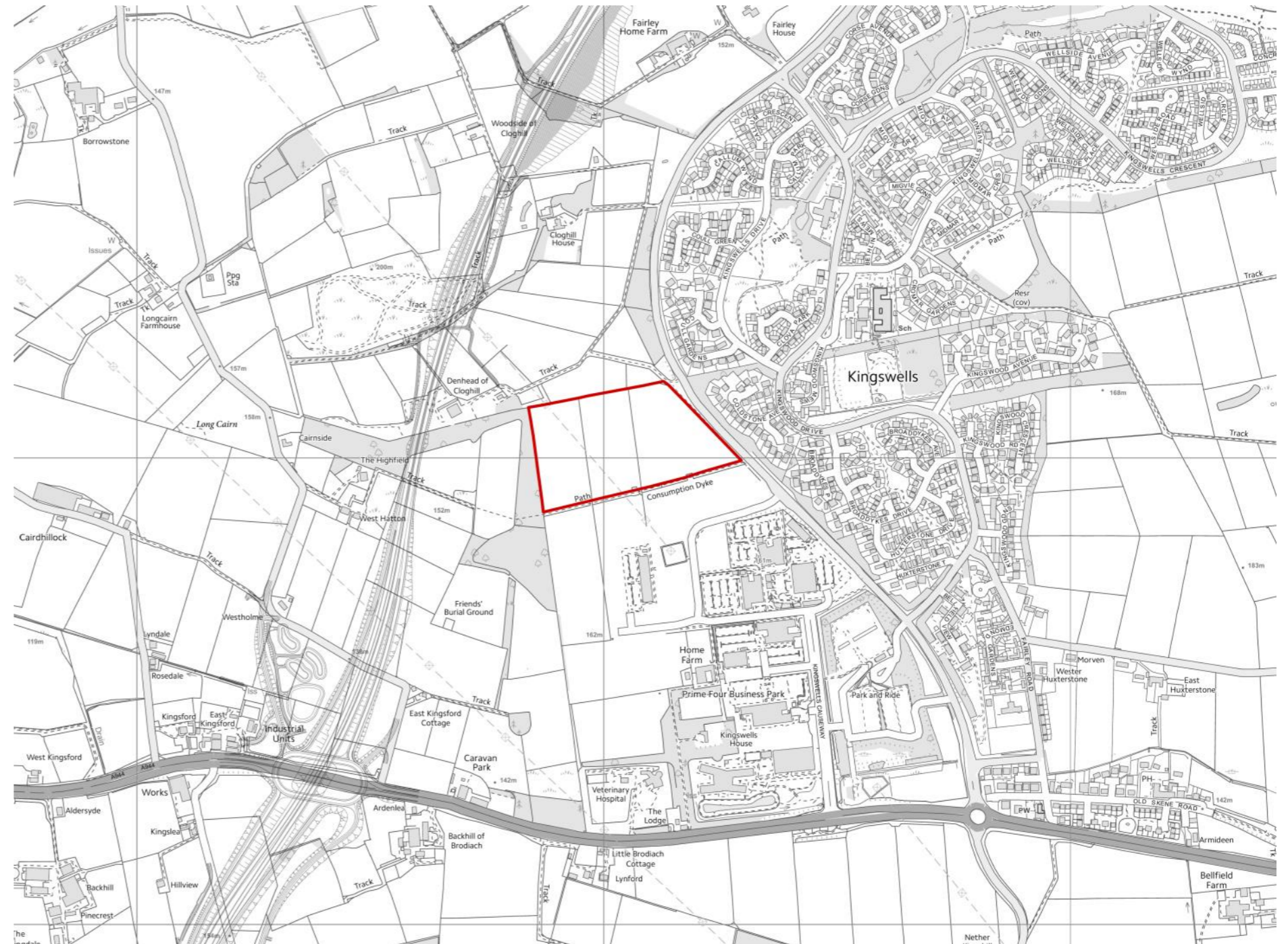
1. INTRODUCTION AND VISION

This site to the north of the Prime Four Business Park is located adjacent to Prime Four - the City's most successful major employment hub, the established recreational and leisure facilities at Prime Four and Kingswells village.

