

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)	Perwinnes
5.2	Site Address	Perwinnes, Land adjacent to the B997
5.3	Postcode	NA
5.4	Have you any information for the site on the internet? If so please provide the web address:	No  Details:
5.5	Is the site currently being marketed?	No, already in control of the potential developer
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Attached  Details:
5.7	Please provide the National Grid reference of the site.	NJ923133
5.8	What is the current use of the site?	Mainly agricultural plus a mix of uses including existing residential properties.
5.9	Has there been any previous development on the site? If yes please provide details	Scattered development but mainly undeveloped farmland

<b>6. Legal and Planning History</b>			
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	X
		Option to purchase	X
		No legal interest	
6.2	Is the site under option to a developer?	In control of the proposed developer Details:	
6.3	Is the proposed site included in the ALDP2017?	No Details:	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details:	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No Details:	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details:	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes, as part of a larger bid ... Details: B0209	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	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.)	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	Yes
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No, large site with multiple occupiers expected Details:	
7.3	Site Area (hectares)	277Ha	
	Housing		
7.4	Approx. no of units.	Mixed use – see below	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	NA	
7.6	Affordable Housing Percentage	NA	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	NA	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	NA	
	Employment		
7.9	Business and Office	m <sup>2</sup>	
7.10	General Industrial	m <sup>2</sup>	
7.11	Storage and distribution	m <sup>2</sup>	
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:- 3,000 to 4,000 mixed type & tenure	
7.14	Employment	Exact floorspace to be confirmed at a later stage	
7.15	Retail	Exact floorspace to be confirmed at a later stage	
	Retail		
7.16	Approx. floor area	Exact floorspace to be confirmed at a later stage	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	Potential for a range of uses including education, community and retirement living
7.18	Approx. floor area	Exact floorspace to be confirmed at a later stage

<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>No, but anticipated as bids move forward in the process</p> <p>Details:</p>
8.2	Will the proposed development be phased?	No
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year 0-10 (if treated as Strategic Reserve land)
8.4	Expected development <b>completion</b>	Depends on release date from Strategic reserve
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes, Drum Property has their own funding facility to acquire and deliver development sites.
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:

<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	X
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	X
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	X
	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	X
9.6	Has a flooding strategy been developed for the site?	No Details:	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	Yes Details:	
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, initially for some development but a full DIA would establish how capacity would be delivered. Waste water treatment capacity will be provided by Scottish Water and their partner PFI company to accommodate the development	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes, initially for some development but a full WIA is required to establish how the development could be serviced in detail.	

	<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	X
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	X
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	X to be accommodated within the developed design
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	X but mitigated by landscape treatment
		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	X
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	X
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	X		
9.18	Will the site impact on any water courses?	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>	No Details:			
9.20	Is the development site within the airport safety exclusion zone?	No Details:			
9.21	Is the development site within the airport 57dB LAeq noise contours?	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	X		
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details: No significant conflict but please note that previous consultation in respect of the Perwinnes radar has concluded that development would not be significantly affected.			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes, Discussions have informed the high level access strategy incorporated in the bid framework			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	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		X	
		Between 400-800m			
		Within 400m	X		X
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities	potentially		
		Local shops	Provided		
		Sports facilities	On		
		Public transport networks	Site		
		Primary schools	If allocated		

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	X
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	X
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	Yes, available
		Gas	Yes, available
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:	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	At the detailed design stage, incorporating L&ZC technology appropriate at the time – strategy to be developed in due course	
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: the site will be designed to accommodate open space requirements at the time of development.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	X
		Negatively impact the Network	
		Please justify your response: the proposed	

		development will retain the important elements of the GSN and enhance formal footpath connections.
--	--	----------------------------------------------------------------------------------------------------

<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	NA Details:
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>	NA

