

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)	152 Don Street, Aberdeen
5.2	Site Address	152 Don Street, Aberdeen
5.3	Postcode	AB24 1XQ
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: N/A
5.5	Is the site currently being marketed?	No Details: N/A
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Please see map attached at Appendix 2.
5.7	Please provide the National Grid reference of the site.	NJ 943 090
5.8	What is the current use of the site?	Territorial Army Centre (Aberdeen University Officer Training Corps)
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: The site comprises one and two storey buildings of concrete block construction with associated car parking and open storage areas.

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	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: The site has only recently become surplus to University requirements.	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: The site falls within a residential area covered by Policy H1 but is not identified as an opportunity site.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details: The site has only recently become surplus to University requirements.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: N/A	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details: N/A	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: N/A	
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: N/A	

<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: The site has only recently become surplus to University requirements.	
7.3	Site Area (hectares)	0.63 ha or thereby	
	Housing		
7.4	Approx. no of units.	50	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	A mix of 1 and 2 bedroomed apartments as determined by market demand at the time of development.	
7.6	Affordable Housing Percentage	25% or such other proportion as required by Policy at the time of development.	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: N/A	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Private and affordable housing.	
	Employment		
7.9	Business and Office	N/A	
7.10	General Industrial		
7.11	Storage and distribution		
7.12	Other Please specify		
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	N/A	
7.14	Employment		
7.15	Retail		
	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	N/A
7.18	Approx. floor area	N/A

<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>No Details: The site has only recently become surplus to University requirements. The proposal will be subject to discussion with Old Aberdeen Community Council in due course.</p>
8.2	Will the proposed development be phased?	<p>No Details: The site is not of a scale to warrant a phased development.</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5
8.4	Expected development <b>completion</b>	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>No Details: A prospective purchaser would provide funding. There are no onerous infrastructure constraints which would impact on viability.</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.)	<p>No Details: N/A</p>

<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 Details: N/A	
9.7	Have discussions been had with the Council's flooding team?	No Details: N/A	
9.8	Have discussion been had with Scottish Water?	No Details: The site already benefits from mains water and drainage.	
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: The site already benefits from mains drainage.	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details: The site already benefits from mains water.	

	<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: N/A			
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: N/A, the site has previously been developed.			
9.20	Is the development site within the airport safety exclusion zone?	No Details: N/A			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: N/A			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict			
		No conflict			✓
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A, there are no potential conflicts.			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: N/A			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: N/A			
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	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	Yes Details: Available on site.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: The proposed development will be designed in accordance with LDP Policy requirements.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: N/A	
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 proposed development will be designed in accordance with LDP Policy requirements.	
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: The site has previously been developed and does not lie within the identified Green Space Network.	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	No Details: The site has only recently become surplus to University requirements.
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>	No Details: Seaton Primary School is forecast to be over capacity at 2022 as is St Machar Academy. Mitigation measures can be addressed by developer obligations.

<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 Details: Provides residential accommodation in proximity to the University of Aberdeen and provides a use complimentary to those adjoining.

<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.	No Details: The site has only recently become surplus to University requirements and the scale of site does not warrant the preparation of a masterplan.

<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: There are no major infrastructure constraints which would adversely affect the development viability of the site.	

## Appendix 1

**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW (2022)  
CALL FOR SITES  
152 DON STREET, ABERDEEN**

**FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM**

**Introduction**

This Development Bid is submitted in response to a Call for Sites by Aberdeen City Council to be considered for inclusion within the Aberdeen Local Development Plan Review (2022). The property which is the subject of this Bid is a brownfield site located at the junction of Don Street and King Street, Aberdeen. The property is owned by The University of Aberdeen and has recently become surplus to their requirements. This Bid is submitted on behalf of The University of Aberdeen.

The site is considered capable of being redeveloped to provide a flatted residential development. Alternatively, it could accommodate local retail provision with the potential for residential development above. The University would request that it is identified as an opportunity site for these uses in the proposed Local Development Plan (2022).

The detail contained herein requires to be read in conjunction with the responses provided in the Bid Form. It expands, where necessary, on the response to each of the questions set out in the Form, particularly where further detail is sought. A plan of the site is attached at Appendix 2.

**Q5. Site Details**

The property at 152 Don Street, which extends to 0.63 hectares or thereby, comprises the former Territorial Army Centre, which accommodated Aberdeen University Officer Training Corp. The site is broadly triangular in shape and bound to the west by Don Street, beyond which lies Seaton Park. The site is accessed from two points on Don Street. To the south east it is bound by King Street and to the north by Lord Hay's Road with flatted residential development beyond. A group of four residential tower blocks occupy the land on the opposite side of King Street. To the south of Don Street lies further residential development comprising flats and terraced houses. Beyond the site to the north east on King Street lies Lidl and the Brig O' Don family restaurant and bar.

