

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)	Current Housing Land Release Policy Allocation – part of Site OP60 (south west portion).
5.2	Site Address	Mains of Charleston Aberdeen
5.3	Postcode	AB12 3LP
5.4	Have you any information for the site on the internet? If so please provide the web address:	Yes/ No Details:
5.5	Is the site currently being marketed?	Yes / No Details:
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Maps attached
5.7	Please provide the National Grid reference of the site.	NJ 93298 00242
5.8	What is the current use of the site?	Farm Land for Animal Grazing
5.9	Has there been any previous development on the site? If yes please provide details	Yes / No Details:

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?	Yes / No Details: However, discussions have commenced with potential developers.	
6.3	Is the proposed site included in the ALDP2017?	Yes / No Details: Part of OP60	
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:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes / No Details: For the 2017 LDP. Details of Land Bid Reference not available.	
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:	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)											
7.1	Proposed Use	<table border="1"> <tr> <td>Housing</td> <td>YES</td> </tr> <tr> <td>Employment</td> <td>Potentially</td> </tr> <tr> <td>Mixed Use</td> <td>Potentially</td> </tr> <tr> <td>Retail</td> <td>Potentially</td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	YES	Employment	Potentially	Mixed Use	Potentially	Retail	Potentially	Other (Please Specify)	
Housing	YES											
Employment	Potentially											
Mixed Use	Potentially											
Retail	Potentially											
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details: Private and Affordable Housing										
7.3	Site Area (hectares)	3.8 ha approx.										
	Housing											
7.4	Approx. no of units.	NOT ABLE TO BE DETERMINED AT THIS TIME – DEPENDENT ON OTHER FACTORS, INCLUDING DEVELOPER ASPIRATIONS AND COMPLIANCE WITH RELEVANT PLANNING POLICIES ON PLACE-MAKING, LAYOUT, DESIGN, OPEN SPACE PROVISION, DRAINAGE (SUDS) etc.										
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.)	Yes / No Details:										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)											
	Employment – POTENTIAL USES IN ASSOCIATION WITH OTHER PROPOSED DEVELOPMENTS, IN LINE WITH OP60 ALLOCATION. DETAILS NOT AVAILABLE AT THIS TIME.											
7.9	Business and Office	m ²										
7.10	General Industrial	m ²										
7.11	Storage and distribution	m ²										
7.12	Other Please specify	m ²										

	Mixed Use - POTENTIAL USES IN ASSOCIATION WITH OTHER PROPOSED DEVELOPMENTS, IN LINE WITH OP60 ALLOCATION. DETAILS NOT AVAILABLE AT THIS TIME.	
7.13	Housing	No of units and type:-
7.14	Employment	m ²
7.15	Retail	m ²
	Retail - POTENTIAL USES IN ASSOCIATION WITH OTHER PROPOSED DEVELOPMENTS, IN LINE WITH OP60 ALLOCATION. DETAILS NOT AVAILABLE AT THIS TIME.	
7.16	Approx. floor area	m ²

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	

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>Yes / No Details: Not Yet. Consideration will be given to discussing proposals with the Local Community Council in the first instance, either by the Landowner/developer as an individual exercise or as part of a masterplanned area with other landowners/developers in the OP60 allocation. Thereafter, other forms of community engagement would be progressed in accord with established good practice and guidance for LDP promotional work.</p>
8.2	Will the proposed development be phased?	<p>Yes / No Details: Likely to be Phased either as a separate site in its own entity or as part of the wider OP60 allocation.</p>
8.3	Expected development start post adoption of the plan in 2022	Year, 0- 5 , 6-10 , 10+
8.4	Expected development completion	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 Details:</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.)	Yes / No Details: The site could either be promoted separately or in conjunction with the other land included as part of the OP60 allocation by way of a framework or masterplan, to facilitate the most effective delivery mechanism for housing.
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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.aberdeency.gov.uk . Please provide the following information:		
	Orientation – NOT AT THIS TIME BUT THESE PRINCIPLES WILL BE INCORPORATED INTO PROPOSALS AS AND WHEN PLANS ARE PREPARED		
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 http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	NO
		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: No assessment undertaken at this time. However, the appropriate technical assessments will be undertaken to inform a drainage strategy and SUDs will be incorporated into new development proposals.	
9.7	Have discussions been had with the Council's flooding team?	Yes / No Details:	
9.8	Have discussion been had with Scottish Water?	Yes / No Details: A PDE Form is to be submitted to SW	

