

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)	Loirston
5.2	Site Address	Loirston Nigg Aberdeen
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: Not Applicable
5.5	Is the site currently being marketed?	No Details: Proposals are still being drawn up for housing development at Loirston and when ready will be marketed for sale by Muir Homes.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: See Supporting Planning Statement.
5.7	Please provide the National Grid reference of the site.	NJ 93774 01497
5.8	What is the current use of the site?	Site is allocated under Land Release Policy LR1 and is identified as Opportunity Site OP59 Loirston
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Preparatory site works commenced in 2017.

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	Yes
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: Not Applicable	
6.3	Is the proposed site included in the ALDP2017?	Yes Details: Allocated under Land Release Policy LR1.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: NA	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: Numerous discussions on Development Framework and planning applications with Council Officers regarding Loirston over the past 7 years.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes Details: Planning Permission in Principle Consent Reference 130892 and MSC Consent 151073.	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details: Not Applicable	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: Nothing affecting the land allocated for development. All rights of way and core paths have been incorporated in the approved Loirston Development Framework.	
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: Not Applicable	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	Yes
		Employment	Yes
		Mixed Use	Yes
		Retail	Yes
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details:	
7.3	Site Area (hectares)	82 Hectares	
	Housing		
7.4	Approx. no of units.	1100	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	To be Confirmed	
7.6	Affordable Housing Percentage	25%	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes Details: To be Confirmed	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	See Section 75 Legal Agreement	
	Employment		
7.9	Business and Office	Not Known	
7.10	General Industrial	Not Applicable	
7.11	Storage and distribution	Not Applicable	
7.12	Other Please specify	Not Known	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	1100 units	
7.14	Employment	Not Known	
7.15	Retail	Not Known	
	Retail		
7.16	Approx. floor area	Not Known	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	The proposal is seeking for the range of uses permitted at Loirston on land previously reserved for the football/community stadium to include Class 1, 2, 3, 4, 8, 9, 10 and 11 Uses.
7.18	Approx. floor area	Not Applicable

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 Details: Consultation will be undertaken as part of the LDP Review process.</p>
8.2	Will the proposed development be phased?	No Details: Not Applicable
8.3	Expected development start post adoption of the plan in 2022	Not Applicable
8.4	Expected development completion	Not Applicable
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes Details: Rolling Bank Facility
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: Not Applicable

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	Yes
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	Yes
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	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 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	Yes
		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?	Yes Details: Approved as part of MSC Consent.	
9.7	Have discussions been had with the Council's flooding team?	Yes Details: Through Application Process	
9.8	Have discussion been had with Scottish Water?	Yes Details: NA	
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 Details: Not Applicable	
9.10	Is there water capacity for the proposed development?	Yes Details: Not Applicable	

	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	√
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: Not Applicable			
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: Not Applicable			
9.20	Is the development site within the airport safety exclusion zone?	No Details: NA			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: Not Applicable			
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: Not Applicable			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes Details: Through Application Process			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: Not Applicable			
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 https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	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:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: NA	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Existing and new buildings on site will require to comply with the Council's policy.	
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: Open Space will provided in accordance with the Council's standards.	
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	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes Details: Through Application Process
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 at the new City South Lochside Academy for secondary education and a proposed new primary school to be built on site.

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 Details: Existing extensive open space at Loirston is available for public use.

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 Loirston Development Framework

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)	See attached Supporting Planning Statement	

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: The site has been serviced and laid out. It's viability would be enhanced through an extension to the number of permissible uses allowed on the site.	

Development Bid

Loirston, Nigg, Aberdeen

Prepared on behalf of Hermiston Securities Limited

May 2018

Contact details

Knight Frank LLP, 4 Albert Street, Aberdeen, AB25 1XQ
Malcolm Campbell, 01224 415949, malcolm.campbell@knightfrank.com
KF ref: 1001306



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Appendices

Appendix 1 – Site Location Plan

Appendix 2 - Adopted Aberdeen LDP – City South Extract

Appendix 3 – Loirston Development Framework June 2017



1. Introduction

- 1.1 Knight Frank on behalf of our client Hermiston Securities Limited are submitting this development bid for land at Loirston, Nigg, Aberdeen as an expression of interest for greater flexibility to be considered in terms of the range of acceptable uses that would be permitted at Loirston taking into account that the requirement for a site to be reserved for a football or community stadium at Loirston is no longer necessary given the decision by Aberdeen Football Club to locate their new stadium at West Kingsford on a site between Kingswells and Westhill. In this respect we would be looking for specific mention to be made concerning this in the LDP Appendix listing opportunity sites in particular Opportunity Site OP59 Loirston. As a first step we would ask that reference to this be included in the LDP Main Issues Report when it is published later in 2018.
- 1.2 This statement sets out the detailed justification for why we consider our client's land at Loirston should be considered for alternative uses, in particular for the redundant stadium site. This statement should be read in conjunction with the Development Bid Application Form submitted with the bid.

