

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)	East Kingsford
5.2	Site Address	East Kingsford Industrial Units
5.3	Postcode	AB15 8QR
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details:
5.5	Is the site currently being marketed?	No, already in control of the developer
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Attached Details:
5.7	Please provide the National Grid reference of the site.	NJ852064
5.8	What is the current use of the site?	industrial and agricultural buildings used as AWPR construction depot
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: industrial units/livery use

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, the bidder Details:	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Not recently	
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:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	
		Mixed Use	
		Retail	
		Other (Please Specify)	Fuel Station and Food/drink uses
7.2	Do you have a specific occupier in mind for the site?	In discussions Details:	
7.3	Site Area (hectares)	1.1	
	Housing		
7.4	Approx. no of units.		
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)		
7.6	Affordable Housing Percentage		
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)		
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)		
	Employment		
7.9	Business and Office	m ²	
7.10	General Industrial	m ²	
7.11	Storage and distribution	m ²	
7.12	Other Please specify	m ²	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:-	
7.14	Employment	m ²	
7.15	Retail	m ²	
	Retail		

7.16	Approx. floor area	
	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Fuel Station and Food/drink/drive through – see attached document
7.18	Approx. floor area	To be confirmed

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 bids move forward in the process</p> <p>Details:</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development start post adoption of the plan in 2022	Year 0-5
8.4	Expected development completion	Year 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 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	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	