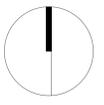
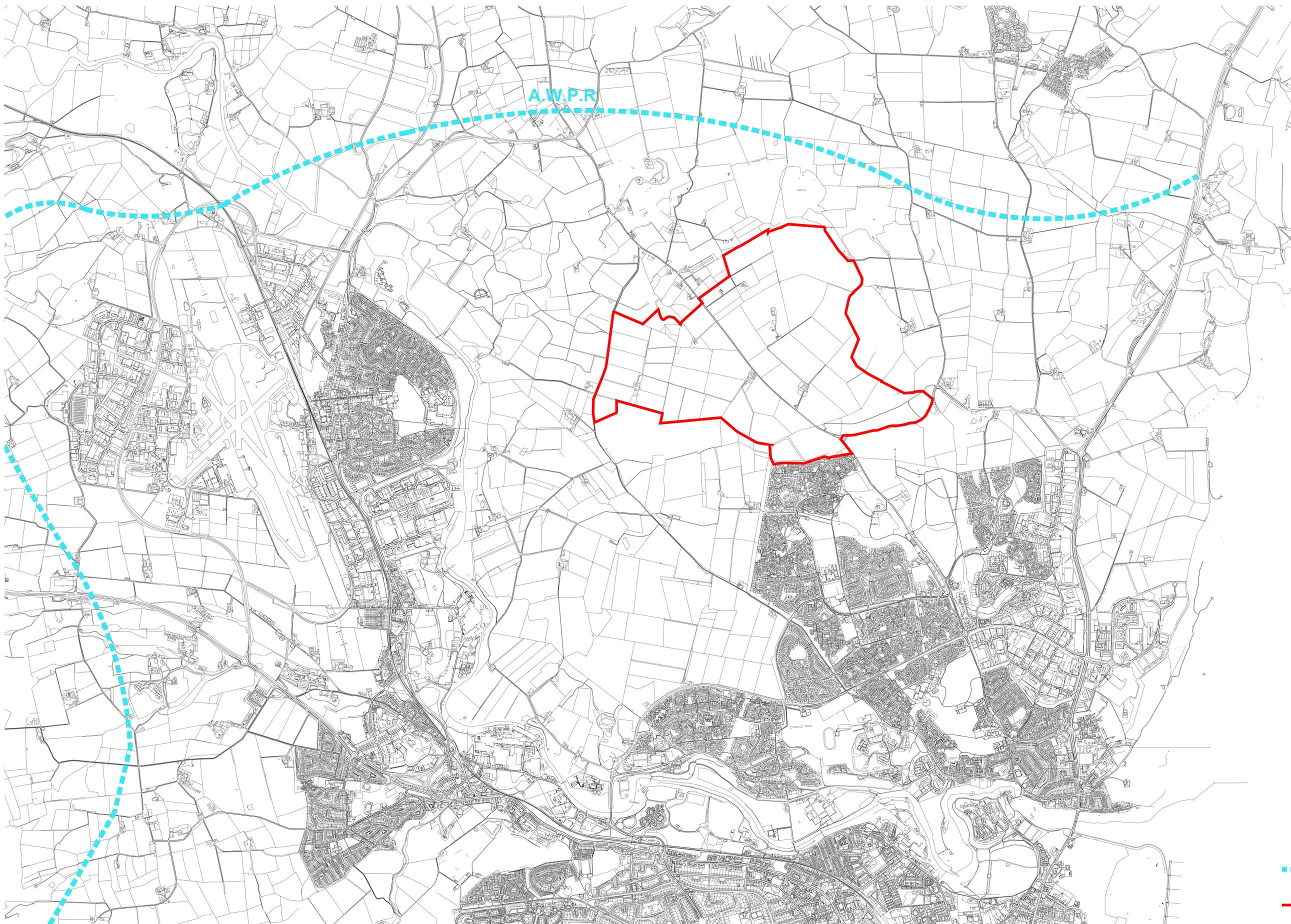
<b>11.</b>	<b>Community benefits</b>	
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions 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?	Yes – such a large area can contribute significantly in terms of community facilities, new education facilities (if required), open space, affordable housing, green transport links and will likely require development contributions to be made.

<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 Details: see attached

<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		X
13.2	Flood Risk Assessment		X
13.3	Drainage Impact Assessment		X
13.4	Habitat/Biodiversity Assessment		X
13.5	Landscape Assessment		X
13.6	Transport Assessment		X
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		X detailed studies to be carried out if allocated

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.	Yes
		Please provide details of viability:  Drum Property Group has considered viability if developing this site against potential constraints and infrastructure requirements and are very confident of the viability of development in this location.	



