

5. Site Details		
5.1	<p>What name would you like the site to be known by?</p> <p>(Please note if the site is currently included within the ALDP2017 please use the OP site number)</p>	Land at Peterseat Drive
5.2	Site Address	Land to North West of Peterseat Drive Altens Industrial Estate Aberdeen
5.3	Postcode	AB12 3HT
5.4	<p>Have you any information for the site on the internet? If so please provide the web address:</p>	<p>Yes / No</p> <p>Details:</p>
5.5	<p>Is the site currently being marketed?</p>	<p>Yes / No</p> <p>Details: Forbes Homes Ltd own the site and it would be appropriately marketed upon successful inclusion as a business allocation in the next LDP</p>
5.6	<p>Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)</p>	<p>Details:</p> <p>Please refer to attached OS MAP</p>
5.7	Please provide the National Grid reference of the site.	NJ9503SE
5.8	What is the current use of the site?	Disused agricultural land adjacent to existing industrial estate
5.9	<p>Has there been any previous development on the site? If yes please provide details</p>	<p>Yes / No</p> <p>Details:</p>

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?	Yes / No Details: Site is owned by Forbes Homes Ltd	
6.3	Is the proposed site included in the ALDP2017?	Yes / No Details: Site lies immediately adjacent to existing Business and Industrial LDP designation	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	Yes / No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes / No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	Yes / No Details: Adjacent site has been subject to various planning applications. Please refer to attached paper apart	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No Details:	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	Yes / 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.)	Yes / No Details:	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	✓
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	Yes / No	Details: Site would form extension to existing employment land designation offering opportunity for expansion for existing or new occupiers
7.3	Site Area (hectares)	ha	4.128ha
	Housing		
7.4	Approx. no of units.		N/A
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)		N/A
7.6	Affordable Housing Percentage	%	N/A
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No	Details: N/A
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)		N/A
	Employment	Exact floorspace will be determined by future occupier demands. See attached Paper Apart.	
7.9	Business and Office	m <sup>2</sup>	TBC
7.10	General Industrial	m <sup>2</sup>	TBC
7.11	Storage and distribution	m <sup>2</sup>	TBC
7.12	Other Please specify	m <sup>2</sup>	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	No of units and type:- N/A	
7.14	Employment	m <sup>2</sup>	See above
7.15	Retail	m <sup>2</sup>	N/A
	Retail		
7.16	Approx. floor area	m <sup>2</sup>	N/A

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	N/A
7.18	Approx. floor area	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>Yes / No</p> <p>Details:</p> <p>It is unlikely that the floorspace created would trigger the requirement for statutory public consultation. My client would however be willing to discuss any proposals with the Community Council</p>
8.2	Will the proposed development be phased?	<p>Yes / No</p> <p>Details:</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5, 6-10, 10+
8.4	Expected development <b>completion</b>	Year, 0-5, 6-10, 10+
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes / No</p> <p>Details: See attached paper Apart</p>
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	<p>Yes / No</p> <p>Details:</p>

<b>9.</b>	<b>Sustainable Development and Design</b>		
9.1	Have you applied principles of sustainable siting and design to your site? The City Council has produced a Sustainability Checklist which provides guidance on the principles of sustainable siting and design and other issues which can be found on <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	✓
		Good shelter from northerly winds	
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	✓
		South, south west or south east facing	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	✓
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	✓
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	
9.6	Has a flooding strategy been developed for the site?	Yes / No Details: There is no flood risk associated with the site	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details: There is no flood risk associated with the site	
9.8	Have discussion been had with Scottish Water?	Yes / No Details: Discussions with Scottish Water were undertaken in relation to adjacent Peterseat Industrial Park	
9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes / No Details: Associated waste water associated with the extension would be minimal and feed into the existing public system, which does not experience any capacity issues	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes / No Details: Connection to public water supply is available	

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	Land Use, Built and Cultural Heritage		
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	✓
		No loss or disturbance	
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	✓
		No loss or disturbance	
9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	✓
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	✓
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	✓
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	✓
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	✓