9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes /No Details: NOT YET KNOWN AS THE SEARC H FACILIT Y IS NO LONGE R AVAILA BLE ON SW WEBSIT E
9.10	Is there water capacity for the proposed development?	Yes /No Details: NOT YET KNOWN AS THE SEARC H FACILIT Y IS NO LONGE R AVAILA BLE ON SW WEBSIT E

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	Land Use, Built and Cultural Heritage – NO ASSESSMENTS UNDERTAKEN TO DATE AND		
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	YES
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	YES
		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	YES
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	YES
		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	YES
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	YES
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	YES

9.18	Will the site impact on any water courses?	Yes / No Details: Potentially on a watercourse located nearby further to the south.			
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/	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: N/A			
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		YES	
		No conflict			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: Potential Noise from adjacent A90.			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes / No Details:			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	Yes / No Details: The land is in close proximity to the A90 and new AWPR junction. No contact yet but further investigations will be carried out.			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		YES	
		Between 400-800m			
		Within 400m	YES		YES
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities			YES
		Local shops			YES
		Sports facilities			YES
		Public transport networks		YES	
		Primary schools			YES
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections		YES	

	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	YES
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	YES
		Gas	YES
9.31	Does the development have access to high speed broadband?	Yes/ No Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes / No Details:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Yes / No Details: Energy Efficiency and Zero/Low Carbon measures will be adopted in the proposed development for the site.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	Yes / 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 / No Details: Total Provision is not able to be determined at this time.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	YES
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: There are no nearby Green Networks. However, new onsite green infrastructure would be provided as an integral part of the proposed housing development for this site, in line with policy requirements.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	Yes / No Details:
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes / No Details: Charleston PS roll is projected to reduce from 409 (2018) to 373 (2023) reducing from 97% capacity to 87%. There is adequate capacity within Kincorth Academy School despite the projected school roll increase anticipated from 592 in 2018 (64%) to 764 (82%) in 2023.