Proposed A.W.P.R. Route  
Site Boundary

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**HALLIDAY FRASER MUNRO**  
CHARTERED ARCHITECTS • PLANNING CONSULTANTS  
ABERDEEN • BELFAST • DUNDEE • EDINBURGH • LEEDS • LONDON



**North of the Don LDP Bid**  
Perwinnes, Aberdeen  
**Location Plan**  
Scale: 1:10000 @ A0  
Date: May 2018  
Dwg No: 10494 / L(90) 002  
Copyright of this drawing belongs to Halliday Fraser Munro



**DRUM**  
PROPERTY GROUP  
DEVELOPMENT & INVESTMENT

LAND AT PERWINNES, BRIDGE OF DON  
LOCAL DEVELOPMENT PLAN BID  
MAY 2018

FOR DRUM PROPERTY GROUP  
BY HALLIDAY FRASER MUNRO



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- 2.0 Opportunities & Constraints
- 3.0 Key Routes & Connections
- 4.0 Concept Diagram
- 5.0 Indicative Framework
- 6.0 Housing Land

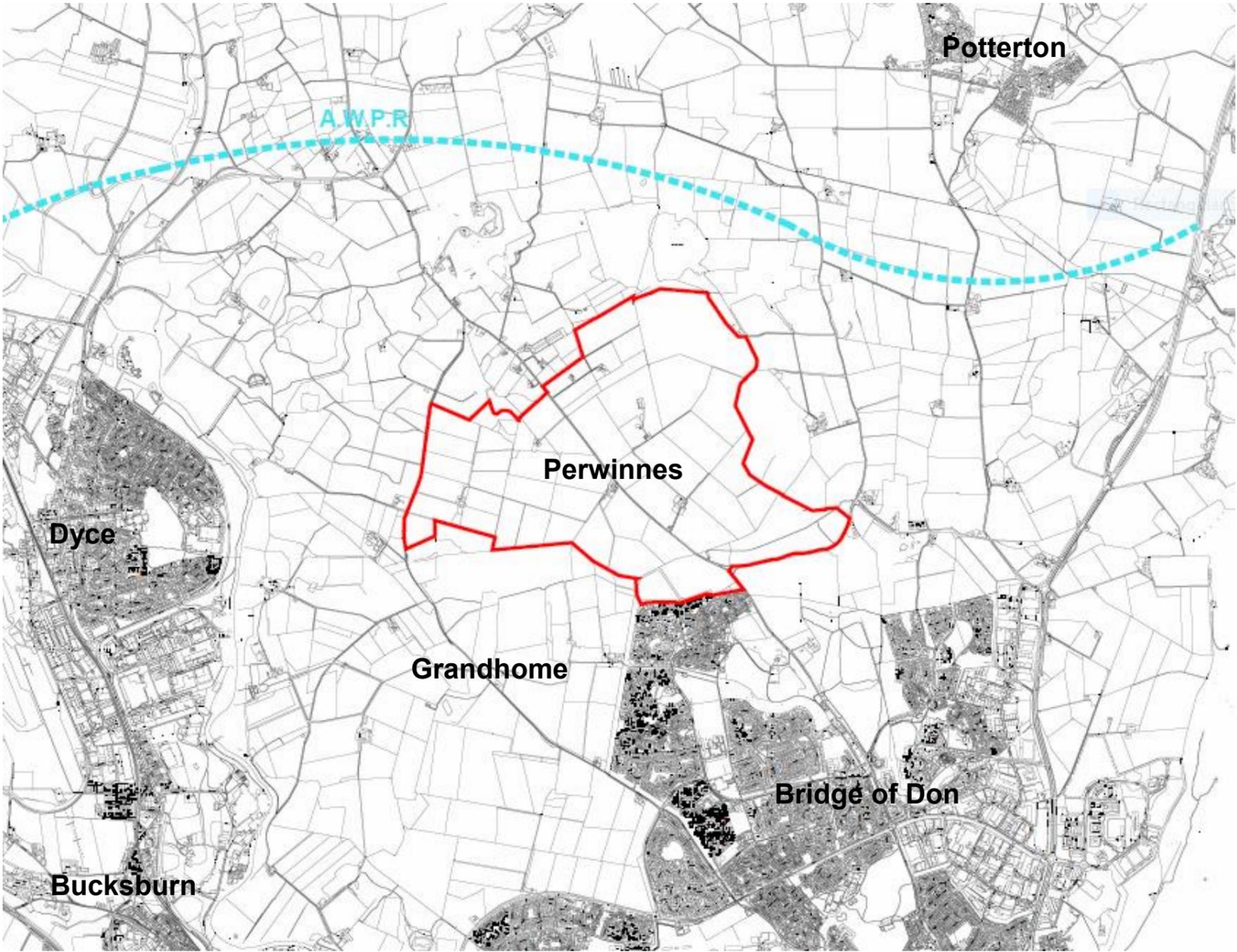


Figure 1—Location Plan

# 1.0 Introduction & Site

*A sustainable, viable and deliverable urban extension to secure a fully planned expanded City community that offers an excellent quality of life*

## Introduction

The site “Perwinnes” is an area of land totalling approximately 277 Ha to the north of Aberdeen. The area is predominantly agricultural land and is currently located in the Green Belt and partly in the Green Space Network in the Current LDP.