9.18	Will the site impact on any water courses?	Yes / 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>	Yes / No Details:			
9.20	Is the development site within the airport safety exclusion zone?	Yes / No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	Yes / 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: There would be no significant conflicts, please refer to Paper Apart			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / No Details:	Contact with the Council's transport team would be made subject to the inclusion of this additional land and prior to any formal planning application being pursued.		
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / 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	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	✓
9.29	Proximity to employment opportunities (are there any existing employment opportunities within 1.6km for people using or living in the development you propose?)	None	
		Limited	
		Significant	✓
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: High speed internet connections available adjacent to the site	
9.32	Does the development include a Heat Network/District Heating Scheme?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Please refer to attached Paper Apart	
9.34	Are there any further physical or service infrastructure issues affecting the site?	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> 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)	<input checked="" type="checkbox"/> Yes / <input type="checkbox"/> No Details: Please see attached Paper Apart	
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: Please refer to attached Paper Apart	



<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details: N/A. This is an employment proposal and will not generate any education requirements.
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	Yes / No Details: N/A. This is an employment proposal and will not generate any education requirements

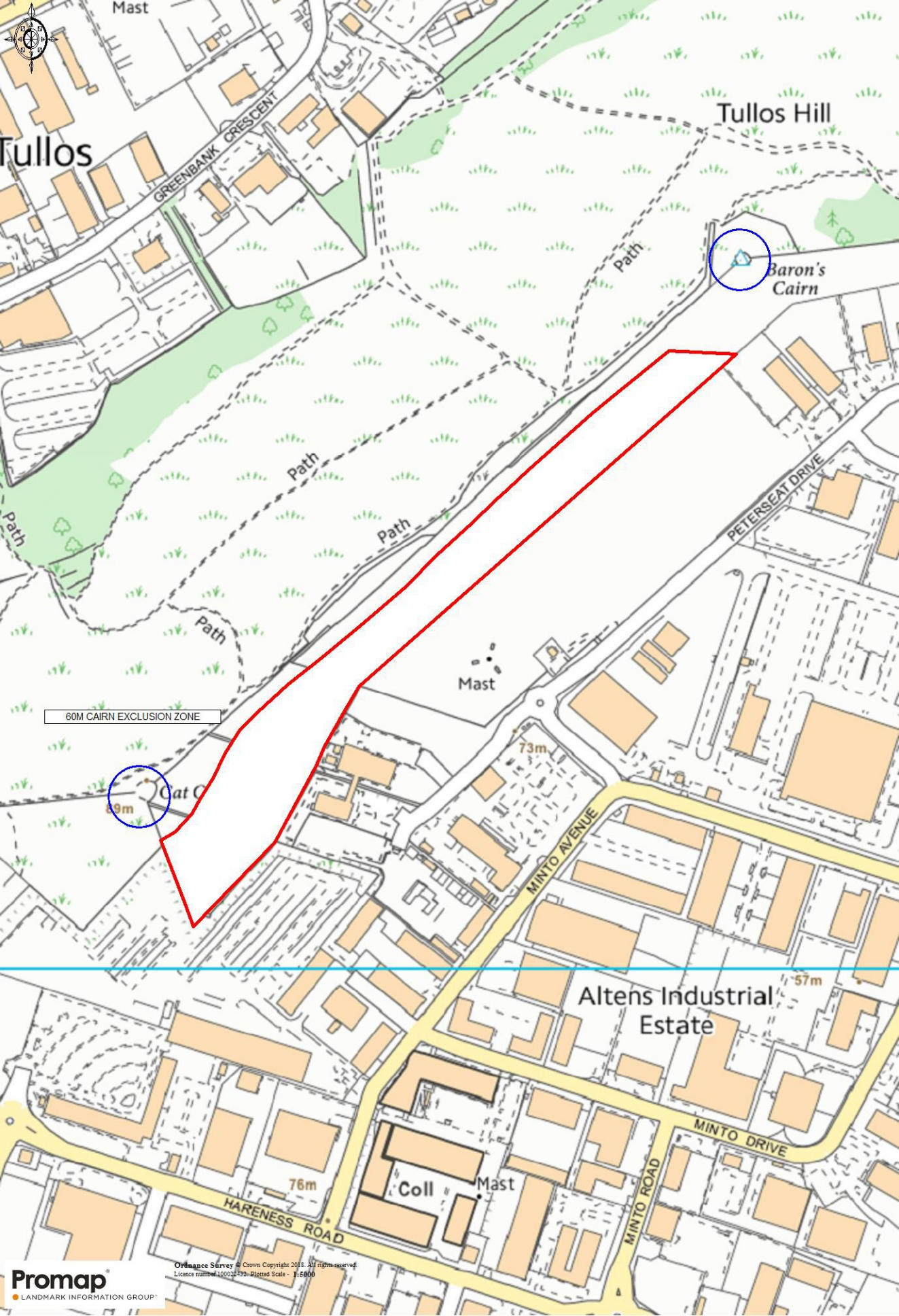
<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Details: Expands the range and choice of employment land at Peterseat

