

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)	LORD HAYS GROVE (PHASE 2)
5.2	Site Address	LAND AT LORD HAYS GROVE KING STREET ABERDEEN
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: SEE DRAWING LAS1872-03
5.7	Please provide the National Grid reference of the site.	NJ 94488 09307
5.8	What is the current use of the site?	GRASSLAND
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	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	NO – OWNED BY DEVELOPER	

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)	NO
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	NO
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site)	NO

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)	
7.2	Do you have a specific occupier in mind for the site?	LAND IS OWNED BY A HOUSEBUILDER	
7.3	Site Area (hectares)	2.148 ha, BUT ONLY APPROXIMATELY 0.6ha TO BE DEVELOPED	
	Housing		
7.4	Approx. no of units.	55-95	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	TO BE DETERMINED	

7.6	Affordable Housing Percentage	25%
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	No Details: TO BE DETERMINED
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	PRIVATE SALE/AFFORDABLE
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: 55-95
7.14	Employment	m ²
7.15	Retail	60 m ²
Retail		
7.16	Approx. floor area	m ²
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 – CONSULTATION WILL TAKE PLACE AS PART OF THE LDP PROCESS AND ANY SUBSEQUENT PLANNING APPLICATION.</p>

8.2	Will the proposed development be phased?	Yes Details: TO BE DETERMINED AT APPLICATION STAGE
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 6-10
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	MALCOLM ALLAN HOUSEBUILDERS LIMITED HAVE A PROVEN TRACK RECORD OF DELIVERING HOUSING ACROSS ABERDEEN AND ABERDEENSHIRE. THEY HAVE A ROLLING BANK FACILITY IN PLACE AND PARENT COMPANY FUNDING HAS BEEN APPROVED IN PRINCIPLE.
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: SITE IS CONTROLLED BY A DEVELOPER AND CAN COME FORWARD QUICKLY TO HELP MEET THE NEED FOR ADDITIONAL HOUSING IN THE CITY.

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	
		Good shelter from northerly winds	X
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 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)	N/A
		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?	N/A	
9.7	Have discussions been had with the Council's flooding team?	N/A	
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 / No Details: CONSULTED WITH SCOTTISH WATER AND AWAITING THEIR RESPONSE	
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details: CONSULTED WITH SCOTTISH WATER AND AWAITING THEIR RESPONSE	
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 AS RECOMMENDED BY ENVIROCENTRE, THE CONCEPTUAL MASTERPLAN PROPOSES RETENTION OF EXISTING WOODLAND/LANDSCAPING PLUS AN 8 METRE BUFFER TO ALLOW FOR EXPANSION OF WOODLANDS AND WILD GRASSLANDS.	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 THE DEVELOPMENT CAN INCLUDE A SMALL RETAIL UNIT OR COMMUNITY FACILITY. ACCESS WILL BE PROVIDED FROM THE SITE TO THE ADJACENT FACILITIES.	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: THE RIVER DON IS SITUATED TO THE NORTH SITE, BUT SEPARATED BY DENSE WOODLAND.	
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: THE HABITATS ON SITE DO NOT SUGGEST CARBON RICH SOILS AND NO PEATLAND IS NOTED ON SITE.	

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: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	NO			
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 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			
		Local shops	X		
		Sports facilities		X	
		Public transport networks	X		
		Primary schools			
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to 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)	No available connections			
		Limited range of connections			
		Good range of connections CORE PATH 21 RUNS THROUGH THE SITE AND LINKS TO CORE PATH 19. EXISTING INFORMAL FOOTPATHS WILL BE UPGRADED AND NEW PATH PROVIDED TO ADJACENT FACILITIES.			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
		Gas	YES
9.31	Does the development have access to high speed broadband?	YES	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: IT WOULD BE POSSIBLE TO CONNECT THE DEVELOPMENT TO ABERDEEN HEAT & POWER'S SEATON DISTRICT HEATING FACILITY.	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: THE DEVELOPMENT WOULD INCLUDE LOW AND ZERO CARBON TECHNOLOGY IN ACCORDANCE WITH POLICY.	
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: SEE CONCEPTUAL SKETCH MASTERPLAN WHICH PROPOSES OVER 1.5 HECTARES OF PUBLIC OPEN SPACE, WOODLANDS AND WILD GRASSLAND.	
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: SEE LETTER FROM ENVIROCENTRE. THE CONCEPTUAL SKETCH MASTERPLAN SHOWS ENHANCED AND NEW LINKAGES, AS WELL AS PROPOSALS FOR ADDITIONAL WOODLAND, WILD GRASSLAND AND HABITATS.	