2. Site Characteristics and Background

- 2.1 Loirston is located to the west of Cove Bay on the southern outskirts of Aberdeen City. It is bordered on the west side by the A90 and on the southeast by the A956 (Wellington Road). To the west and south lie agricultural land and the Aberdeen Gateway Business Park. Immediately north of the site is Kincorth Hill, an area of scrub and a nature reserve, and beyond that the residential area of Kincorth. Bordering the site to the north-east is a small area of agricultural and recreational ground, and further to the north and north-east are the large industrial areas at Tullos, Altens, Wellington Road and Balmoral Park. The site is fairly flat, sloping gently down towards Loirston Loch, but steepens upwards towards Kincorth Hill at the north end and Blue Hill to the southwest.
- 2.2 The land subject of the development bid is currently a greenfield site allocated for a major residential led mixed use expansion of the City in the LDP. The area of the site, measures some 82 hectares. Two main accesses will be provided from the site onto Wellington Road with good communications to the City Centre and the new AWPR Charleston junction. Initial site preparatory works have commenced at Loirston. The land subject of the development bid is identified in the Site Location Plan in Appendix 1.

3. Planning Context

- 3.1 The development bid site is allocated in the Local Development Plan under Land Release Policy LR1. The full planning context and background is considered below.



Aberdeen City and Shire Strategic Development Plan (2014)

- 3.2 Scottish Ministers approved the Aberdeen City and Shire Strategic Development Plan (SDP) with modifications on 28 March 2014. The plan advocates a high rate of growth for the North East and promotes a spatial strategy which focuses future development into three Strategic Growth Areas. We welcome the more aspirational approach to economic growth adopted in the SDP and in principle support the plan's spatial strategy, particularly the emphasis on encouraging development within Strategic Growth Areas, where there is the strongest demand for new housing and employment land and the need to support established opportunity sites which are serviced, deliverable and have excellent transport connections and accessibility. Two possible locations for a community stadium are referred to in the plan and shown in the Bridge of Don and City South areas on the Detailed Diagram for the Aberdeen City Strategic Growth Area.
- 3.3 It is understood that notwithstanding the passage of the new Planning Bill through the Scottish Parliament and the proposals in it to abolish Strategic Development Plans, the Scottish Government have advised the Aberdeen City and Shire Strategic Development Authority to prepare a Main Issues Report (MIR) for a new SDP which would then provide strategic guidance for the LDPs in Aberdeen and Aberdeenshire. The MIR for the new SDP was considered by the Strategic Development Planning Authority on 1 February 2018 and was published for public consultation in March 2018. The location of the community stadium is not identified as an issue in the Main Issues Report, however when the new Strategic Development Plan is published it will require to reflect that the location of the stadium will now be fixed and located to the west of the City following the decision to grant planning consent for a new stadium and associated facilities at West Kingsford.

Aberdeen Local Development Plan (2017)

- 3.4 The Aberdeen Local Development Plan was adopted by Aberdeen City Council in January 2017. The plan continued to identify the land at Loirston under Policy LR1 Land Release Policy (See Appendix 2 LDP Extract). This policy identifies the future major housing and employment land allocations for the City and the phasing of these allocations. The site is also identified as Opportunity Site OP59 which states the following: "Opportunity for development of 1500 homes and 11 hectares of employment land. Potential to accommodate football or community stadium and supermarket to meet convenience shopping deficiencies in south Aberdeen". There is also a requirement in the plan under Policy H7 for a gypsy/travellers site to be located at Loirston.

Loirston Development Framework (2012 -2017)

- 3.5 A Development Framework for Loirston was adopted as Interim Planning Advice to the Aberdeen Local Development Plan (2012) in November 2012 and subsequently as Supplementary Guidance in May 2013. The current document (Development



Framework (2017)) provides an update to the 2012 version which reflects material changes to adjacent or associated developments such as the consent for the South of the City Academy which sits within the Development Framework extents and the revised proposals for Cove Rangers Football Club (see Appendix 3).