<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.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Details: Detailed layouts will be subject to future planning applications and occupier requirements

<b>13.</b>	<b>Additional attachments</b>		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. Listed below are examples of further information that may be included in your submission;		
		Included	Not Applicable
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		✓
13.4	Habitat/Biodiversity Assessment		✓

13.5	Landscape Assessment		✓
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		✓

<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	✓
		Please provide details of viability:  Please refer to attached Paper Apart	



Mast

Tullos

GREENBANK CRESCENT

Tullos Hill

Baron's Cairn

Path

Path

Path

Path

PETERSEAT DRIVE

Mast

73m

60M CAIRN EXCLUSION ZONE

9m  
Cat Cairn

MINTO AVENUE

Altens Industrial Estate

57m

MINTO DRIVE

Coll Mast

76m

HARENESS ROAD

MINTO ROAD

## **ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW PRE-MAIN ISSUES REPORT 2018: DEVELOPMENT BID**

### **PAPER APART: LAND AT PETERSEAT DRIVE, ALTENS**

#### **Introduction**

This development bid is submitted on behalf of Forbes Homes Ltd for their land interests at Peterseat Drive, which lies directly adjacent to the established business and industrial park within Altens, to the south east of the City. The site which extends to 4.128ha lies between the established industrial units associated with Peterseat/Altens Industrial Estate to the south and Loriston Country Park to the north.

The proposed Bid site represents seeks a relatively modest expansion to the existing business and industrial LDP allocation. Access to the site would be taken directly Peterseat Drive.

#### **Site Plan**

Please refer to the attached OS Site Map which illustrates the proposed bid site, an extract of which is also provided below. As can be seen, the site would represent a relatively minor and logical expansion to the existing business and industrial land, following defined and defensible boundaries.



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

The Peterseat extension to the Altens Business and Industry area was granted on appeal by Scottish Ministers in 2001 and has subsequently been developed and progressively occupied by numerous businesses since then. The emphasis on the development was the provision of relatively small industrial units, which has been a successful approach to date. As part of this ongoing development, the context of the site in relation to the adjacent green belt and a number of scheduled ancient monuments (SAMs), has been a key factor in dictating the scale and nature of the developments.

Additionally, a number of applications have also been pursued which have sought the extension of the business and industrial designation to the north east of this bid site. Planning Application Refs: 110158 & 110192 were granted consent in 2011, allowing for the extension of the associated yards areas of a number of established industrial units along the north eastern side of Peterseat Industrial area into the vacant land to the rear. These consents have facilitated the successful extension of the rear yard areas providing additional provision for external storage and site operations. The proposed bid site would allow for a similar expansion to the west, providing similar flexibility for existing and future occupiers.

The current bid site, was also pursued through the 2012 LDP process as site ref number 13/01 to be included as a business and industrial allocation within the plan. It was the Council's position at that time that development at this location should not encroach further north than the 75metre contour line as this would cause major skyline problems and be very prominent from many important locations throughout Aberdeen.

This bid represents a scaled back version of the proposed expansion to the west, as sought through the preparation of the 2012 LDP. Accordingly, it is maintained that through the application of appropriate height restrictions and landscaping would pose no such skyline impacts. Additionally, given the existing development pattern at Peterseat, with commercial buildings fronting onto the road to the east and yard areas at the rear to the west, it is likely that this would continue, with a small area extended to allow for addition outdoor storage provision etc.

A number of positive discussions with potential operators for the industrial plots at Peterseat have, to the immediate east of this Bid site have taken place in the past number of years, however my client was unable to secure a commitment from those operators due to the limitations posted by the yard areas. Should the land sought as part of the extension within this Development Bid been available, there would have been a strong possibility that those occupiers would have committed to the site at that time.

#### **Q7. Proposal**

The Bid site is identified for a relatively modest expansion of the existing business and industrial land into vacant land which lies immediately adjacent to the north west of Peterseat. The site forms a logical expansion to the existing business and industrial LDP designation and follows a similar approach to previously granted applications for expansions to the business park to the north east (highlighted above). It is contended that any landscape and visual impacts arising from the expansion would be minimal and could be appropriately mitigated further by strategic landscaping, as well as the design, scale, massing and positioning of any future proposed buildings.