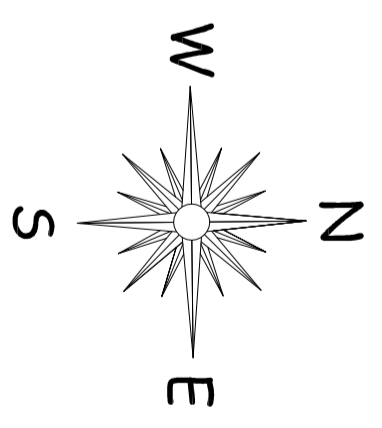
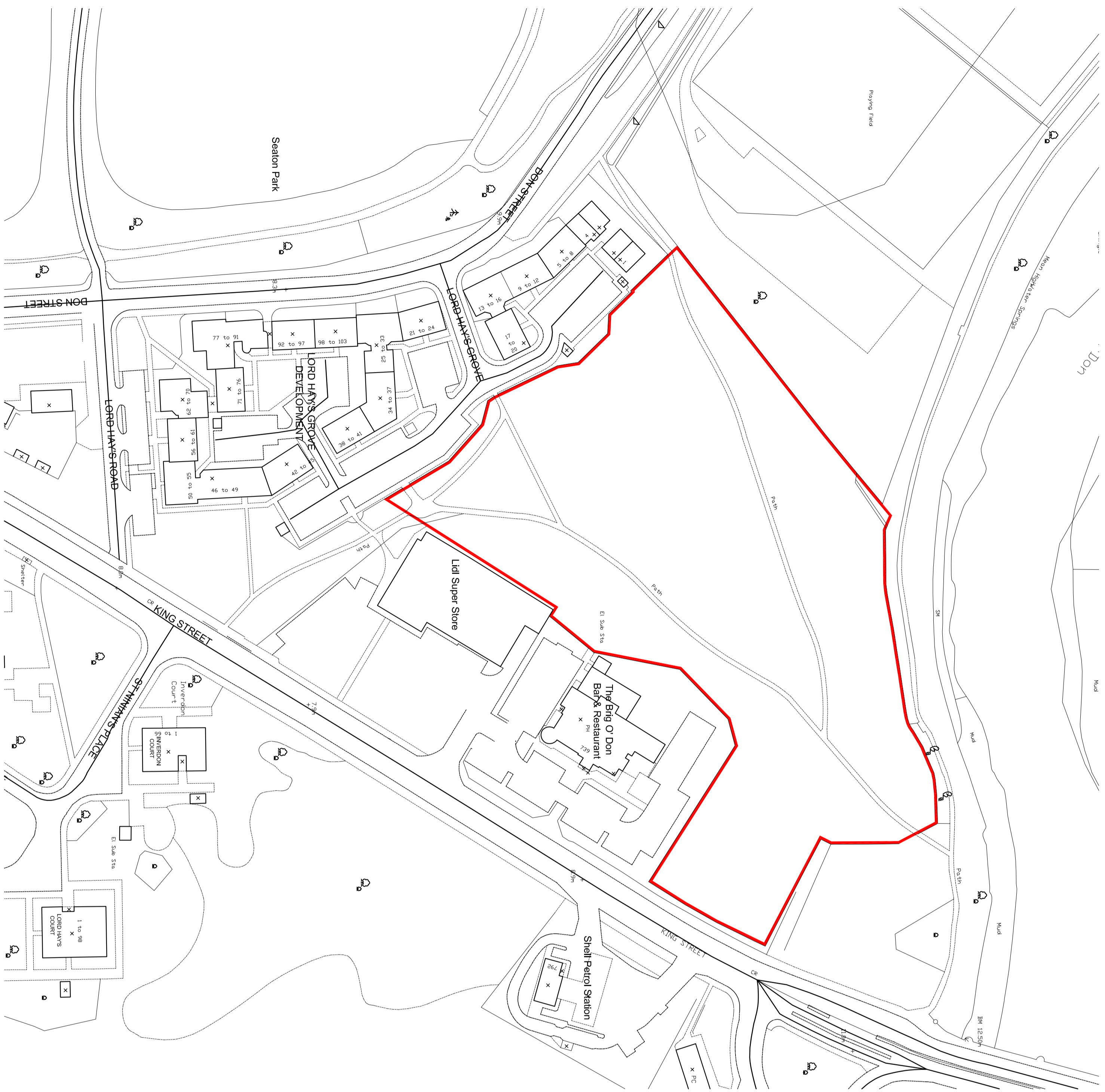
10.	Education	
10.1	Have discussions been had with the Council's Education Department?	NO
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	YES/NO Details: DISCUSSIONS WOULD TAKE PLACE WITH THE EDUCATION DEPARTMENT AS PART OF THE APPLICATION PROCESS. ANY ISSUES WOULD BE RESOLVED BY CONTRIBUTIONS IN ACCORDANCE WITH THE RELEVANT POLICY AND/OR BY PHASING THE DEVELOPMENT.