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 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	x
9.6	Has a flooding strategy been developed for the site?	No Details:	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	No Details:	

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes, existing development
9.10	Is there water capacity for the proposed development?	Yes, existing development

	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	
		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			X
		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			X
9.18	Will the site impact on any water courses?	No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict			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?	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		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 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			
	Infrastructure				
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity			Yes, available
		Gas			Yes, available
9.31	Does the development have access to high speed broadband?	Yes Details:			
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details:			
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	At the detailed design stage, incorporating L&ZC technology appropriate at the time			
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: as per standards in place at the time			

9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: land already developed	

10.	Education
------------	------------------

10.1	Have discussions been had with the Council's Education Department?	No Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	NA

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, increased access to modern fuel station and convenient food/drink roadside services at key AWPR junction. Increased employment opportunities.
------	---	--

12.	Masterplan Development Framework
------------	---

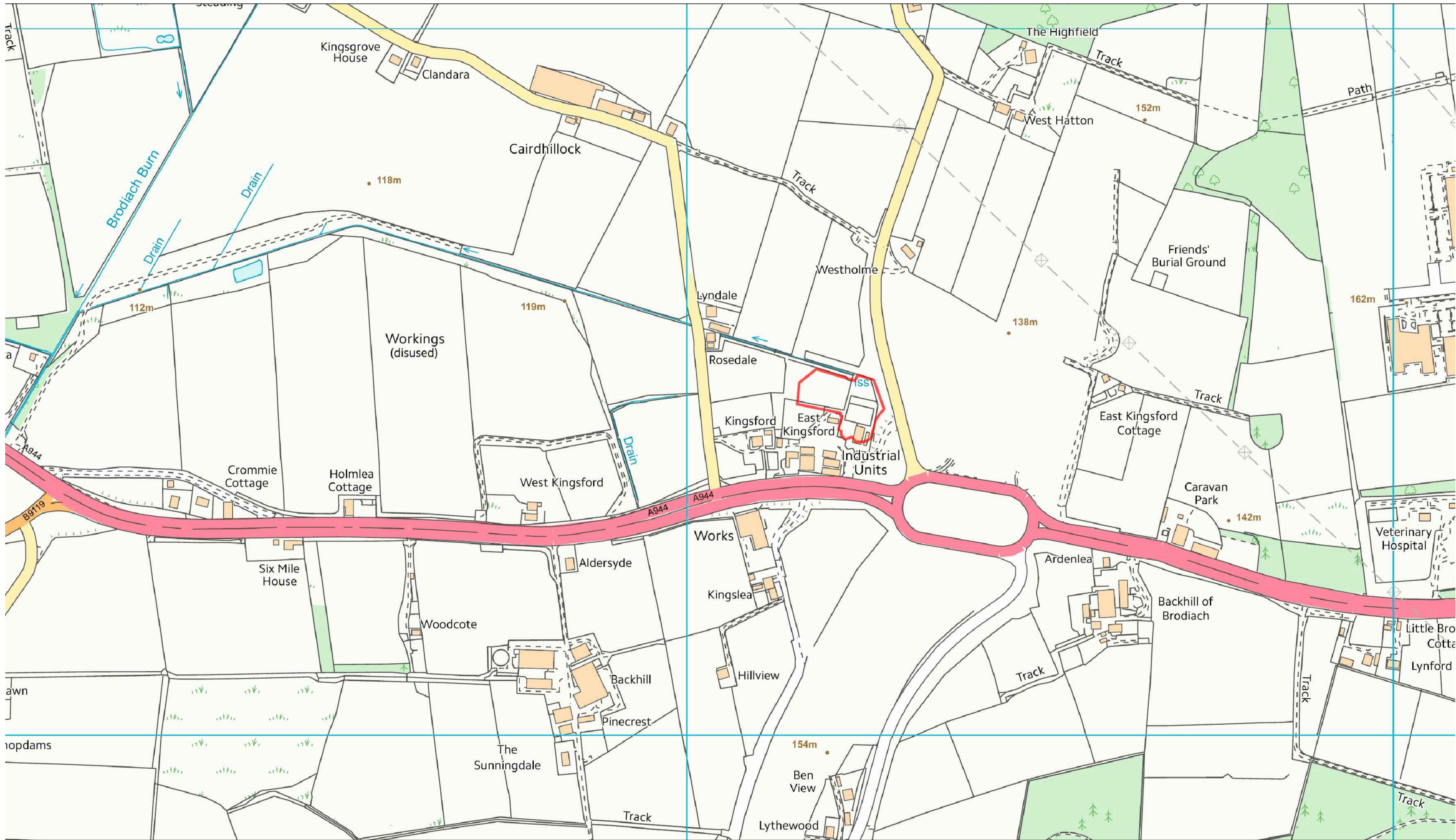
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: see attached
------	--	---------------------------------