This bid is proposed by Drum Property Group in order to promote the land as a “Strategic Reserve Site” or equivalent in the forthcoming LDP.

## Site Description

The site is located either side of the B997 and extends approximately 1.3 miles north from the northern end of the Middleton Park area.

The site is currently used predominantly for agriculture or informal open land and forms a significant area for the City set within a relatively flat and gentle rolling landscape at the urban edge.



Figure 2—Indicative Framework Plan



## 3.0 Key Routes & Connections

- B997—the key route between the Goval Junction/AWPR and Bridge of Don
- East west links to Dyce, Aberdeen Airport and the A90
- Local links into the wider Green Space Network and open spaces along the north side of the City.

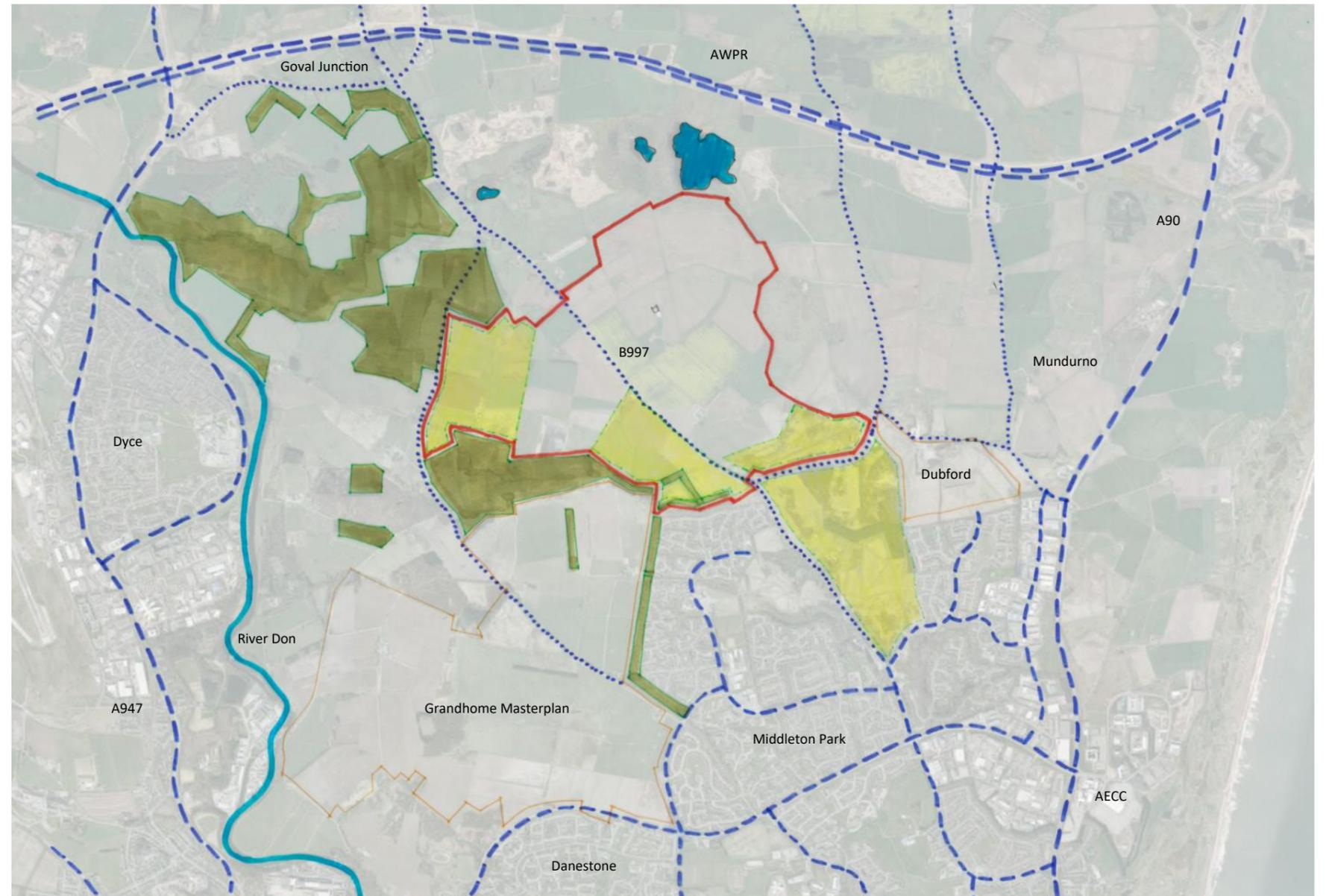


Figure 4—Key Routes and Connections

## 4.0 Concept Diagram

### Access

The main feeder road, the B997, currently dissects the site running in a North Westerly direction through the approximate centre of the site. This is a main route to the AWPR and will become an important transport route.

The proposal would be to alter the layout of this road as it enters the site at the south eastern edge in order to reduce traffic speed and improve safety. After meandering through the scheme the road would exit at the NW side in its current location.

### Green Space

As the site contains two areas of Green Space Network and part of a Local Nature Conservation Site it is proposed to maintain/protect the latter from major development and create significant green space corridors within the scheme – linking with the woodlands to the south and in a similar fashion to the adjacent Grandhome Masterplan site to the south.

### Distinct Neighbourhoods

The scheme would be designed such that the layout could create a number of distinct neighbourhoods each with its own individual identity.

### Associated Uses

The scale of the land area indicates a significant development that will require some local services/community facilities as well as the proposed housing.

### Phasing

The framework approach would also allow for development in a phased manner.