#### **Q8. Engagement and Delivery**

No public consultation has taken place in respect of this specific bid and given the modest extension, it is unlikely that any resultant planning applications seeking formal extensions of existing premises would trigger a major application. However, my client would be prepared to engage with the local Community Council to discuss the proposal should the site be allocated within the next LDP.

It is anticipated that subsequent applications for extensions to existing yard areas, or applications for new premises incorporating both designated and the additional area of land would come forward in early course post adoption of the new LDP.



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

**Exposure** The site offers relatively good shelter from northerly winds and would be further protected through strategic landscaping to the North West.

**Slope** - The site is relatively flat, thereby presenting no requirements for significant earthworks.

**Flooding** - SEPA's Flood Risk maps show that there is no flood risk associated this site.

SEPA Flood Map



**Waste Water and Water** - In terms of waste water and water, due to the proximity of the surrounding established business park, connections would be available in the vicinity of the site. An extension to these may be required and new foul and surface water sewers would be provided to service the development. It is anticipated that there is capacity in the waste water and water network and Scottish Water would be obligated to ensure appropriate capacity is provided should the site be identified for development. This would be investigated and agreed at the appropriate time and is not considered to be an impediment to development.

**Built and Cultural Heritage** – It is acknowledged that this land encroaches towards the ridge running between the Cat Cairn and Baron's Cairn. However, it is considered that sensitively sited and designed development in this area accompanied by strategic landscaping could avoid breaching the skyline and hence, have little impact on the setting of the city or the Scheduled Monuments. . Indeed, the setting of each of the Cairns and the linkages between them could be protected and enhanced by redevelopment of the proposed land.

The cultural heritage of the area, both historic and more recent, is well documented and has already been excavated as a consequence of existing development in the area. Further archaeological investigations can be undertaken prior to development in the proposed areas and appropriate mitigation put in place should it be deemed necessary.

**Natural Conservation** – The site is currently designated as Greenbelt, a small element of which would require to be removed by the incorporation of this site into the surrounding business and industrial designation of Peterseat/Altens. However given the built up nature and industrial nature of Peterseat and substantial area of Greenspace Network designated to the west and North, outwith the Bid site, there would be no adverse impacts on any species or habitats.

**Landscape features** - There are no landscape features contained within the site. New strategic landscaping would be provided along the north western boundary affording the site an appropriate level of screening.

**Landscape fit** – The site represents a modest expansion of an existing business and industrial park and would be viewed in the context of existing surrounding commercial/industrial development.

**Relationship to Existing Settlements** - The site forms a natural expansion of the Peterseat Business Park allocation, located immediately adjacent to established industrial units within the confines of the City. The site is therefore well related to the existing settlement.

**Land Use Mix** – The site will provide a small expansion for appropriate uses within Classes 4,5 & 6 as per the existing Business Park LDP designation. The exact layout and mix would be subject to a future planning application.

**Heating/Low Carbon** - Appropriate technologies available at the time will also be considered as a means to deliver reduced energy consumption and heat generation in line with building standards regulations.

**Open Space** - The site will provide the required level of open space as per the current LDP allowing for appropriate private amenity space and landscaping within the plots, following a similar pattern to the completed plots to the east. Given the small scale nature of the site, significant areas of open space are not proposed, however future occupants would have access to open space and footpath networks to larger Green Space Networks to the west.

**Impact on Green Space Network** – Development of the site would have no impact on the Green Space Network as it lies outwith. A large area of Green Space Network lies further west and north.

#### **Q11. Community Benefits**

The proposals provide benefits to the local community in the form of an expansion to an existing employment area and the creation of new jobs locally which will have a positive economic impact on the city.

#### **Q14. Development Viability**

Altens business and industrial estate is one of the largest in Aberdeen serving the length of the city and areas well beyond for a substantial number of years and Peterseat has proven to be a popular location for businesses. Whilst uptake of employment land has slowed in recent years due to a period of restructuring within the Oil and Gas industry as a result of the fall in global oil price, however we are now emerging from that period with positive early signs of economic recovery.

Our client is therefore confident that there is residual value following development of the site and the provision of necessary access, drainage and landscaping. There are no significant infrastructure constraints impeding this development from being delivered.