

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)	Wellington Road East, Aberdeen.
5.2	Site Address	Land lying to the East of Wellington Road and incorporating part of the former Total HQ Site off Crawpeel Road, Aberdeen.
5.3	Postcode	AB12 3JF
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: N/A
5.5	Is the site currently being marketed?	No Details: Part of the site is owned by Titan Aberdeen Investments Limited.
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: Please see Appendix 2.
5.7	Please provide the National Grid reference of the site.	NJ 947 024
5.8	What is the current use of the site?	Part Business and Industrial Use (Class 4 & 5), Storage and Distribution Use (Class 6) and conifer woodland.
5.9	Has there been any previous development on the site? If yes please provide details	Yes Details: Part of the site has been utilised for business and industrial and storage and distribution uses.

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	✓ (part)
6.2	Is the site under option to a developer?	No (part) Details: That part of the site formerly occupied by TOTAL E & P is owned by Titan and discussions are ongoing with ACC regarding the balance.	
6.3	Is the proposed site included in the ALDP2017?	No Details: The site falls partly within an area designated for business and industrial development and partly within urban green space and green space network.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details: N/A.	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: N/A	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No Details: N/A	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: N/A	
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: N/A	

7.	Your Proposal (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?	No Details: N/A	
7.3	Site Area (hectares)	2.47 ha or thereby.	
	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.)	N/A	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	N/A	
	Employment		
7.9	Business and Office	N/A	
7.10	General Industrial		
7.11	Storage and distribution		
7.12	Other Please specify		
	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	N/A	
7.15	Retail	N/A	
	Retail		
7.16	Approx. floor area	Circa 6,000m ²	

	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	N/A

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: N/A</p>
8.2	Will the proposed development be phased?	No Details: The scale is such that it will be delivered in a single phase.
8.3	Expected development start post adoption of the plan in 2022	Year, 0-5
8.4	Expected development completion	Year, 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes Details: Funding is available to permit development of the site.
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: N/A

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	
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)	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or %)	
		No	✓
9.6	Has a flooding strategy been developed for the site?	No Details: N/A.	
9.7	Have discussions been had with the Council's flooding team?	No Details: N/A	
9.8	Have discussion been had with Scottish Water?	No Details: N/A	
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: The existing development is already served by waste water provision.	
9.10	Is there water capacity for the proposed development?	Yes Details: The existing development already benefits from an	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	adequate water supply.	
	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: N/A.			
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: N/A			
9.20	Is the development site within the airport safety exclusion zone?	No Details: N/A			
9.21	Is the development site within the airport 57dB LAeq noise contours?	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			
		No conflict			✓
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No Details: N/A.			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: N/A			
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: Already provided to adjoining development.	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: N/A	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Development will be designed to accord with Policy requirements in relation to low and zero carbon development.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details: N/A	
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: Development will be designed to accord with Policy requirements.	
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: There will be some loss of designated green space network but impacts will be minor overall and will be compensated for by strategic landscaping with native tree species to enhance biodiversity.	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details: N/A
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 Details: N/A

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: Will improve the range of retail provision serving the Nigg, Cove and Kincorth areas and reduce the need for travel. It will also reduce expenditure leakage to other areas.

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.	No Details: An indicative layout will be prepared in due course ahead of discussion with the local community.

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		Relevant studies will be prepared to support planning
13.2	Flood Risk Assessment		
13.3	Drainage Impact Assessment		

13.4	Habitat/Biodiversity Assessment		application following pre-app discussions.
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)		

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: N/A	

Appendix 1

**ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW (2022)
CALL FOR SITES
WELLINGTON ROAD EAST, ABERDEEN**

FURTHER DETAILS IN RESPONSE TO SPECIFIC QUESTIONS RAISED IN THE BID FORM

Introduction

This Development Bid is submitted in response to a Call for Sites by Aberdeen City Council to be considered for inclusion within the Aberdeen Local Development Plan Review (2022). The property which is the subject of this Bid is a part brownfield site located to the east of Wellington Road, Aberdeen. The eastern part of the site, comprising the former TOTAL E & P Headquarters is owned by Titan Aberdeen Investments Limited. The western part of the site is owned by the City Council and has been the subject of recent discussions to purchase. This Bid is submitted on behalf of Titan Aberdeen Investments Limited.

The site is considered capable of accommodating a retail development to serve the needs of the Cove, Altens, Nigg and Kincorth areas. Titan Aberdeen Investments Limited would request that it is identified as an opportunity site for retail use in the proposed Local Development Plan (2022).

The detail contained herein requires to be read in conjunction with the responses provided in the Bid Form. It expands, where necessary, on the response to each of the questions set out in the Form, particularly where further detail is sought. A plan of the site is attached at Appendix 2 with an aerial photo at Appendix 3.