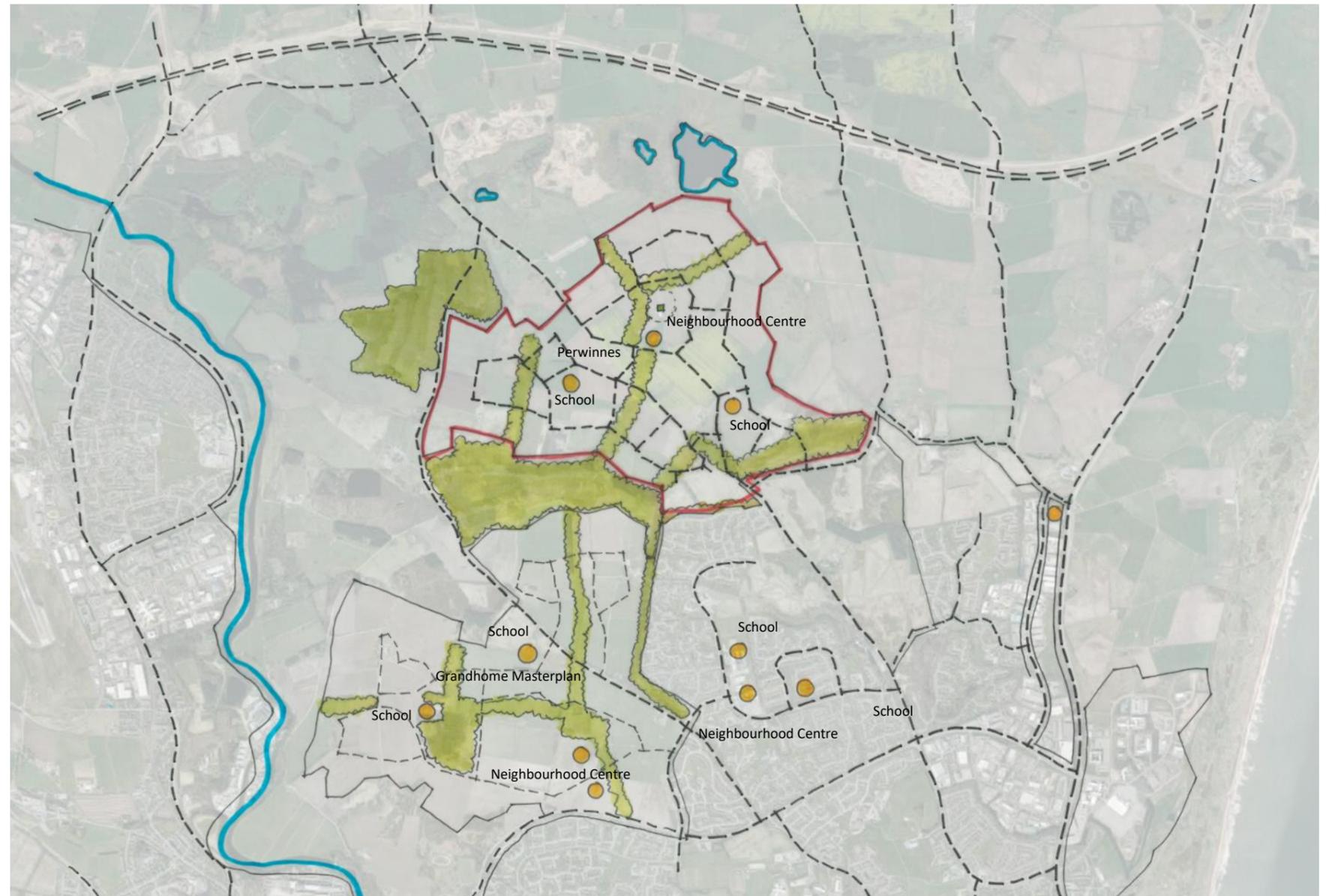


Figure 5— Indicative Concept Diagram

## 5.0 Indicative Framework

### Vision

*A sustainable, viable and deliverable urban extension to secure a fully planned expanded City community that offers an excellent quality of life.*

*To help guarantee Aberdeen's ongoing supply of quality housing land and provide housing delivery options should the existing housing land allocations continue to under deliver.*

This area of the City should be identified as "area of future growth" (Strategic Reserve Site), supported strategically through the SDP to allow future LDPs to propose detailed policy on how and in what circumstances sites like this can be delivered.

Current major housing allocations still have to be built out but this is the only large, relatively constraint free area in Aberdeen under single ownership capable of acting as a strategic reserve site over a 20 – 30 year period. It should be protected for that use. Should Aberdeen City not be delivering the required number of homes it requires from current allocations then this site could be called upon in phases to deliver more homes over time.

### Summary

The proposal is to protect this part of the city for large-scale, potentially incremental, sustainable urban growth. The key benefits in supporting this bid are that it is controlled by a single developer, it has limited constraint, can improve access and local road networks as a sustainable masterplanned extension to the existing urban area.

### Benefits

Opportunity to provide an additional medium to long term 3,000 to 4,000 houses within the boundaries of Aberdeen

Provides security of housing provision should other housing allocations continue to under-deliver

Opportunities for significant affordable housing delivery as part of the overall development area

Well connected to the wider road and footpath networks

Strong connections to the countryside and recreational opportunities

Limited development constraints