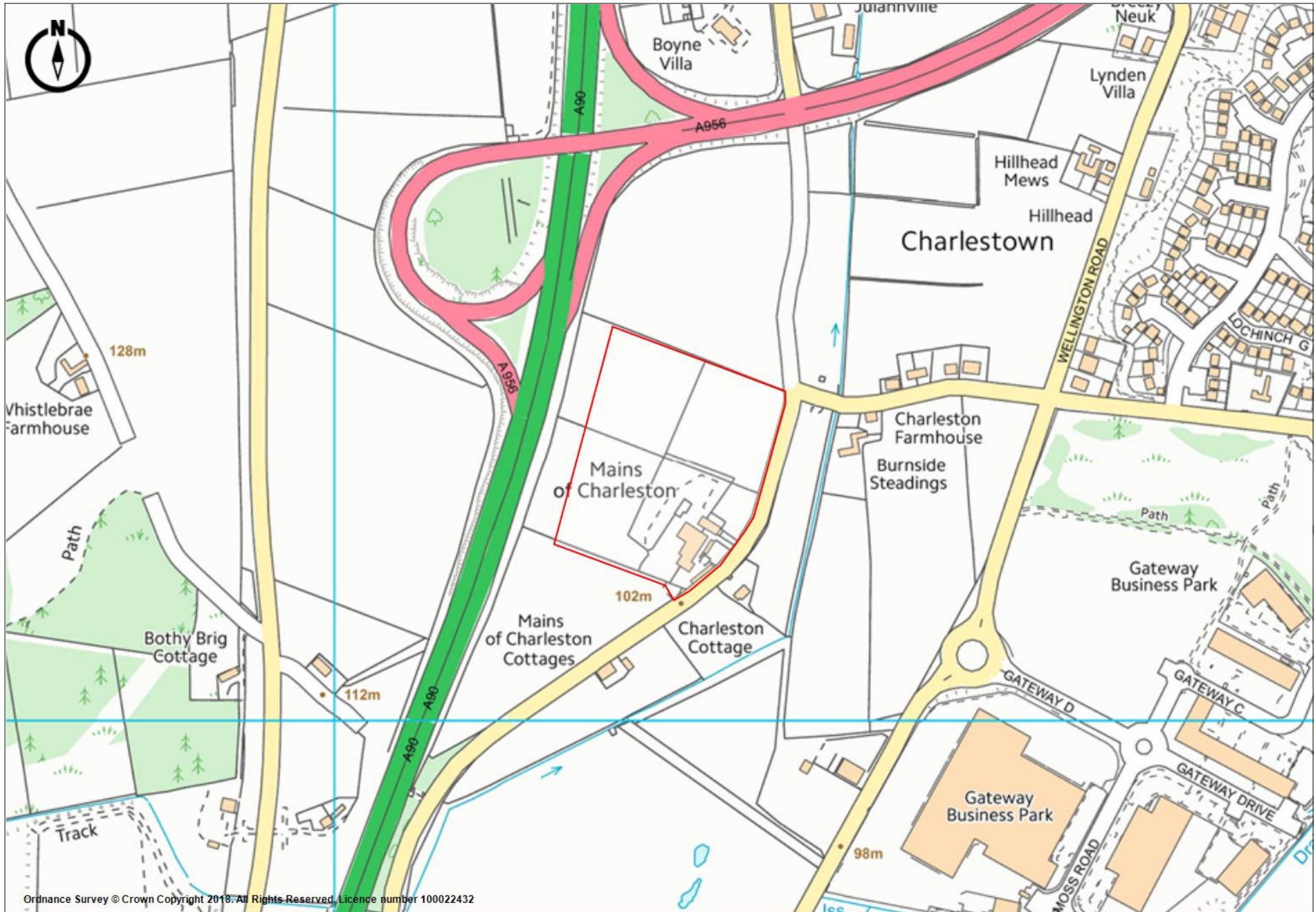
11.	Community benefits	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from 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 / No Details: Affordable Housing will be provided in accord with Council policy requirements. Any other community benefit that might be provided would depend on any specific need arising with any provision or contribution levels sought being justified, in line with established policy under Scottish Government Planning Policy Circular 3/2012 Planning Obligations and Neighbourhood Agreements.

