

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)	Charleston
5.2	Site Address	Charleston Cove 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: Not Applicable
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: See Supporting Planning Letter.
5.7	Please provide the National Grid reference of the site.	NJ 93559 00368
5.8	What is the current use of the site?	Agricultural Land
5.9	Has there been any previous development on the site? If yes please provide details	No Details: Not Applicable

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	Yes
		Part owner	
		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: Opportunity Site OP60 Charleston	
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: Representations were previously submitted to the 2017	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: Not Applicable	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: See 6.5 above.	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: Not Applicable	
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	
		Employment	Yes
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details:	
7.3	Site Area (hectares)	20.5 Hectares	
	Housing		
7.4	Approx. no of units.	NA	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Not Applicable	
7.6	Affordable Housing Percentage	Not Applicable	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Not Applicable	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Not Applicable	
	Employment		
7.9	Business and Office	Yes	
7.10	General Industrial	Yes	
7.11	Storage and distribution	Yes	
7.12	Other Please specify	Not Known	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	Not Applicable	
7.14	Employment	Not Applicable	
7.15	Retail	Not Applicable	
	Retail		
7.16	Approx. floor area	Not Applicable	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	The site is identified under Land Release Policy LR1 in the LDP and as Opportunity Site OP60 Charleston for the development of 20.5 hectares of employment land. The land is currently allocated to Phase 2 of the plan and not scheduled for release until 2027. We support the allocation of the land for employment use however would wish for the land to be brought forward to the first phase of the plan or flexibility to be built into the plan to allow release of the land early without recourse to development plan departure procedures.
7.18	Approx. floor area	Not Known

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?	Yes Details: Not Known
8.3	Expected development start post adoption of the plan in 2022	Yes
8.4	Expected development completion	2025 depending on market demand
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	
		Low to Medium Risk	Yes
		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: Flood Risk Assessment to be undertaken at planning application stage.	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	No Details:	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes 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: To be included at planning application stage.	
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?	No Details: Not Applicable
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	Not Applicable

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: Planning Gain and landscaping

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: See attached Supporting Letter.

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 Letter	

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: If greater flexibility is built into the release of this land for development there will be more incentive for my clients to invest in the necessary infrastructure required to service this site, thus making it viable.	



Local Development Plan Team
Strategic Place Planning
Aberdeen City Council
Business Hub 4
Marischal College
Broad Street
Aberdeen
AB10 1AB

24 May 2018

Ref: mc/1001306

Dear Sir/Madam

Charleston Development Bid – Supporting Planning Letter

This letter is submitted in support of the development bid submitted for land at Charleston, Cove, Aberdeen. Hermiston Securities own Gateway Business Park and the majority of the land at Charleston Cove and consider that LDP Opportunity Site OP60 Charleston, which is allocated for future employment use in the Local Development plan, should now be allocated in the Local Development Plan under Policy B1 (Business and Industry) and the phasing of the site be brought forward to the first period of the new plan and failing that, flexibility built into the policies of the plan to allow release of the land early without recourse to development plan departure procedures.

There is need to ensure there is an adequate supply and choice of marketable and deliverable employment land within Aberdeen and in the south of the City in particular. In order to be able to respond to the expected upturn in the local economy as a result of rising oil prices in the coming years it would be prudent to bring forward the phasing of the allocated LDP employment site at Charleston (OP60) which measures some 20.5 hectares and is currently allocated to the period 2027-2035 in the local development plan.

Hermiston Securities believe that there are compelling reasons for why the land at Charleston should be brought forward earlier for development in the new Local Development Plan. This is based on the need to maintain a marketable supply of employment land which is suitable for Class 5 and 6 Uses in Aberdeen and in the south of the City in particular. The supply of Class 5 and 6 land is almost exhausted at the adjacent Aberdeen Gateway Business Park with most of the remaining undeveloped land there allocated for Class 4 Business/Office use only.

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Discussions have previously taken place with Council planning officers regarding the importance to the economy of the north east of ensuring a ready supply of suitable employment land in a choice of locations. It is anticipated that the major expansion proposals for Aberdeen Harbour at Nigg Bay now underway will further stimulate demand for Class 5 and 6 land in the south of the City and the need to address employment land supply issues well in advance of 2027.

Further considerations which support bringing forward the release of land at Charleston are the construction of the AWPR, with completion due later this year. It is anticipated that this will make the location at Charleston more attractive to potential occupiers and stimulate further demand which will need to be satisfied. Development is also due to start in 2018 on a major new housing development at Loirston, which is located immediately to the north of the Charleston site. There is also considerable new housing development already underway at Cove. The early provision of land at Charleston provides the opportunity to provide employment close to people's homes and help reduce the need to travel. The earlier release of the land at Charleston would also take advantage of the investment in infrastructure at Aberdeen Gateway Business Park and the new development at Loirston and help contribute towards its provision.

Hermiston Securities consider the above considerations are sufficient to override the provisions of the Aberdeen City and Shire Strategic Development Plan which currently identifies the need to allocate 70 hectares of employment land for the period 2027-2035. If necessary the new Local Development Plan should look to identify additional land to meet future requirements to maintain the 70 hectares for future growth whilst bringing forward the land at Charleston into the Phase One allowances. It is particularly important for future employment growth and economic prospects for Aberdeen and the north east that sufficient land is identified for employment use and that this caters for the full range of employment uses. In this respect greater flexibility in policies relating to employment and the release of land can only help stimulate investment in Aberdeen and the economic benefits that brings with it.

It is requested that the phasing of Opportunity Site OP60 Charleston (20.5 hectares) is brought forward in the new Local Development Plan to the first phase of the plan and the zoning of Opportunity Site OP60 changed from Land Release Policy (LR1) to Business and Industry (B1).

Yours sincerely