Scale of the site allows for a fully masterplanned approach to future development

In single developer control

Developer with a strong delivery focus



AWPR

Lily Loch

Corby Loch

Greenbelt

Bishops' Loch

Woodland

Woodland

Mundurno

Dyce

Radar

Neighbourhood Centre

Secondary School

Primary School

Local Nature Reserve

A90

Woodland

Causewayend Site

Scotstown Moor Local Nature Reserve

Dubford Housing Scheme

Murcar Units

Middleton Park

River Don

Secondary School

Secondary School

Primary School

Neighbourhood Centre

A947

Primary School

Grandhome Masterplan site

Primary School

Neighbourhood Centre

Bridge of Don

AECC

Danestone

## 6.0 Housing Land

### Housing Land

Consideration should be given in both the SDP and the LDP to how realistic expectations are for delivery of existing housing allocations, in particular when considering infrastructure constraints of large allocations. Assuming previous build rates will continue accepts that those existing allocations could not deliver at a greater pace. This may not be the case due to their complex and often financially challenging infrastructure issues.

The failure of some large allocated sites to deliver housing is evident in annual housing land audits. The tables below illustrate specific examples of the larger allocations in both City and Shire. In the City these selected sites have only delivered just over 10% of their original anticipated housing units and in the Shire only 6.4%. The SDP MIR also reports a shortfall in the delivery of housing.

These have failed to deliver for a number of reasons. This is often down to infrastructure delivery issues, ownership or procedural delays in the preparation and agreement of masterplans. This needn't be the case and especially so if potential sites are identified well in advance. The strategic reserve approach outlined below would allow such sites to be manoeuvred into a development ready state prior to their requirement and create opportunities for much more efficient delivery mechanisms.