Q5. Site Details

The site at Wellington Road East, which extends to 2.47 hectares or thereby, comprises part of the former TOTAL E & P Headquarters site accessed off Crawpeel Road. The balance comprises an area of coniferous woodland which sits between Wellington Road and the TOTAL site. The site is broadly rectangular in shape and bound to the west by the A956 Wellington Road with housing beyond. To the east the site is bound by employment uses. A petrol filling station bounds the site to the north east with employment uses along the balance of the northern boundary. To the south east the site is bound by a public right of way beyond which lies an area of urban green space. Employment uses lie to the south west. The site is presently accessed via the former TOTAL E & P site from Crawpeel Road. A new access will be formed from Wellington Road.

That part of the site previously developed has been used for open storage and comprises approximately 50% of the site area. The remainder of the site comprises a coniferous plantation which is nearing maturity and is of relatively poor quality. A footpath and cycleway runs adjacent to the A956 dual-carriageway which bounds the site to the West.

The site enjoys a high profile on a major arterial route into the city. It benefits from good foot, cycle and public transport networks and sits in close proximity to major residential and employment areas. Hotel and retail uses are also sited nearby and retail development on the proposal site will compliment those uses and enhance the retail offer in the area for the benefit of residents and employees.

Q6. Legal and Planning History

The previously developed part of the site, comprising the former TOTAL E & P Headquarters, is owned by Titan Aberdeen Investments Limited. The land to the west comprising the coniferous woodland is owned by Aberdeen City Council. Discussions have taken place with the City Councils Asset Management Team with a view to Titan acquiring that part of the site.

The site has not been the subject of previous Development Bids and, to date, there have been no discussions with the City Council, as Planning Authority, regarding the proposals, nor have there been any previous planning applications for the development proposed.

The extant Aberdeen Local Development Plan (2017) identifies the eastern part of the site as falling within an area designated for business and industrial uses where Policy B1 applies. The land to the west is identified as Urban Green Space and part of the Green Space Network where Policies NE3 and NE1 respectively apply.

Q7. Proposal

The proposal involves the formation of a new 'two-way' access and egress from Wellington Road and the development of the site for Class 1 Retail Use with associated infrastructure and strategic landscaping. It is envisaged that the site could accommodate circa 6,000 sqm of retail floorspace comprising two units of approximately 2,000 sqm with four smaller units each of 500 sqm. It is also considered capable of accommodating a 'Drive-thru' restaurant or coffee shop.

Detailed proposals will be worked up for the site in discussion with potential occupiers and the local community.

Q8. Engagement and Delivery

As the proposal has not previously been the subject of a Development Bid, it has not been the subject of consultation through earlier Development Plan processes. However, Titan Aberdeen Investments Limited recognise the importance and benefits that can be gained from public engagement and are committed to undertaking public engagement prior to progressing detailed proposals for the site. In the first instance this is likely to involve meetings with the Nigg and Cove and Altens Community Councils. As the site falls within the category of 'major' development a Proposal of Application Notice will follow in due course with public engagement taking place thereafter.

The availability of the site, and the fact that it is partly a brownfield site would suggest that it could be delivered early in the first Plan period. Given the scale of the site, and the presence of existing infrastructure, it is likely that the development would be completed in the first five year Plan period. This, of course, will be subject to market conditions.

Q9. Sustainable Development and Design

The site, part of it having previously been developed, is relatively flat with no known areas of contamination. Furthermore, it does not lie within an area identified as at risk from flooding.

The site benefits from a full range of existing services and it is anticipated that sufficient capacity exists in those existing services to accommodate the scale of development proposed. Access to the site can be obtained from Wellington Road. This would sit mid-way between the existing junctions to the north and south and would most probably comprise a light controlled junction. However, a Transport Assessment will be prepared in due course to facilitate discussions with the Roads Service and inform the nature of the junction to be provided.

There are no Listed buildings within the site, nor any Schedule Ancient Monuments within the immediate vicinity.

Part of the site is presently identified as Urban Green Space and falls within the Green Space Network. However, there is limited connectivity with Green Space Networks to the north and the woodland presently comprises a coniferous 'mono culture' of little wildlife and amenity value. It is nearing maturity and its removal would have limited impact on the area. The development presents an opportunity to provide strategic landscaping utilising native species and creating enhanced biodiversity.