13.	Additional attachments
------------	-------------------------------

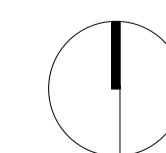
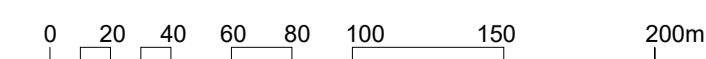
No site is going to be perfect and the checklist above will inevitably raise some

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		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 detailed studies to be carried out if allocated

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



Location Plan



DRUM
PROPERTY GROUP
DEVELOPMENT & INVESTMENT

EAST KINGSFORD
LOCAL DEVELOPMENT PLAN BID
MAY 2018

FOR DRUM PROPERTY GROUP
BY HALLIDAY FRASER MUNRO



1.0 Introduction & Site

This bid covers an area of brownfield land immediately to the west of the AWPR/A944 Roundabout. The proposal is for small scale commercial use for food & drink related restaurant with a drive through option and fuel station.

The site has been used as one of the AWPR compounds and has a good quality access road to serve that use and any use that it reverts to post completion of the AWPR. It has a large shed (approximately 24m by 10m) on site. Prior to the AWPR the site was used for livery purposes as part of a larger land holding that has been CPO'd to deliver the AWPR. That use is no longer viable.

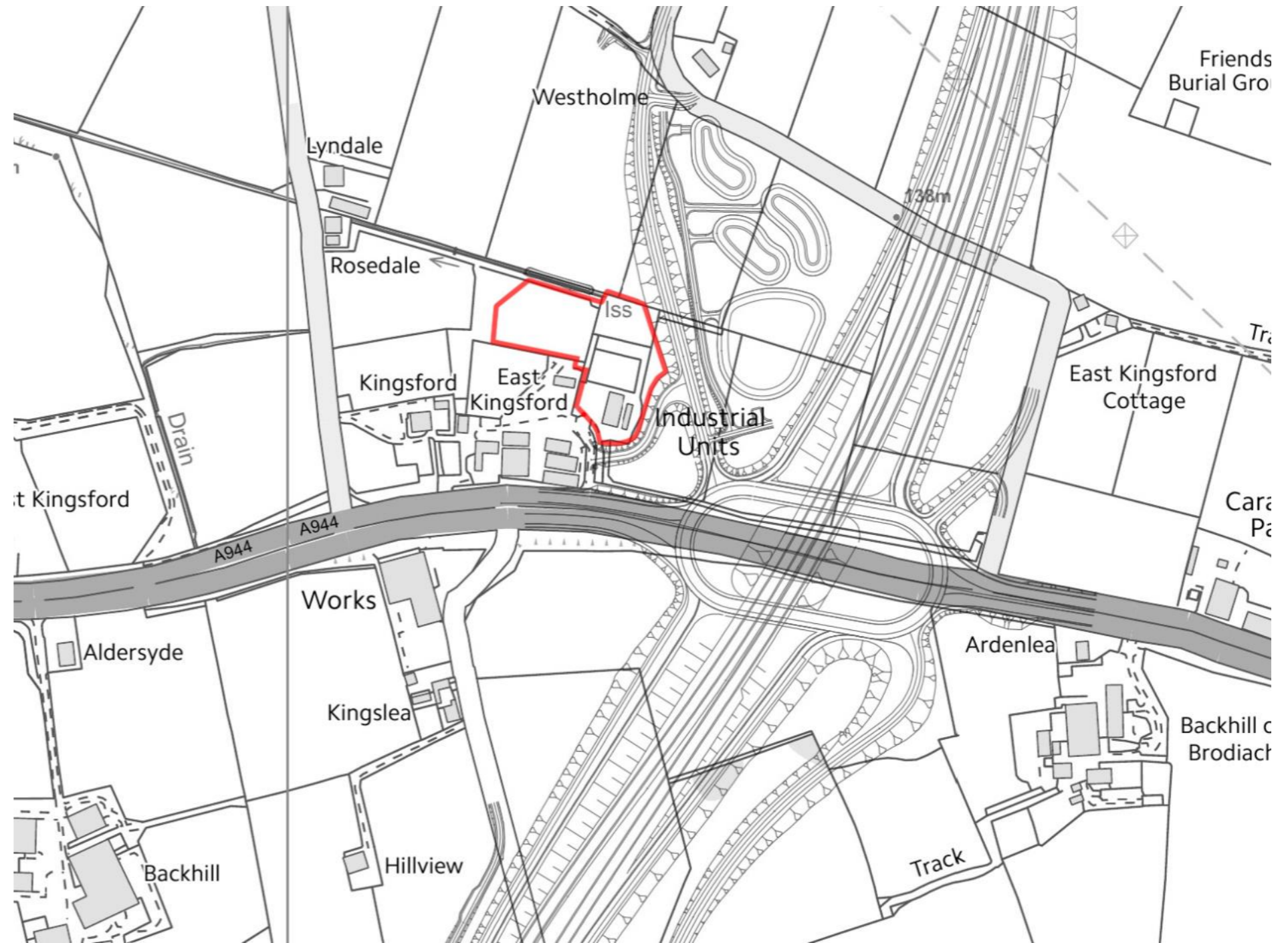


Figure 2—Indicative Framework Plan

The site is promoted on the following basis:

- Re-use of a brownfield site;
- Existing use rights;
- Makes best use of land close to the AWPR to service passing traffic;
- Provides convenient services to AWPR and A944;
- Positive use of industrial land for new modern commercial food & drink uses and associated employment;
- Small scale food & drink and fuel related uses;
- Sustainable travel options along the A944 (cycle, walking, public transport) for employees and those without access to the car



Long distance view of the site (Google Maps)

Within the wider context, the site is located approximately 1.5kms to the west of Kingswells and a similar distance to the east of Westhill. It has existing industrial uses to the south, the AWPR to the east and is screened from longer distance views from the west by existing woodland and buildings. The site for the new AFC Kingsford Stadium sits to the west.



The site from the west (Google Maps)

2.0 Planning Policy

Local Development Plan 2017

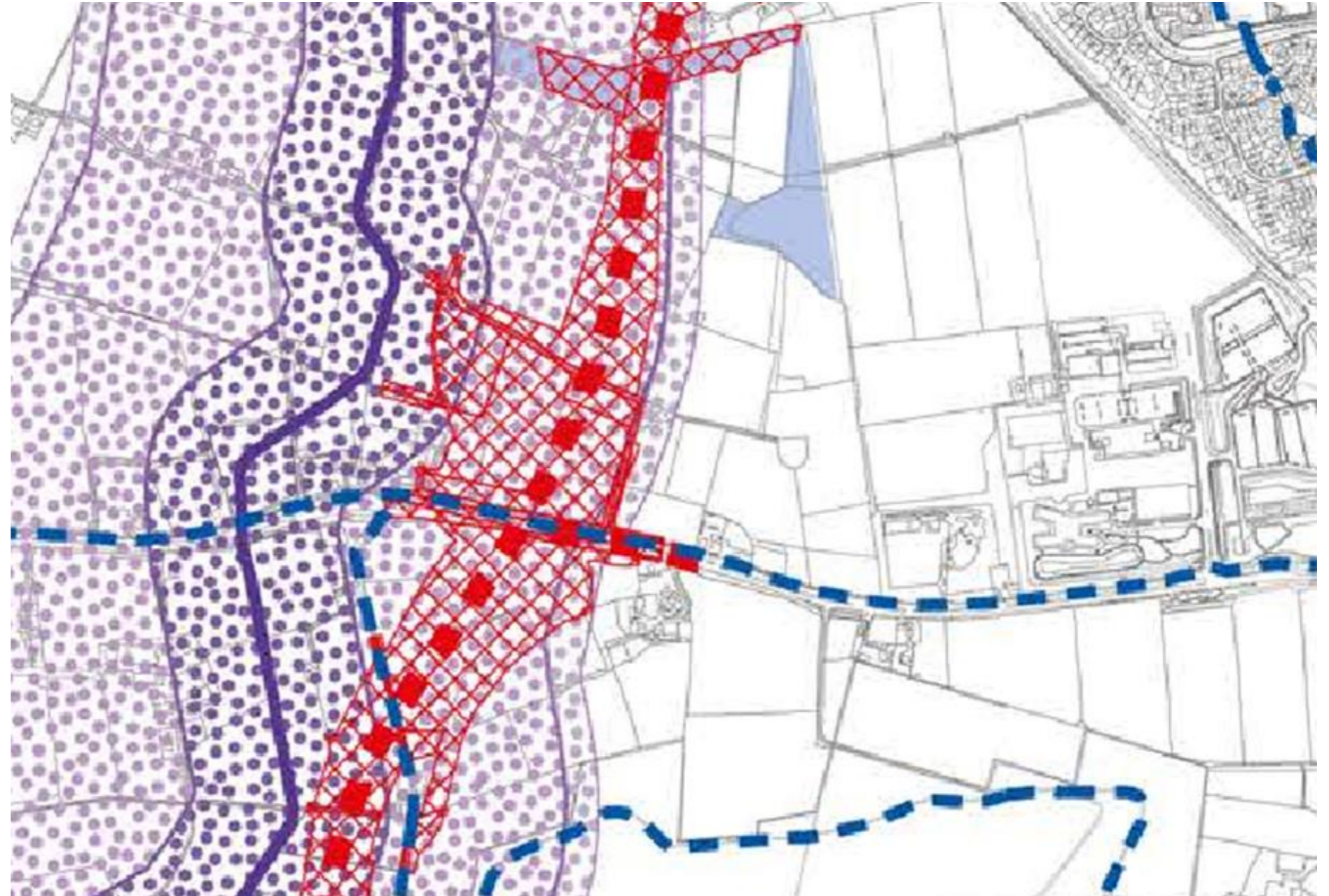
The site is located in the Middle Zone of a pipeline consultation area (see constraints plan on this page). In these circumstances the HSE provide guidance (PADHI) on the acceptability of use and the scale of those. In this case the use is likely to be a level 2 use (Food & Drink - *Developments for use by the general public where total floor space (of all floors) is from 250 m² up to 5000 m² – Level 2*) and would not be affected by the consultation zone (DAA = Do Not Advise Against in the table below)

Level of Sensitivity	Development in Inner Zone	Development in Middle Zone	Development in Outer Zone
1	DAA	DAA	DAA
2	AA	DAA	DAA
3	AA	AA	DAA
4	AA	AA	AA

DAA = Don't Advise Against development

AA = Advise Against development

HSE Advisory table – Location versus Sensitivity



LDP 2017 Constraints Map

The site is zoned as Green Belt but is brownfield and has existing use rights as part of the East Kingsford Industrial complex and previous uses. The setting of the site and viability of previous uses have been significantly impacted upon by the AWPR.

Locational Benefits

Being located at one of the few AWPR junctions provides clear benefits for the development in terms of accessibility. It also offers an opportunity for local communities to access fuel and convenient roadside food and drink uses retail more readily.



LDP 2017 Zoning

3.0 Bid Proposals

The site is promoted on the following basis:

- A new limited-scale roadside fuel and food/drink development serving the AWPR and A944; and
- As the redevelopment of an existing brownfield site, the previous use having been rendered unviable by the AWPR;



Indicative Site Plan

 **OPENING HOURS**
W. ENTERPRISES (ABDN.) LTD **MONDAY, WEDNESDAY**
SUPPLIERS OF **THURSDAY & FRIDAY**
PAPER & CARD **8.30am - 4.30pm**
TO SCHOOLS & COLLEGES
TEL: 01224 740270 TUESDAY & SATURDAY
www.w-enterprises.co.uk **10.00am - 1.00pm**