The site is occupied by one and two storey buildings which sit parallel to King Street. The buildings are of concrete block construction with flat roofs. Vehicle parking is provided along the Don Street frontage with an enclosed storage yard area sitting to the north between the main building and Lord Hay's Road. An area of grass occupies the land between King Street and the buildings, and also on the corner of Don Street and King Street. A number of semi-mature trees occupy this area with individual trees planted along a narrow verge fronting Don Street. The site is bound on King Street and Lord Hay's Road by a low granite wall topped with metal railings. The Don Street frontage is bound by metal railings.

## **Q6. Legal and Planning History**

The property is under the sole ownership of The University of Aberdeen. The previous lease to the Territorial Army has now expired and the property is surplus to University requirements. There are no legal constraints which would limit the redevelopment potential of the site. Having only recently become surplus to requirements it has not, as yet, been marketed by the University.

The site has not been the subject of previous Development Bids and, to date, there have been no discussions with the City Council regarding the proposals, nor have there been any previous planning applications for the development proposed.

The extant Aberdeen Local Development Plan (2017) identifies the site as falling within a residential area where Policy H1 applies. This Policy encourages new residential development in such areas and permits alternative uses where they are considered complementary to residential use, or it can be demonstrated that the proposed use would cause no conflict with, or any nuisance to, the adjoining or existing residential amenity.

## **Q7. Proposal**

The buildings presently located on the site are of a design and layout which limits alternative uses. It is anticipated that any prospective purchaser would wish to demolish and replace the existing buildings. Residential use is considered an appropriate use which conforms with current Planning Policy. Based on densities achieved elsewhere, as highlighted in the City Council's own Brownfield Capacity Studies, it is considered that the site could accommodate around 50 flats. This would, of course, be subject to detailed design and appropriate provision for car parking and areas of open space.

The development is likely to comprise a mix of private and affordable housing. Provision would be made for 25% affordable housing or such other proportion as required by Development Plan Policy at the time of development. In terms of size, it is anticipated that one and two bedroomed properties would be provided, but this will be dependent upon market demand at the time of development.

Alternatively, the site would be capable of accommodating local retail provision complementing that to the north and south. This could make provision for residential development above shops at ground floor level. Again, the capacity of the site would be subject to detailed design.

## **Q8. Engagement and Delivery**

As the proposal has not previously been the subject of a Development Bid, it has not been the subject of consultation through earlier Development Plan processes. However, The University of Aberdeen recognises the importance and benefits that can be gained from public engagement and are committed to undertaking public engagement prior to disposal of the property. In the first instance this is likely to involve a meeting with the Old Aberdeen Community Council to advise them of the University's

intentions for the site. Following marketing and the appointment of a preferred developer wider consultation would be undertaken by that developer.

The availability of the site, and the fact that it is a brownfield site would suggest that it could be delivered early in the first Plan period. Given the scale of the site, and the presence of existing infrastructure, it is likely that the development would be completed in the first 5 year Plan period. This, of course, will be subject to market conditions.

### **Q9. Sustainable Development and Design**

As the site has only recently become surplus to University requirements no detailed investigations or designs have been prepared for the site. However, the site, having previously been developed, is relatively flat with no known areas of contamination. Furthermore, it is not lying within an area identified as at risk from flooding.

The site benefits from the full range of existing services and it is anticipated that sufficient capacity exists in those existing services to accommodate the scale of redevelopment proposed. Continued access could be taken from Don Street with the preference for a single point of access rather than the two points which presently exist.

There are no Listed buildings within the site, nor any Schedule Ancient Monuments within the immediate vicinity. It lies within a designated Old Aberdeen Conservation Area and any future development would be expected to respect and enhance the Conservation Area.

Other than along the King Street frontage and at the junction of King Street and Don Street there is limited vegetation within the site. The semi-mature trees at the junction would be retained, subject to a report on their condition following an Arboricultural Survey.

### **Q10. Education**

The site falls within the catchment for the nearby Seaton Primary School and St Machar Academy. The 2015 school roll forecasts, which are now somewhat dated, indicate that both are likely to be over-capacity at 2022.

Given the scale of the site and the fact that it is likely to accommodate a flatted development with a number of one bedroom apartments, pupil numbers generated by the development are likely to be low. Discussions will be required with the Education Service to establish any mitigation necessary to accommodate pupil numbers arising from the development. Any deficiencies can be addressed through developer obligations.