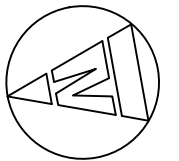
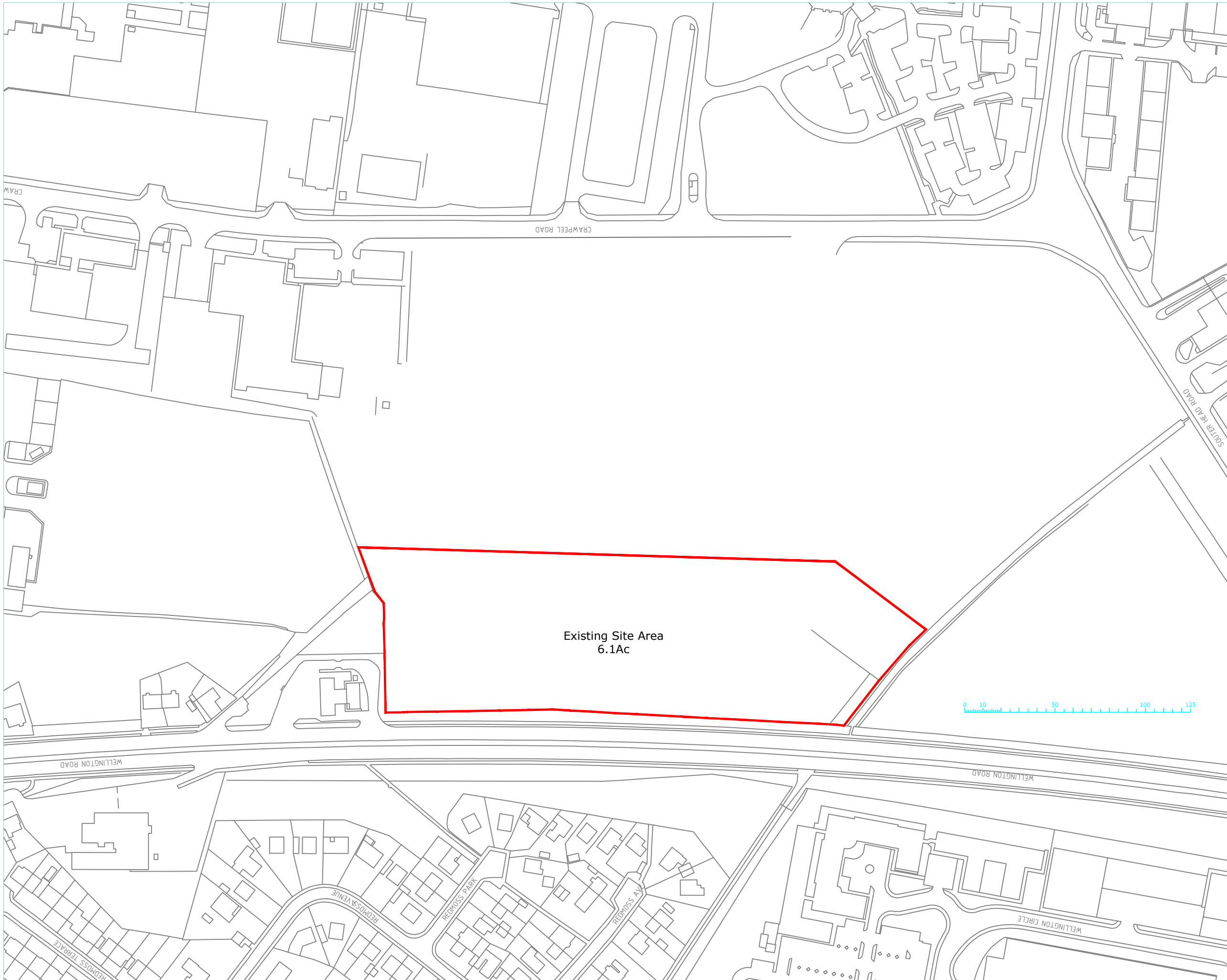
Q11. Community Benefits

Development of the site creates an opportunity to provide a range of retail services and facilities currently lacking in the area. This would be to the benefit of local residents and those working in the area. It will satisfy a currently unmet demand in the area and reduce expenditure leakage to other areas of the City and to Aberdeenshire and, in particular, to Portlethen. Cove has been the subject of significant residential expansion in recent years and that development is scheduled to continue through to 2030 and beyond.

Q14. Development Viability

As the proposal partly involves the redevelopment of a previously developed site there are no infrastructure constraints associated with the development. Consequently, it is anticipated that the redevelopment proposals set out above are viable.