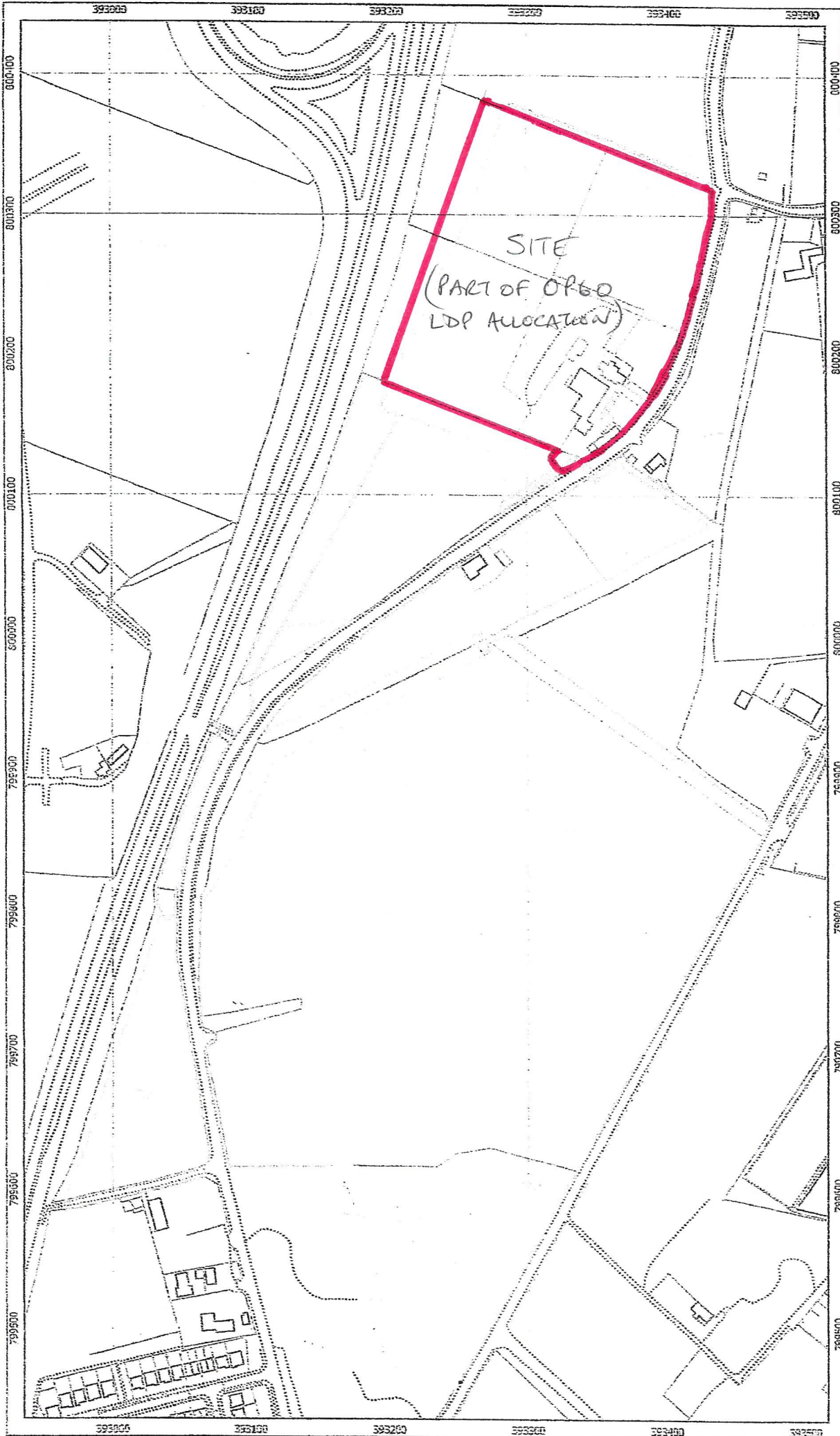
12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes / No Details: There will be an opportunity to provide a framework or masterplan for the site when more definitive proposals are prepared by a developer. This may also include a framework or masterplan for all or other parts of the OP60 allocation if parties were willing to develop the site in a more comprehensive manner and if this would assist with housing delivery on the site.

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	Not at this time.	
13.2	Flood Risk Assessment	Not at this time.	
13.3	Drainage Impact Assessment	Not at this time.	
13.4	Habitat/Biodiversity Assessment	Not at this time.	
13.5	Landscape Assessment	Not at this time.	
13.6	Transport Assessment	Not at this time.	
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)	To be confirmed at a future date.	

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.	Not Assessed at this time.
		Please provide details of viability: This would require further assessment by a developer and this information can be provided at a future date once negotiations have been progressed with potential interested developers.	





Mains of Charleston East,
Mains of Charleston, Nigg,
Aberdeen, AB12 3LP

- Mains of Charleston
- Land Ownership
- Mains of Charleston
- Access Rights
- Access Rights acquired by Transport Scotland
- Access Used by Transport Scotland

25 0 25 50 m

Scale
1:2500
at original size

A3

Prepared by: [Name]
Date: [Date]
Scale: 1:2500
Drawing No: [Number]

SITE PLAN



Getmapping plc 2017.