Planning History

- 3.5 A Planning Permission in Principle consent (Application Ref P130892) for “a proposed residential development at Loirston of up to 1067 houses, 8 hectares of employment land including commercial, leisure and office uses, a neighbourhood centre comprising retail and commercial uses, community facilities, a primary school, landscaping, open space and recreational facilities” was granted in July 2015. An application for approval of matters specified in conditions for Infrastructure (P130892) was granted in September 2016 and this allows certain works related to infrastructure to proceed at Loirston. Detailed planning consent (P141441) was also granted in December 2015 for the formation of a Gypsy Travellers Transit Site comprising 6 pitches and supporting facilities at Loirston. This related to purification of a planning condition attached to the planning permission in principle consent. MSC application submissions are currently being prepared for submission for the first phase of housing at Loirston. Planning consent (P151082) was granted for the erection of a new secondary school to serve the City South Area and as a replacement for Kincorth and Torry Academies in January 2016. The new school, Lochside Academy, is nearing completion and due to open in August 2018.
- 3.6 The requirement for a football/community stadium to be located at Loirston to the north of Loirston Loch is identified in the current adopted LDP and the Loirston Development Framework. A willingness to grant planning consent (P101299) at Loirston for a new football stadium for Aberdeen Football Club (AFC) was intimated by the Council in February 2011. No consent was however released for the stadium and the application was withdrawn by AFC in July 2016 as a new site had been identified by the club for their new stadium. Planning consent (170021/DPP) for the new stadium and associated facilities at West Kingsford was granted in April 2018. A major reason for the rejection of the Loirston site by AFC was that it was no longer deliverable due to the lack of land for training facilities and stadium parking. This was as a result of the decision to locate the new secondary school at Lochside and the land requirements associated with the school.

4. Loirston Development Bid

- 4.1 As a result of the decision to locate the football/community stadium at West Kingsford, there is a requirement to consider appropriate alternative uses for land reserved for the stadium at Loirston. Whilst this will be looked at through a review of the Loirston Development Framework and the masterplanning of the Loirston site, there is a need to provide some guidance in the Local Development Plan on this matter. In this respect there needs to be a degree of flexibility incorporated in the LDP to allow a range of different uses which are compatible with the existing proposed uses, viable



and deliverable in accordance with changing market conditions. This is quite a large site (3 hectares) so is capable of accommodating a fair level of development including for example in excess of 100 houses.

- 4.2 In terms of appropriate alternative uses for the stadium site we would ask that the following should be taken into account:

Class 1 Shops – This use was already proposed as part of the stadium proposals and subject to scale is an appropriate use, especially if a local centre is established in this location.

Class 2 Financial, Professional and Other Services – This use would be appropriate if a local centre is established in this location.

Class 3 Food and Drink - This use would be appropriate if a local centre is established in this location.

Class 5 Industrial and Class 6 Storage or Distribution - The football stadium site is identified as an employment use. It would not however be appropriate to locate Class 5 Industrial or Class 6 Storage or Distribution uses on this land due to the detrimental impact on residential amenity and the setting of Loirston Loch. There is also more appropriate land zoned for these uses to the south of Loirston at Aberdeen Gateway Business Park, Charleston and Mains of Cairnrobin Industrial Park.

Class 4 Business – Whilst business and office use would be appropriate in amenity terms for the stadium site, there is a considerable oversupply of office space in Aberdeen and the surrounding area at the present time so no demand for Class 4 use. Land at Aberdeen Gateway Business Park, Charleston and Mains of Cairnrobin Industrial Park is also allocated for this use and a more appropriate location.

Class 8 Residential Institutions – We believe that a residential care home/nursing home and a small hospital use could be considered acceptable on the stadium site. The high quality environment beside Loirston Loch would be well suited for these employment uses.

Class 9 Houses - We consider that this would be an entirely appropriate and compatible alternative use for all or part of the stadium site.

Class 10 Non Residential Institutions – A church or nursery could be considered appropriate uses for the stadium site in terms of serving the adjacent population.

Class 11 Assembly and Leisure – A class 11 use was already proposed for the stadium site and we consider that the range of uses identified under Class 11 including sports facilities would all be appropriate although in the case of a cinema would require a sequential test to be undertaken to support it. There are examples of Class 11 uses, including an indoor karting use and sports halls that have been granted on land allocated for employment in the City.