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?	Details: THESE WOULD BE AGREED AS PART OF THE APPLICATION PROCESS, BUT DEVELOPMENT COULD INCLUDE SMALL RETAIL UNIT OR COMMUNITY SPACE. THE CONCEPTUAL SKETCH MASTERPLAN SHOWS EXTENSIVE WOODLAND AND WILD GRASSLAND AND OPEN SPACE. AS WELL AS NEW PATHWAYS AND ENVIRONMENTAL INTERPRETATION BOARDS.

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 – SEE ATTACHED CONCEPTUAL SKETCH MASTERPLAN WHICH TAKES ON BOARD ADVICE FROM ENVIROCENTRE.

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		
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) <ul style="list-style-type: none"> • ENVIRONMENTAL/ECOLOGICAL WALKOVER SURVEY LETTER • CONCEPTUAL MASTERPLAN 	✓	

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.	✓
		Please provide details of viability:	



Boundary Line amended	28/05/2018	A
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FEASIBILITY

LA S
ARCHITECTURE

Upper Balharry Studio, Midmar, Aberdeenshire, AB61 7NA
01330 830 024
las-llm1a1@outlook.com
www.las-architecture-limited.com

When scale details take preference over small scale. Large scale details take preference over small scale. Discrepancies to be referred to the office for decision.

PROJECT TITLE:	LAS1872 Lord Hay's Residential Development
ADDRESS:	LORD HAY'S GROVE, OLD ABERDEEN, ABERDEEN, AB24 1WS.
CLIENT:	Malcolm Allan Housebuilders Ltd
DRAWING TITLE:	Site Plan
DWG NUMBER:	LAS1872-03
SCALE:	1:1000 @ A2
DATE:	22.05.2018
DRAWN:	MY
REVISIONS:	A



- Existing Core Path
- Existing Core Path upgrade
- New country style informal path
- Existing path
- Existing bus stop

DEVELOPMENT GOALS

- Provides better local linkages,
- Human re-settlement of formerly part occupied land,
- Maintain Aberdeen City Corepaths during construction,
- Environmental Interpretation - local information (signage boards),
- Low-level lux development lighting (to minimise interference with nocturnal species, whilst reducing light pollution),
- 8m wide zone of influence around existing woodland (to allow for expansion of woodland and wild grasslands),
- 2m root protection off landscaping boundary edge,
- Diversity in grassland,
- SUDS - bio diverse,
- Integrated bird boxes within buildings,
- Adaptation of development to suit environment,
- Introduction of sedum roofs to low-rise development,
- Integration into existing community heat network,
- Reduced car parking to encourage use of public transport and active living,
- Existing footpaths retained, improved and extended to enhance cycle network.



- Wild Grasslands (Meadows):**
- Situated within 8m zone of influence
 - Mown 2 or 3 times a year to encourage development of urban meadow.
 - Promotes natural regeneration leading to increased biodiversity and improved water quality.
 - Reduction in stormwater runoff and soil erosion.
 - Less frequent mowing reduces strain on resources.
 - Ideal habitat conditions for birds, butterflies and bees.