Current housing land allocations haven't been delivering at the scale originally anticipated. This has created a housing delivery backlog and new housing allocations are required to deliver the City's housing requirements.

The joint Strategic Development Plan Main Issues Report, currently out for consultation, states that the 2,769 fewer houses overall and 3,000 fewer affordable houses were delivered in the 5 years to 2016

Comparison of Major Housing Proposals in 2012 LDPs against actual delivery									
City	site	ref	2007-2016	Cumulative 2015	shortfall	Cumulative 2016	shortfall 2016	Cumulative 2017	shortfall 2017
	Grandhome	OP12	2600	0	2600	0	2600	0	2600
	Dubford	OP25	550	190	360	309	241	397	153
	Stoneywood	OP24	500	133	367	231	269	514	-14
	Craibstone South	OP28	750	0	750	0	750	0	750
	Rowett South	OP30	1000	0	1000	0	1000	0	1000
	Greenferns Landward	OP31	750	0	750	0	750	0	750
	Maidencraig	OP43 & OP44	750	5	745	24	726	60	690
	Greenferns	OP45	600	0	600	0	600	0	600
	Countesswells	OP58	2150	0	2150	4	2146	154	1996
	Oldfold	OP62	400	0	400	25	375	50	350
	Loirston	OP77	1100	0	1100	0	1100	0	1100
	<b>TOTALS</b>		<b>11150</b>	<b>328</b>	<b>10822</b>	<b>593</b>	<b>10229</b>	<b>1175</b>	<b>9054</b>
			<b>percentage delivered</b>	<b>2.9%</b>		<b>5.3%</b>		<b>10.5%</b>	

than required by the SDP and the HNDA. That's around 600 houses less than required every year.

Analysis of housing land delivery in the City on key large sites identifies a significantly worse housing delivery record. The following table identifies that key development sites in the City, their original anticipated housing numbers and the actual delivery over a 10 year period, all based on the Council's Housing Land Audits. It shows that of the 11,150 houses originally proposed on these sites just over 2,000 (around 10%) have been delivered.

The evidence points to slower delivery rates on a site by site basis. The City Planning Authority needs to allocate additional housing land to help supplement that lack of delivery over many years and catch up with demand. These sites should be in a range of locations and at a range of scales to encourage a greater range of developers and offer choice to those looking to buy a new home. The City Council has suggested that sites up to 100 housing units are appropriate.

This site meets that requirement on the basis that is utilised as a reserve site on a phased basis following a masterplan.

### Housing Land and "Strategic Reserve Sites

We have made a submission to the SDP indicating that the Spatial Strategy should be amended to increase more flexibility in terms of future directions of growth for the City of Aberdeen throughout the whole period of the SDP. Whilst there are a number of existing large scale housing allocations that need to be worked through it is important for the SDP to provide guidance for where also Aberdeen can expand long term.

A higher housing target incorporating strategic reserve sites should be adopted to push the industry to deliver whilst providing flexibility to adapt should existing sites not deliver at the pace required by the SDP. This is the best of both worlds i.e. allows existing allocations to be developed and shortfalls to be met by other identified sites.

Increasing housing delivery is a priority for the Scottish Government and an ambitious housing supply target would challenge the market to deliver more housing. Identifying future direction of growth areas and Strategic Reserve Sites provide the SDP and LDP's with a further mechanism of increasing completion rates. This is on the basis that should existing allocations not deliver the ambitious target then the reserve sites could be called upon to assist.

We have said the SDP should identify "potential future area of growth" and propose the creation of strategic reserve sites in in the LDP's in order to provide flexibility should it be realised the housing supply target is not being met. Existing large allocations in the LDP would still take priority however strategic reserve sites could be called upon in phases if need be.

Strategic reserve sites in the LDP can still be masterplanned appropriately to avoid unplanned urban expansion but on the understanding that before development can be accommodated on reserve sites it has to be demonstrated that there is a need in order to meet housing supply targets. Incremental growth into strategic reserve sites can happen over a 20 – 25 year period with appropriate masterplanning, which would provide long term flexibility in meeting the housing supply target whilst not prejudicing the existing effective housing land supply.

By establishing the direction of travel for future urban expansion through strategic reserve sites it would also allow the SDP and LDP strategy to accommodate a high growth scenario should that be encountered or if large existing allocations do not deliver as expected.