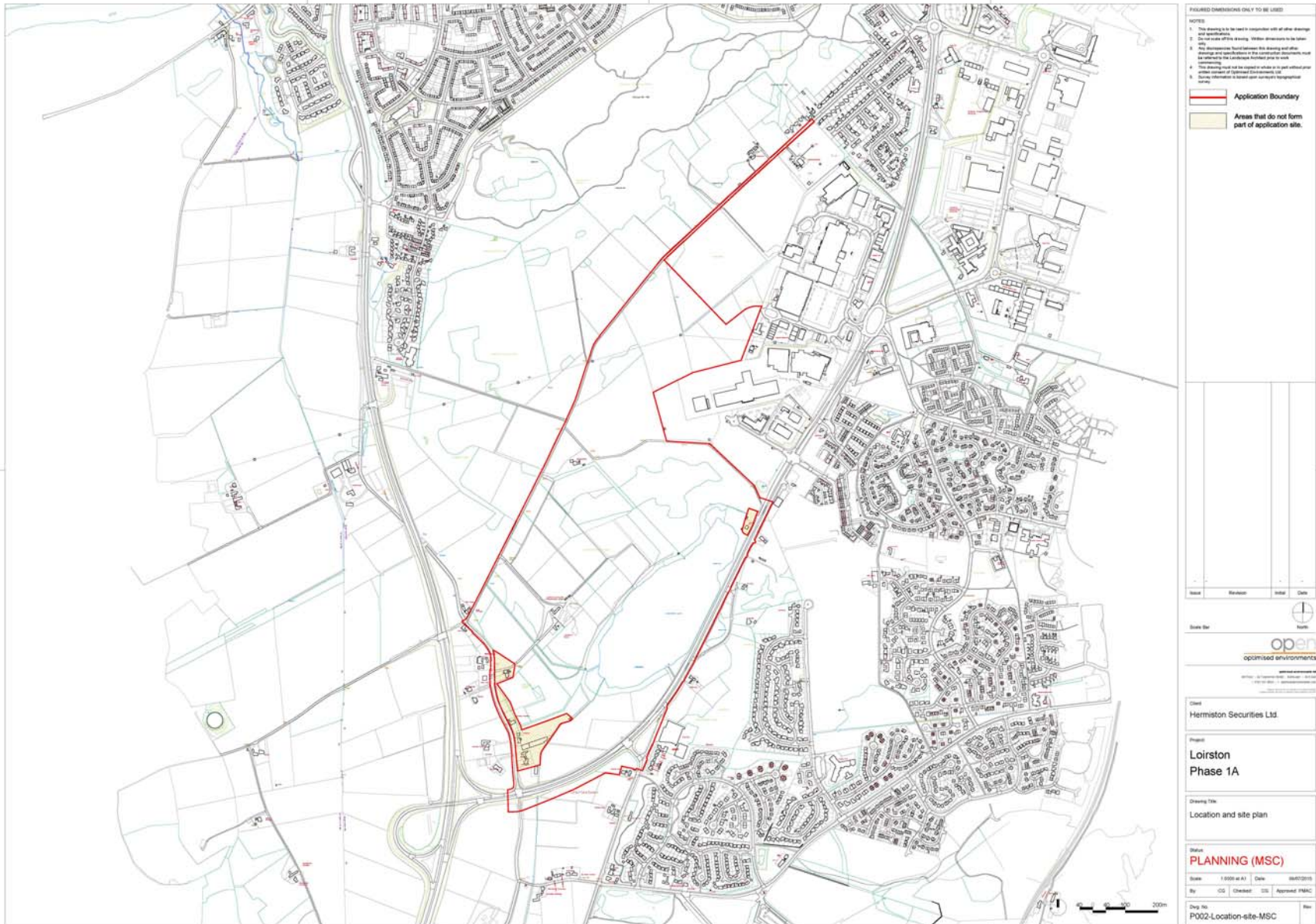


5. Conclusions

5.1 Aberdeen City Council has formally invited development bids for consideration as part of the process of preparing the next Local Development Plan for Aberdeen. The development bid for Loirston, Nigg has been prepared to provide a justification for changes to be made to the Local Development Plan in respect of the Loirston opportunity site, following the decision to locate the football/community stadium at West Kingsford rather than Loirston. We would wish the following changes to be considered for LDP Opportunity Site OP59 Loirston:

- Make reference under the opportunity to the list of uses permissible at Loirston taking account of the need to find alternative uses for the stadium site. This should include Class 1, 2, 3, 4, 8, 9, 10 and 11 Uses.
- The changes will help provide guidance and consistency between the LDP and the evolving Loirston Development Framework. It will also assist in the submission of future planning applications for Loirston and provide greater flexibility for the developer and occupiers to meet ever changing market conditions. This will encourage and stimulate investment and help speed up decision making.

Appendix 1 – Site Location Plan



FOURED DIMENSIONS ONLY TO BE USED

NOTES

- This drawing is to be used in conjunction with all other drawings and specifications.
- Do not scale off this drawing. Written dimensions to be taken only.
- All dimensions shall follow the drawing and other drawings and specifications in the contractual documents, such as contracts for work and tender documents.
- This drawing shall be subject to change or to part without prior notice unless otherwise stated.
- Dimensions shall be taken from the top edge of the drawing.