- Integrated Bird Boxes:**
- To encourage house sparrows
 - Manufactured from a mix of concrete and wood fibres.
 - Helps protect species from predators such as cats, woodpeckers and squirrels.
 - Can be integrated into masonry of new buildings or fixed to an external wall.
 - Ideally positioned near to vegetation at a minimum 2m above ground level.



- Binded Gravel (country style) footpath:**
- To encourage the use of corepaths.
 - Provides a suitable all-weather path.
 - To encourage healthy and active lifestyles.
 - Routed as such to promote active means of commute.
 - Maintained during and after construction.
 - To be suitable for cyclists and pedestrians alike.
 - Existing undefined footpaths upgraded to country style footpaths.

CONCEPTUAL



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 las-limited@outlook.com
 www.las-architecture-limited.com
Within states like preference over scaled sizes.
 Large scale details take preference over small scale.
 Discrepancies to be referred to this office for decision.

PROJECT TITLE : LAS1872 Lord Hay's Residential Development
 ADDRESS : LORD HAY'S GROVE, OLD ABERDEEN, ABERDEEN, AB24 1WS.
 CLIENT : Malcolm Allan Housebuilders Ltd
 DRAWING TITLE : Conceptual Sketch Masterplan

DWG NUMBER : LAS1872-05	SCALE : 1:1000 @ A2	DATE : 28.05.2018	DRAWN : ML/MW	REVISIONS : -
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Our ref 371118/DB/001
Telephone 01330 826596
E-mail DBlease@envirocentre.co.uk

25 May 2018

**Lord Hays Grove
Local Development Plan Review Ecology Statement**

Following a walkover and appraisal of features on site the following overview of the Lord Hays Grove proposed site for development has been made by EnviroCentre's ecology team:

The site comprises an area of grassland with poor species diversity, typical of land which has been regularly mown for purposes of amenity and maintenance over a long period of time. Surrounding the grassland are narrow belts of trees forming woodland habitat associated with the riparian zone of the River Don corridor, which is a Local Nature Conservation Site, noted for its rich marginal vegetation and steep sided wooded banks.

The woodland is a mostly native broadleaved composition including: willow, ash, alder, dog rose, hazel, cherry, beech and sycamore. Whilst likely to have emanated from planting, this woodland is forming semi-natural characteristics and contributes to typical ecological function of established green infrastructure. This woodland is considered to host fungi and invertebrate life, provide habitat and shelter for birds and mammals, contribute to forest cover within the city and as a result will aid in the mitigation and adaptation to climate change.

The woodland, therefore, presents a physical constraint to development which should be embraced within design. To achieve sustainable retention of this habitat your development shall be focused on the species-poor grassland only. The woodland presents a root protection buffer of approximately 2m from the canopy edge (to be considered sacrosanct during construction); and a zone of influence buffer of 8m from the canopy edge (to not include dwellings or gardens in this area). A small number of individual trees may present a change in these measurements at certain locations, however at this stage these measurements should be deemed an accurate guide.

This 8m buffer presents an opportunity to fully protect the features of the Local Nature Conservation Site during design and construction; and to formalise public access connecting to the existing

pathways of the River Don corridor, perhaps also including environmental interpretation. An 8m buffer provides the opportunity to expand woodland habitats or increase grassland diversity along the woodland edge which could have significant benefits to biodiversity at a local level. The grassland site currently does not host features which offer shelter for birds and bats, thus the development provides an opportunity to design for nature and provide in-built refuge for a range of species. You may also consider innovative design elements such as green roofs, sustainable drainage systems, particular external lighting and alternatives to standard hard landscaping, which can bring benefits to urban environments.

In conclusion, development of the grassland area is not constrained by ecological features and provides opportunity to deliver biodiversity benefits through integrating green infrastructure into design.

Yours sincerely
for EnviroCentre Ltd

(issued electronically)

Douglas Blease
Principal Ecologist

Mhairi Mackintosh
Consultant Ecologist

Enc:

CC: