

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)	Crombie Road Rezoning
5.2	Site Address	Land to south of Crombie Road.
5.3	Postcode	AB11 9QP
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 Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Contained within supporting statement
5.7	Please provide the National Grid reference of the site.	395039 805133
5.8	What is the current use of the site?	Mixed use – see further details on the uses within supporting statement.
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: The site is located within the existing urban area with a long development history.

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:	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: Site is identified as business and industrial land.	
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 Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details:	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No Details:	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td></td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing		Employment		Mixed Use		Retail		Other (Please Specify)	
Housing												
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?											
7.3	Site Area (hectares)	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	0m <sup>2</sup>										
7.10	General Industrial	0m <sup>2</sup>										
7.11	Storage and distribution	0m <sup>2</sup>										
7.12	Other Please specify	0m <sup>2</sup>										

	Mixed Use (Please provide as much detail as possible on each use class)	
7.13	Housing	
7.14	Employment	m <sup>2</sup>
7.15	Retail	m <sup>2</sup>
	Retail	
7.16	Approx. floor area	m <sup>2</sup>

	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 <sup>2</sup>

<b>8.</b>	<b>Engagement and Delivery</b>	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>If there has been any community engagement please provide details of the way in which it was carried out and how it has influenced your proposals. If no consultation has yet taken place please detail how you will do so in the future.</p> <p>N/A</p>
8.2	Will the proposed development be phased?	N/A
8.3	Expected development <b>start</b> post adoption of the plan in 2022	N/A
8.4	Expected development <b>completion</b>	N/A
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	N/A
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No Details:

<b>9.</b>	<b>Sustainable Development and Design</b>		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	✓
		Good shelter from northerly winds	
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	✓
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	✓
9.6	Has a flooding strategy been developed for the site?	No 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 <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> )?	N/A
9.10	Is there <b>water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-">http://www.scottishwater.co.uk/bu siness/Connections/Connecting-your-property/Asset-Capacity-</a>	N/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	
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9.18	Will the site impact on any water courses?	No Details:			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details:			
9.22	Land use conflict (would the development conflict with adjoining land uses or have any air quality or noise issues?)	Significant conflict			
		Some potential conflict		✓	
		No conflict			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: This is a generally mixed use area and the mitigation through the existing policy would mitigate any conflict in future proposals.			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details:			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		Between 400-800m			
		Within 400m	✓		
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	✓		
		Local shops	✓		
		Sports facilities		✓	
		Public transport networks	✓		
		Primary schools		✓	

9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to 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> )	No available connections	
		Limited range of connections	
		Good range of connections	✓ The site has a connection via the existing footpaths.
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	
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?	N/A	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes Details: Any redevelopment proposals would require demolition of existing buildings where necessary.	

	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)	N/A
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: This is a proposal to rezone an existing business and industrial area and there is no Green Space Network included within the proposed area.

<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	No Details:
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	N/A

<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: Potential to encourage regeneration opportunities within this area.
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<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:

<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)		✓
	Supporting Bid Statement	✓	
	Indicative Site Layout / Proposals		✓

<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	N/A

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.

Please provide details of viability:



# Supporting Bid Statement

## Crombie Road Rezoning

IAAB180033

**Aiken Properties**

28 May 2018





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6	Conclusions _____	9

## 1 INTRODUCTION AND BACKGROUND

This statement has been prepared in support of a request to rezone land south of Crombie Road, Torry, covering an area of approximately 1ha from Business and Industrial to mixed use. The land in question is identified in Figure 1.

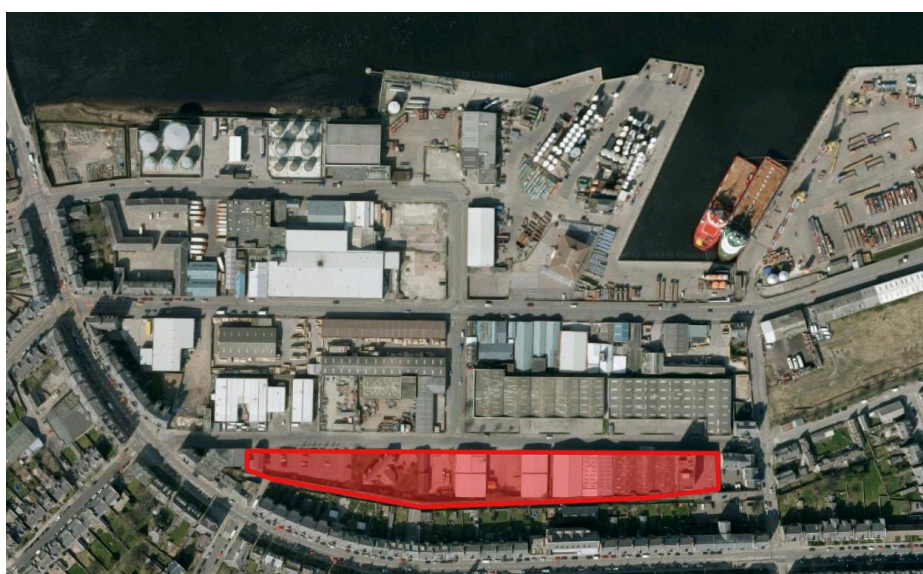
This submission has been submitted on behalf of Aiken Properties, who have a landholding of approximately 0.3ha within the site including a seven storey office building and 2,800 sq. metres of warehouse and workshop space. Aiken Group is the industry expert in multi-disciplinary services for offshore fixed oil and gas installations, drilling rigs, FPSOs, flotels and land-based modular constructed facilities and this is their current HQ and location of the main operations. In response to customer demand, Aiken Group recently announced an expansion into the accommodation module rental market and opened a four-acre site at Marywell on the outskirts of the city to house its rental fleet.

This has been central to the landing of a key contract for the provision of modular blast buildings. In response to the growing demand there is a business need to further expand the warehouse and workshop facilities at Crombie Road.

However, due to the limited space available

this will involve relocating the main operation to alternative premises where there is associated yard space and room for craneage. Aiken's expansion plans will provide new job opportunities in the local area.

In relocating Aiken Properties will be seeking to reuse the site at Crombie Road and consider that there may be opportunities for alternative uses that may be appropriate in this location to the benefit of the local area. A mixed use allocation in the Local Development Plan would provide for the flexibility to consider a suitable alternative use that does not detract from either the neighbouring residential amenity or the existing businesses in the area.



*Figure 1: Site Location*

## 2 EXISTING USES

Figure 2 identifies the land uses within the site and the surrounding area. The Harbour operational area is shown in grey and is the area within which there are permitted development rights for harbor related development. This is an important consideration as surrounding land uses may be sensitive to changes in this area not subject to the same planning controls. With the exception of some residential areas at Victoria Road and Baxter Street the uses surrounding the Harbour are business and industrial uses. The site in question at Crombie Road is over 100m from the Harbour operational area and, as highlighted in Figure 2, there is already a mix of uses within this area, with office, business and industrial, residential, community uses, car parking and a hostel.



Figure 2: Site Location

Figure 3 and Figure 4 show some of the residential uses that are located on Crombie Road and in any development at Crombie Road the amenity of these uses will require to be protected. This would be more appropriately dealt with within a mixed-use zone and policy



Figure 4: Looking West along Crombie Road at Junction with Mansfield Road



Figure 3: Hostel with Residential Properties to the South

approach.

The industrial area around the Harbour has long been an area of change, with this being the location of the former Seaton Brickworks as shown in the 1890 OS Plan in Figure 5. Uses have included those associated with the fishing industry, oil and gas related industries and other operations making use of the direct access to the Harbour, for example, Cordiners the timber merchant.

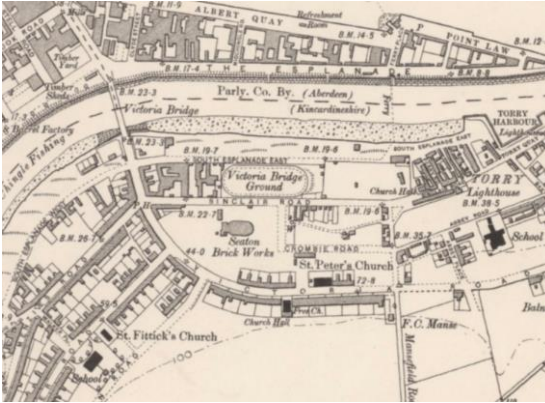


Figure 6: 1890 OS map

There are a number of vacant units and areas of disused and derelict land around this industrial area. With the



Figure 5: Vacant Industrial Units

proximity to the residential community at Torry there have been plans for redevelopments within these areas to assist in the Council's regeneration objectives for the area. There is a mixed use zoning directly to the east covering the land up to the edge of the Harbour operational land. The existing business and industrial zone and the mixed-use zone are shown in Figure 7.

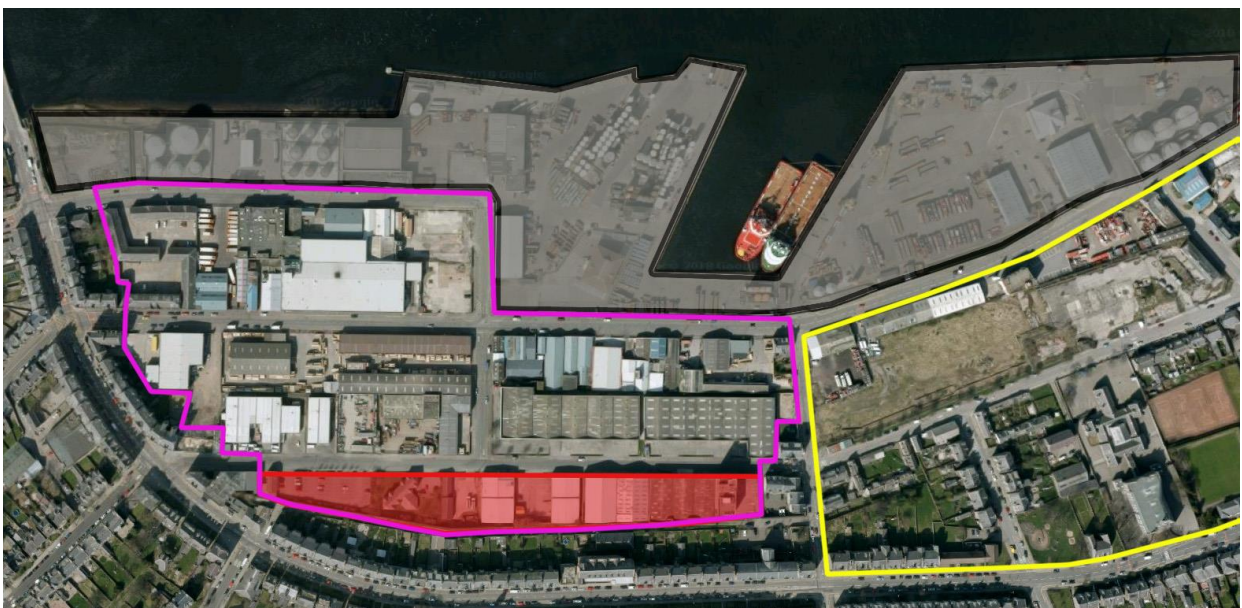


Figure 7: Current Land Zoning

### 3 PROPOSED AMENDMENT TO THE LOCAL DEVELOPMENT PLAN

The proposal is to amend the mixed-use zone to include the land at Crombie Road as shown in Figure 7. This would reflect the existing mix of uses contained within this area and allow for a full consideration of alternative uses for any future development proposals. It also ensure that any new uses respect the existing sensitive residential land uses on and in close proximity to this site.

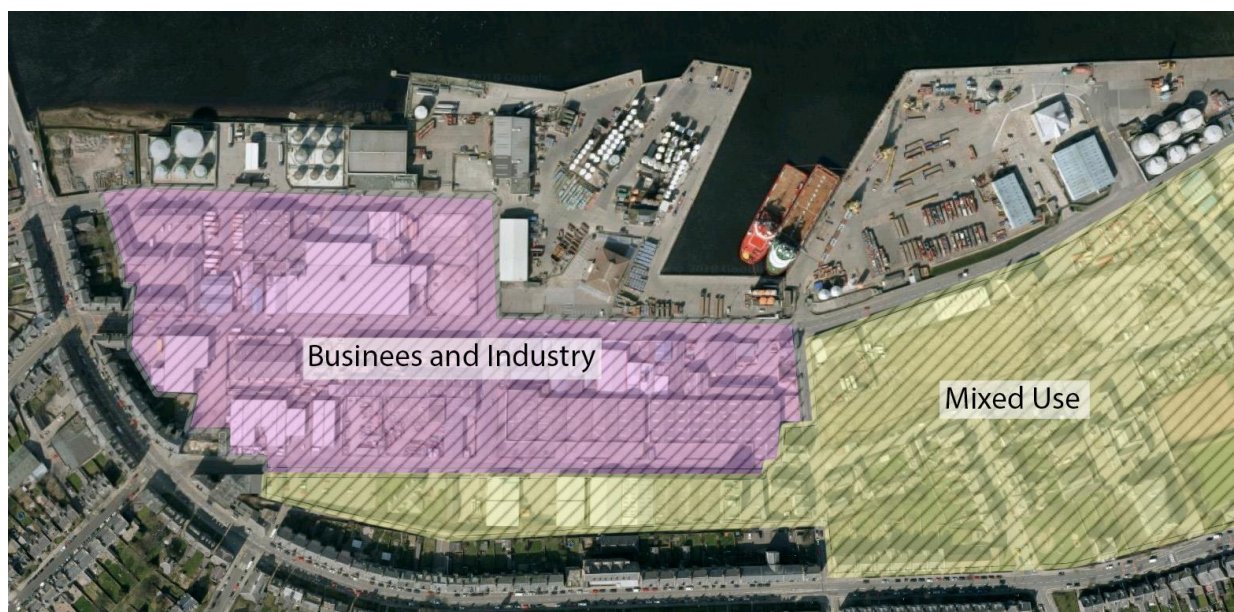


Figure 8: Proposed Amended Mixed Use Zone

### 4 FUTURE CONSIDERATION OF HARMONY OF USES

The mixed-use area to the east of this site has been used to successfully provide opportunities for redevelopment and these are in closer proximity to the Aberdeen Harbour Operational Area. The continued use of Policy B5 – Aberdeen Harbour would ensure that any redevelopment in the area would not conflict with the continued operation of the Harbour.

#### *Policy B5*

*"Within the areas zoned for Aberdeen Harbour on the Proposals Map, there will be a presumption in favour of harbour infrastructure and ancillary uses, which are required for the effective and efficient operation of the harbour and which have a functional requirement to be located there. This may include administrative offices, warehousing and storage (including fuel storage), distribution facilities and car/HGV parking. Other harbour-related uses will be treated on their merits. Residential and mixed use development within the area surrounding the harbour must take account of the character of the area and avoid undue conflict with adjacent harbour-related land uses. New development must not impinge upon the viability or operational efficiency of the harbour, or of existing businesses within the harbour zoned area. Mitigation measures may be required in order to permit uses which could otherwise give rise to such conflict."*

The Reporter examining the Local Development Plan in 2011 stated, in relation to the mixed-use area at the Harbour, that *"This is evidently an area of change, with new buildings for the fisheries research station and housing already in place, new uses intended on the vacant land, and some redevelopment suggested on Greyhope Road. While some of these changes may be unwelcome to existing residents, I agree with the*

*council that the masterplan provides a sound basis to guide the future planning of the area. This is a mixed-use area, where Policy H2 of the local development plan seeks to ensure that new developments are compatible with their surroundings. Given the mixture of uses and location close to the busy harbour area, I consider that the council's approach is reasonable, and should ensure that an adequate balance is achieved between the need for regeneration of Old Torry and the interests of local residents."*

There are existing business and industrial uses to the north of the site that continue to operate within close proximity to this site. The preservation and non-detriment of existing business will be expected. A zoning for mixed use would currently require compliance with Policy H2 – Mixed Use Areas. This policy requires any new proposals to "avoid undue conflict with the adjacent land uses and amenity" This would ensure that the needs of any existing businesses are planned and factored into the design of any new proposals.

## **5 OTHER OPPORTUNITIES AND WIDER REGENERATION**

Torry is one of the regeneration priority areas located within Aberdeen and any redevelopment proposals have the opportunity to contribute towards the Council's objectives. The current Strategic Development Plan identifies that "Opportunities for redeveloping brownfield sites will vary from place to place and over time but need to be a clear priority. Such redevelopment should respect the character of the local area, improve the quality of the environment, use high-quality design and include a mix of uses." There is also a target to increase the range and quality of housing and the residential environment in the 'regeneration priority areas.

Aberdeen City Council currently operate a district heating network in Torry and there are current plans to expand this network with a further investment of £606,000 approved on 23<sup>rd</sup> May 2018. Any redevelopment proposals within Torry, including redevelopment of this land will provide opportunities to further expand the heat network delivering efficient and cost effective heat and power.

There is vacant land to the east of Crombie Road, as identified in Figure 9, which was previously used as an oil depot and had a large number of storage tanks located on the land. The redevelopment opportunities at Crombie Road have the potential to be planned together with this vacant land, already identified as part of the opportunity site OP99 The Waterfront, Torry.

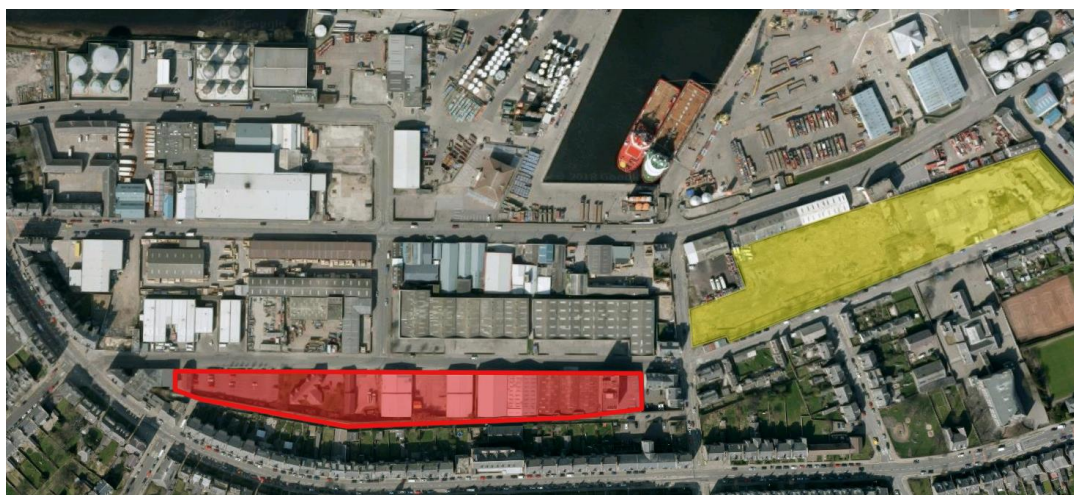


Figure 9: Location of Former Oil Storage

## 6 CONCLUSIONS

This submission has been prepared in support of a request to rezone land to the south of Crombie Road, Torry from Business and Industrial to a Mixed Use area as the existing mixed-use character of the area is better reflected by the policy provisions relating to mixed use sites.

A mixed-use zoning will allow for full consideration of land uses to maximise the redevelopment and regeneration opportunities that may arise at this location. Also, with the availability of the district heating network in Torry any redevelopment opportunities provide great opportunities for further expansion of the network.

The existing policy framework in relation to mixed-use areas ensures that protection is provided to both the existing residential uses and the business and industrial uses to ensure that amenity of residents and the ongoing operation of existing business can continue.

It is requested that in the review of the Local Development Plan the Council amend the mixed use zoning to include the land identified in Figure 1 as mixed-use.