Application Boundary

Areas that do not form part of application site.

No.	Revision	Date

Scale Bar

North

open
optimised environments

Client
Hermiston Securities Ltd

Project
**Loirston
Phase 1A**

Drawing Title
Location and site plan

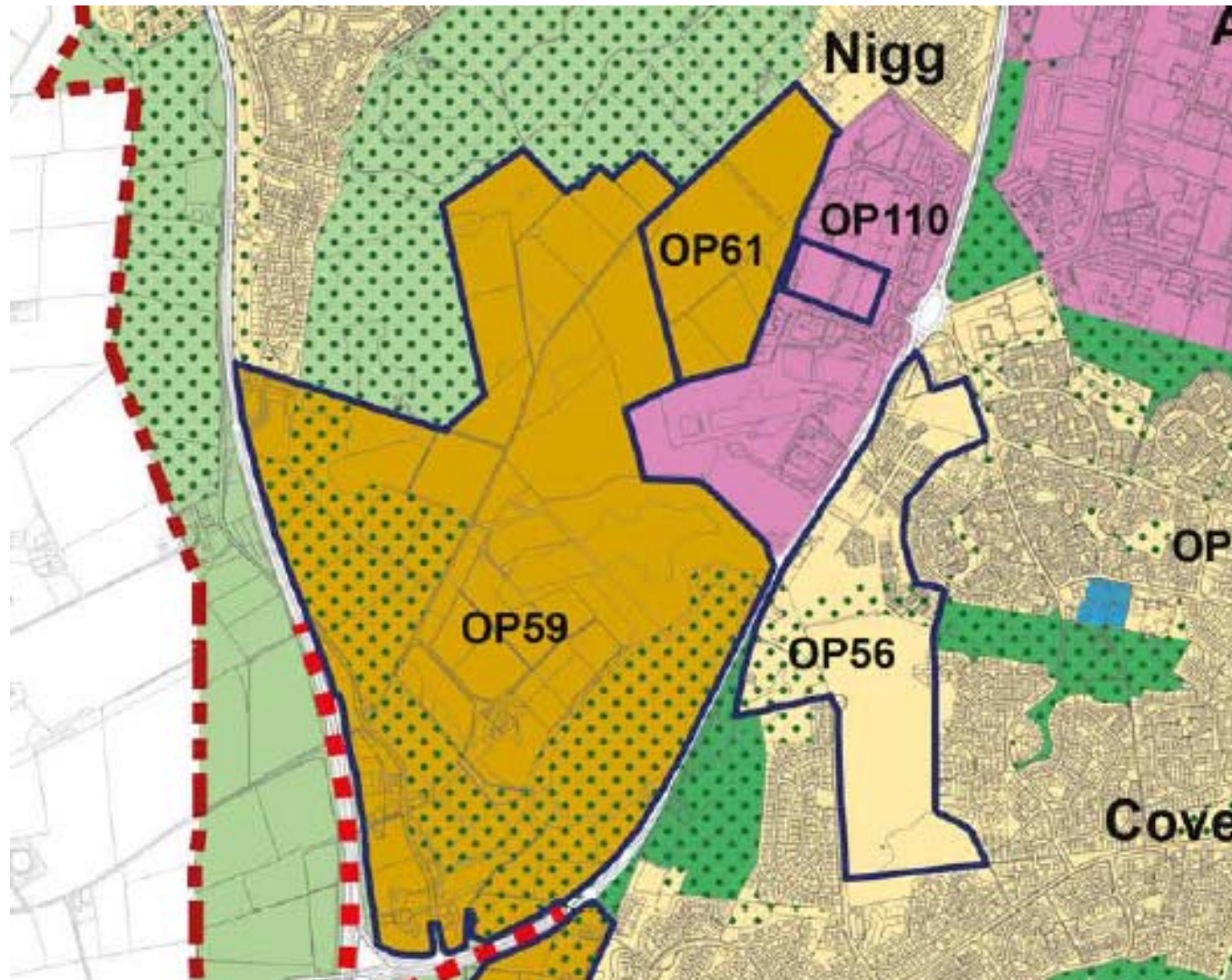
Status
PLANNING (MSC)

Scale 1:500 at A1 Date 08/07/2015

By CGS Checked GJS Approved PMAC

Draw No. P002-Location-site-MSC

Appendix 2 – Adopted Aberdeen LDP – City South Extract



Appendix 3 – Loirston Development Framework June 2017