**Q11. Community Benefits**

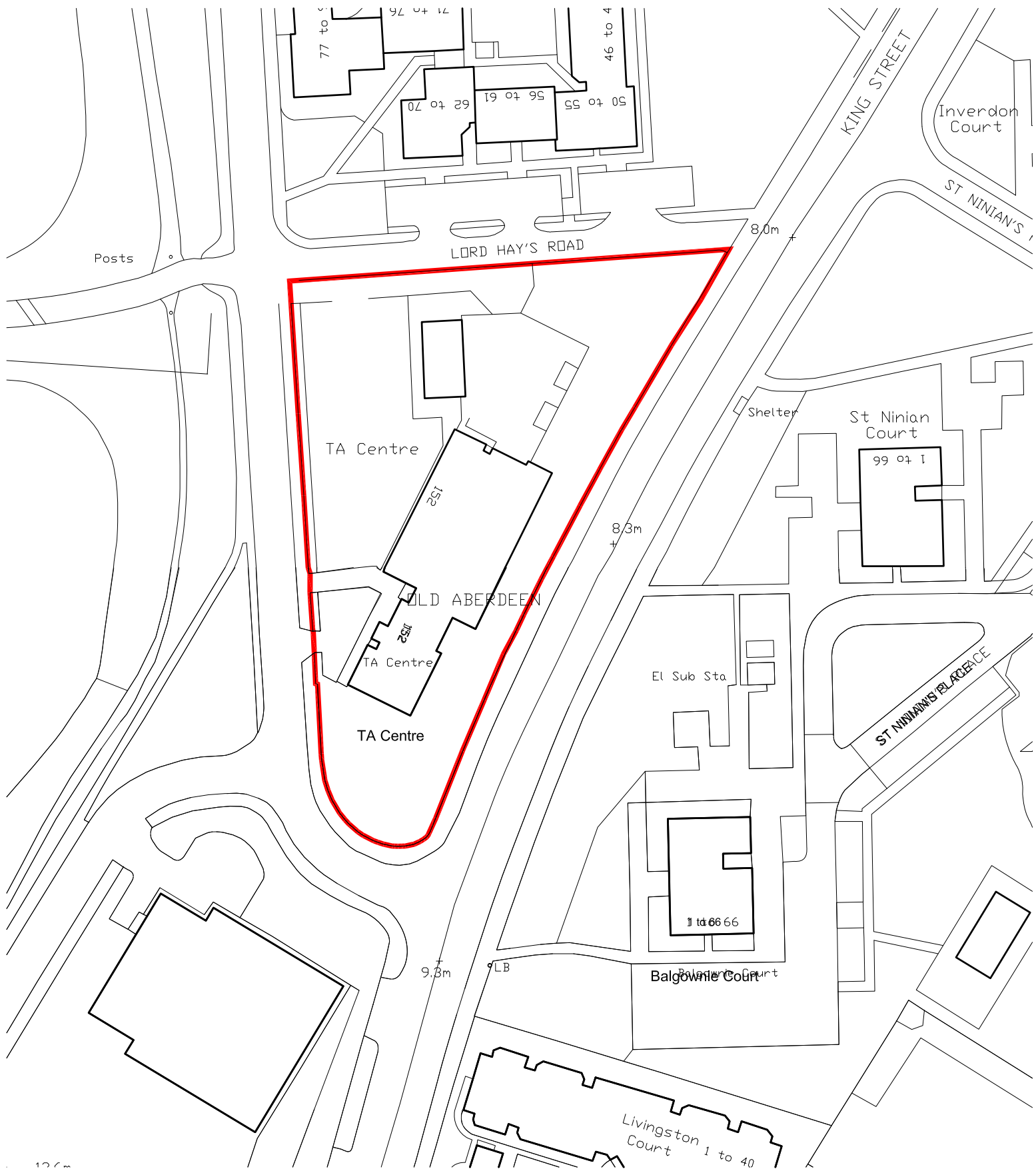
Redevelopment of the site creates an opportunity to provide a development which enhances the Conservation Area within which the site sits. It will provide residential accommodation in proximity to the University and complement the surrounding uses. Should an element of retail use be included this will increase the range of services and facilities available to the local community. Such a use would also be complementary to the adjoining residential uses.

**Q14. Development Viability**

As the proposal involves the redevelopment of a previously developed site there are no infrastructure constraints associated with the development. Consequently, it is anticipated that the redevelopment proposals set out above are viable.

## Appendix 2





77 to 80

71 to 76

62 to 70

56 to 61

50 to 55

46 to 49

Posts

LORD HAY'S ROAD

8.0m

TA Centre

152

OLD ABERDEEN

TA Centre

TA Centre

8.3m

Shelter

St Ninian Court

1 to 66

El Sub Sta

ST NINIAN'S PLACE

1 to 66 66

Balgownie Court

9.3m

9LB

Livingston Court  
1 to 40