Improved connections between the proposed allocation and Prime Four, the Park and Ride site and Kingswells village centre can help create high amenity and sustainable location for new residential use that can also help reduce the need for its residents to travel to access jobs, leisure and services.

This bid is proposed by Drum Property Group and will complement the high amenity uses they have already established at the award winning Prime Four Business Park.

The site is generally south facing, offering the opportunity to take advantage of solar gain. The C89 Kingswells bypass runs to the east of the site. This road will benefit from significantly less traffic once the AWPR opens. The AWPR itself lies to the west of the site but is not immediately adjacent and won't impact on the amenity of this site.



Site Location

2. THE SITE

Site Description

The site is currently used as farm land but the wider landholding has been intersected and reduced in scale as a result of the development of the AWPR. The viability of this land for farming purposes is now therefore significantly lower.

The main landscape feature of this land is the Consumption Dyke (Scheduled Ancient Monument) which sits at the very southern boundary. This is respected by the proposed development with an area of parkland, similar to that to the south of the Consumption Dyke, being retained to protect its setting. An area of Ancient Woodland lies to the west but the allocation of this site would not impact on this. A major pylon line runs diagonally in a north westerly direction. Again development would respect this constraint which is limited to the west of the site.



Photograph looking south to Prime Four Business Park

3. AWPR AND CHANGING THE LANDSCAPE

The AWPR is a national scale infrastructure project and has significant implications for the landscape around Aberdeen. Not only does it introduce large-scale roads infrastructure into the physical landscape, it also alters how people will move around the city and creates a new and distinct physical boundary to the city.

The AWPR, however, is not the only element of the landscape that has altered in this location. Prime Four is now well-established with Phases 1-3 now almost complete and the new Northern Park and an additional access from the C89 is in place. The land to the south of the proposed allocation at Prime Four is now established as a world-class business park supporting thousands of jobs and offering high amenity leisure and recreational facilities. The land to the west is zoned as an extension to the Prime Four Business Park and will be developed in due course. New housing on this site with the same high amenity ethos adopted at Prime Four Business Park would complement the development to the south and create a new high quality housing location with an exceptional quality of life.

Prime Four is already part of Kingswells. This proposed allocation should be considered as an extension to that expanded village.



Aerial Photograph (Source: Google Maps)

4. PLANNING CONTEXT

Housing land

Current housing land allocations haven't been delivering at the scale originally anticipated. This has created housing a delivery backlog and new housing allocations are required to deliver the City's housing requirements.

The joint Strategic Development Plan Main Issues Report, currently out for consultation, states that the 2,769 fewer houses overall and 3,000 fewer affordable houses were delivered in the 5 years to 2016 than required by the SDP and the HNDA. That's around 600 houses less than required every year.

Analysis of housing land delivery in the City on key large sites identifies a significantly worse housing delivery record. The following table identifies that key development sites in the City, their original anticipated housing numbers and the actual delivery over a 10 year period, all based on the Council's Housing Land Audits. It shows that of the 11,150 houses originally proposed on these sites just over 2,000 (around 10%) have been delivered.

The evidence points to slower delivery rates on a site by site basis. The City Planning Authority needs to allocate additional housing land to help supplement that lack of delivery over many years and catch up with demand. These sites should be in a range of locations and at a range of scales to encourage a greater range of developers and offer choice to those looking to buy a new home. The City Council has suggested that sites up to 100 housing units are appropriate. This site meets that specified requirement.

Housing Strategy and Allocations

Aberdeen is the strategic centre for housing development for the City region and the main focus for growth. The SDP MIR identifies future housing need and a requirement for additional release of housing land across the City and Shire and the vision remains to create an attractive, resilient, prosperous and sustainable European City Region and an excellent place to live.

To do that the SDP Main Issues Report has set a target of 2,100 new homes every year between 2021 and 2025 and 2,200 new homes annually between 2026 and 2030. Beyond 2030 a further growth scenario is anticipated.

Table 6 of the SDP MIR is included below.

Comparison of Major Housing Proposals in 2012 LDPs against actual delivery									
City	site	ref	2007-2016	Cumulative 2015	shortfall	Cumulative 2016	shortfall 2016	Cumulative 2017	shortfall 2017
	Grandhome	OP12	2600	0	2600	0	2600	0	2600
	Dubford	OP25	550	190	360	309	241	397	153
	Stoneywood	OP24	500	133	367	231	269	514	-14
	Craibstone South	OP28	750	0	750	0	750	0	750
	Rowett South	OP30	1000	0	1000	0	1000	0	1000
	Greenferns Landward	OP31	750	0	750	0	750	0	750
	Maidencraig	OP43 & O	750	5	745	24	726	60	690
	Greenferns	OP45	600	0	600	0	600	0	600
	Countesswells	OP58	2150	0	2150	4	2146	154	1996
	Oldfold	OP62	400	0	400	25	375	50	350
	Lairston	OP77	1100	0	1100	0	1100	0	1100
	TOTALS		11150	328	10822	593	10229	1175	9054
				percentage delivered	2.9%		5.3%	10.5%	

4. PLANNING CONTEXT

Housing Strategy and Allocations

Aberdeen is the strategic centre for housing development for the City region and the main focus for growth. The SDP MIR identifies future housing need and a requirement for additional release of housing land across the City and Shire and the vision remains to create an attractive, resilient, prosperous and sustainable European City Region and an excellent place to live.

To do that the SDP Main Issues Report has set a target of 2,100 new homes every year between 2021 and 2025 and 2,200 new homes annually between 2026 and 2030. Beyond 2030 a further growth scenario is anticipated. Table 6 of the SDP MIR is included below.

Table 6: Proposed Allowances

(land to be identified beyond the 2016 effective supply)

	2016 to 2030	2031 to 2035	2036 to 2040	Total
Aberdeen Housing Market Area	4,200	5,700	6,300	16,200
Rural Housing Market Area	1,300	1,700	2,500	5,500
Total	5,500	7,400	8,800	21,700
Split as follows:				
Aberdeen City Council	3,500	4,700	4,800	13,000
Aberdeenshire Council	2,000	2,700	4,000	8,700

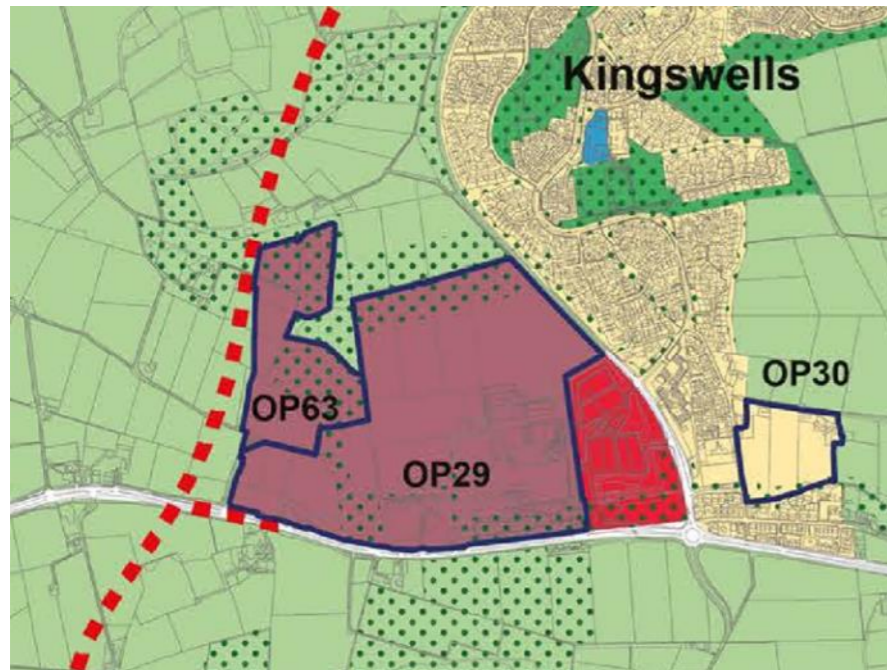
The proposed housing allowance is for 13,000 new homes in the City over the next 22 years. Alternative sites in locations that offer attractive and popular places where people would like to live should be allocated to complement the existing housing land supply.

In terms of housing land, therefore, this bid is entirely in line with the suggestions of site size and location from both the Strategic Development Plan MIR and the City Council's Call for Sites.

4. PLANNING CONTEXT

Current Local Development Plan

The site is presently zoned as Green Belt with an area of Green Space Network (GSN) adjacent to the Consumption Dyke. The GSN has been retained as open space to reflect the parkland approach to the south at Prime Four Northern Park. As a combined open space with the Consumption Dyke at its centre this will form the main landscape feature of this part of Aberdeen, respecting and protecting the setting of the Consumption Dyke.



Extract – 2017 Aberdeen Local Development Plan

Green Belt release is required to meet the Council's stated request for new greenfield sites of 100 houses or less. The Local Plan Review process is the mechanism where such releases can be considered. Green Belt policy protects land for 4 main reasons.

These are:

- to maintain the distinct around the City;
- to safeguard the Green Belt to help avoid coalescence and sprawling development on the edge of the city;
- to maintain Aberdeen's landscape setting and
- to provide access to open space.

Identity - This area of Aberdeen has changed considerably over recent years and will continue to change as Prime Four is built out. The land to the south is now a major world-class business park, the AWPR has been constructed to the west and the C89, as a result of the AWPR will become a far quieter local distributor road rather than a key north-south route. This site now sits in an extended Kingswells and would form part of that urban area. Development of this site is therefore a sensible extension of an existing settlement. It would not detract from the distinct identity of Aberdeen.

Officers and the Planning Authority have also agreed that the site was acceptable as a development site (Future New Communities) in the 2004 Finalised Local Plan when most of the site was identified for development.

Coalescence and Sprawling Development - The site does not create coalescence or sprawling development for the very same reasons as set out above. Kingswells has already expanded westwards.

Landscape Setting - The landscape setting of Aberdeen is not undermined by this proposal. The site is a field with a large pylon crossing it and woodland to the west. Developing this site with appropriate landscape treatment, retaining the woodland and introducing a new park adjacent to the Consumption Dyke has the potential to enhance the landscape setting.

Access to Open Space - The proposals will improve access to the existing open space locally, access to the more formal leisure facilities at Prime Four and, with improved linkages back to Kingswells Village, will enhance access from Kingswells westwards.

This review has not identified any concerns in relation to the function of the Green Belt for this bid site. The loss of this specific bid sites from the Green Belt would not undermine its overall purpose.

Planning and Design

At a national level the Scottish Government are pursuing both a housing delivery and design quality agenda. They are promoting 6 essential qualities of place:

- Distinctiveness
- Welcoming
- Safe a pleasant
- Easy to move around
- Adaptable
- Resource efficient

Drum has embraced this approach in the development at Prime Four and will continue to embrace that in the delivery of housing on this site. An essential element of quality of life is location, quality of the landscape that development is set within and the convenience of access to facilities and jobs locally. This site will deliver on all of these.

4. PLANNING CONTEXT

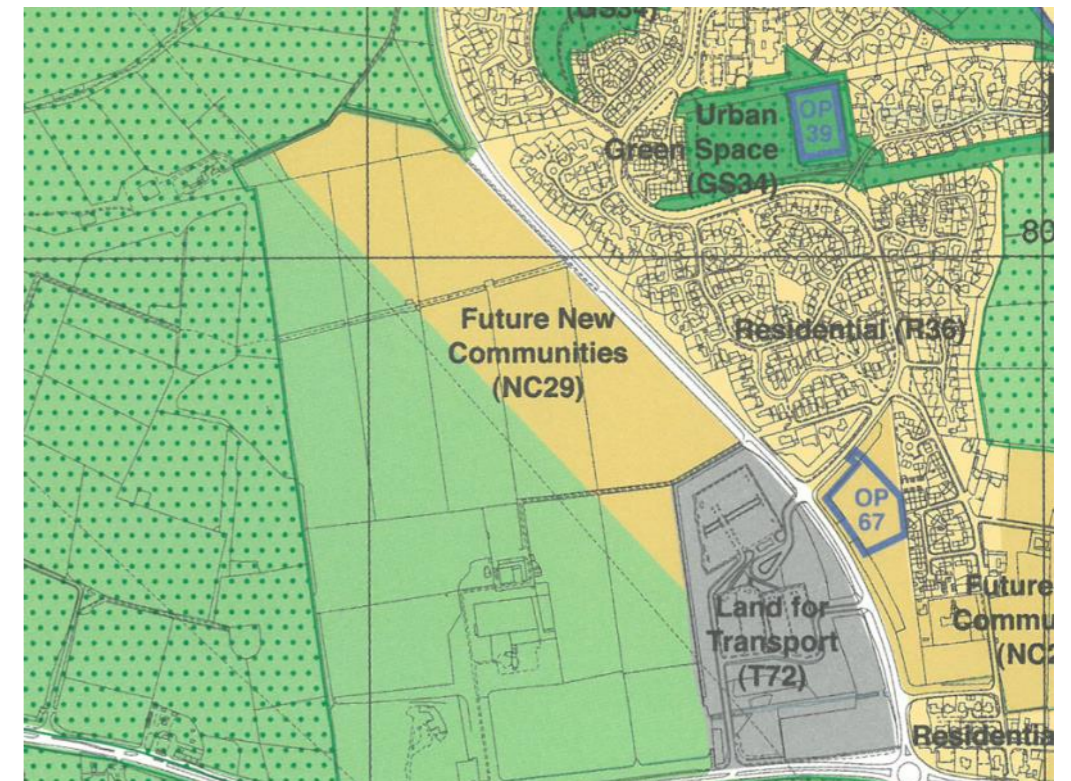
Historic Planning Context

The 2004 Finalised Local Plan (Green Spaces, New Places) identified this area as Future New Communities (FNC) – see extract on this page. Although never adopted the 2004 Finalised Local Development Plan, prepared by officers and agreed by Councillors, was the key material consideration in planning decisions prior to the 2008 Plan. The area of FNC zoning reflected the expected line of the AWPR at that time. The image to the right shows how the expected AWPR route sat immediately to the west of the FNC area. The AWPR has of course since been relocated much further west and the area to the south developed. The FNC zoning was not taken forward from 2004 to 2008 Plans as a result of uncertainty over the exact AWPR alignment and a change in strategy that saw Future New Communities for over 9,000 households become Strategic Reserve land for just under 1,000 homes.

This site, therefore, has a clear historic recognition of its potential for development even before Prime Four was developed and the AWPR agreed and implemented. The extent of that area was clearly restricted to the west by the optional AWPR route which was subsequently re-located westwards for cost reasons and to avoid impacting on the Consumption Dyke. The westwards AWPR restriction should therefore no longer apply and the development of Prime Four has proven that development in this area need not impact on the Consumption Dyke.



Extract 2004 Finalised Plan Technical Appendices – showing anticipated line of AWPR and relationship with West Kingswells FNC



Extract—2004 Finalised Local Development Plan

5. CONCEPT

The proposal is to allocate the land to the north of Prime Four as a new residential zoning of approximately 90 houses. This will include an extensive parkland area to the south to separate the housing from the Consumption Dyke and protect its setting. The park would allow access directly to Prime Four by locating new footpath links through the existing gaps in the Consumption Dyke. The Consumption Dyke would then be at the centre of a single park, protecting its setting in perpetuity.

Further pedestrian and cycle connections southwards and to Kingswells could enhance accessibility and provide a choice of routes to and from the development.

The woodland to the west would provide a natural backdrop to the housing and screen it from the extended Business Park. Vehicular access from the east is possible from the C89.



Site analysis

6. PROPOSED BID

Drum Property Group is committed to retaining the quality and amenity of Prime Four Business Park. The commitment would be reflected in this proposal, supporting the creation of a convenient, pleasant and inspiring place to live.

The evidence in this bid suggests that this site should therefore be allocated for residential uses in the 2021 Local Development Plan.



Indicative Framework Plan