Appendix 2



Architects | Masterplanners
**STEPHEN GEORGE
 & PARTNERS LLP**

170 London Road
 Leicester LE2 1ND
 t: 0116 247 0557 f: 0116 254 1095
 www.stephengeorge.co.uk

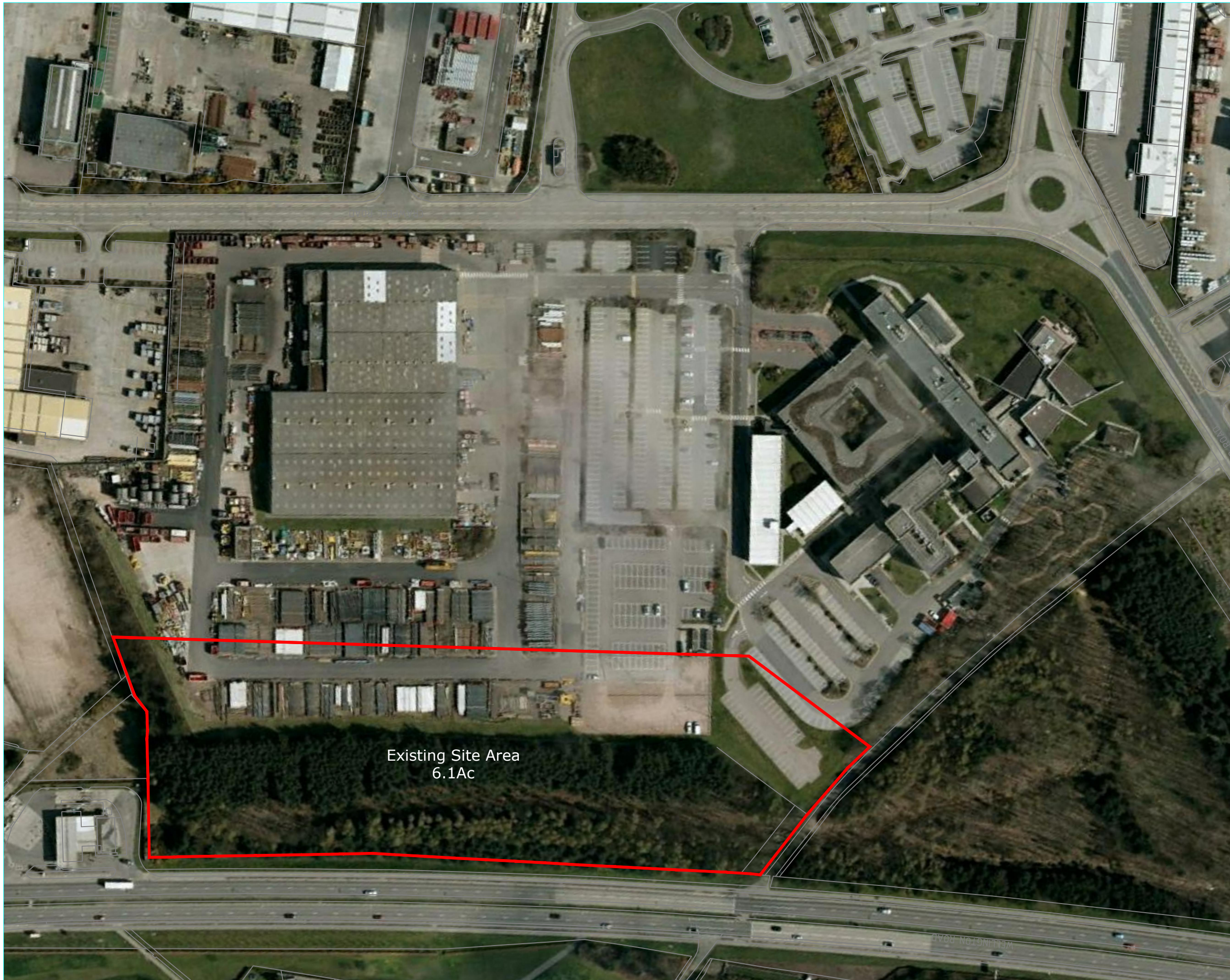
**Aberdeen
 Crawpeel Road**

Proposed Footprint

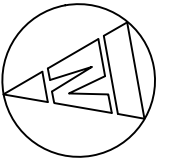
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 Cad reference: 17-216-F007-001
 Drawn: MMS
 Team: MMS
 Date: 03/2018
 Scale: 1:2000@A3

Project no: Dwg no: Rev:
 17-216 F009-001 B

Appendix 3



Existing Site Area
6.1Ac



Architects | Masterplanners
**STEPHEN GEORGE
& PARTNERS LLP**

170 London Road
Leicester LE2 1ND
t: 0116 247 0557 f: 0116 254 1095
www.stephengeorge.co.uk

**Aberdeen
Crawpeel Road**

Proposed Footprint

Drawing status:	Preliminary
Cad reference:	17-216-F007-001
Drawn:	MMS
Team:	MMS
Date:	03/2018
Scale:	1:1500@A3

Project no:	Dwg no:	Rev:
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