

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)	Gateside Farm South East Corner Land to the west of OP111
5.2	Site Address	Gateside Farm Kingswells Aberdeen
5.3	Postcode	AB15 8PP
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?	Yes / Details: Being negotiated with an adjoining housebuilder
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ 879 063
5.8	What is the current use of the site?	Agricultural grazing land
5.9	Has there been any previous development on the site? If yes please provide details	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	
		Part owner	X
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	No Details: Currently being negotiated	
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?	Yes Details: Letter of representation sent at time of 2017 LDP Review ref Site 3/09 - Development option OP43 Site at Maidencraig South West dated 15/12/2015	
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 Details: LDP Review 2017, Bid Ref : 450	
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	<table border="1"> <tr> <td>Housing</td> <td>X</td> </tr> <tr> <td>Employment</td> <td></td> </tr> <tr> <td>Mixed Use</td> <td></td> </tr> <tr> <td>Retail</td> <td></td> </tr> <tr> <td>Other (Please Specify)</td> <td></td> </tr> </table>	Housing	X	Employment		Mixed Use		Retail		Other (Please Specify)	
Housing	X											
Employment												
Mixed Use												
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes Details: In negotiation with adjoining developers										
7.3	Site Area (hectares)	2 ha										
	Housing											
7.4	Approx. no of units.	40										
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	10 x Terraced houses 10 x semi detached houses 20 x detached houses										
7.6	Affordable Housing Percentage	25%										
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Yes / No Details: Currently in discussion										
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	75% private sale 25% LCHO or Social Rent										
	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	40 units as itemised above										
7.14	Employment	n/a More mixed use being provided on adjoining Maidenraig Site										
7.15	Retail	n/a More mixed use being provided on adjoining Maidenraig Site										
	Retail											
7.16	Approx. floor area	m <sup>2</sup>										

	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	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>No Details: Not yet, but propose meeting the local community councils and holding a public exhibition</p>
8.2	Will the proposed development be phased?	<p>No Details:</p>
8.3	Expected development <b>start</b> post adoption of the plan in 2022	Year, 0-5, 6-10, 10+ 0-5
8.4	Expected development <b>completion</b>	Year, 0-5, 6-10, 10+ 0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	<p>Yes Details: Secured Loan</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>No 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	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	x
		If yes approx. what area (hectares or %) land adjoining Denburn - this land to be retained as POS	Approx 15% of site -
		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)	x
		Little or No Risk	
		Low to Medium Risk	x
		Medium to High Risk	
		If yes approx. what area (hectares or %) nearest Denburn, which will be POS	5% of site
		No	
9.6	Has a flooding strategy been developed for the site?	Yes Details: Surface water flood risk is contained to the Denburn valley , which is the northern boundary of the site, and will be undeveloped.	
9.7	Have discussions been had with the Council's flooding team?	Yes Details: General strategy discussed along with adjacent Maidenraig site.	
9.8	Have discussion been had with Scottish Water?	Yes Details: Water and drainage capacity available. SUDS scheme to be included for surface water disposal.	
9.9	Is there <b>waste water</b> capacity for the proposed development?	Yes Details: Trunk sewer passes through the site.	
9.10	Is there <b>water</b> capacity for the proposed development?	Yes Details: Mains water pipes run in adjacent roadway	

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
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	X
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	X
		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	X

9.18	Will the site impact on any water courses?	Yes: Details: Denburn Valley forms the northern boundary of the site. Buffer zone to be maintained between development site and valley	
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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: N/A			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes Details: Not directly, but site is linked to adjoining Maiden Craig development			
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			X
		Local shops		X	
		Sports facilities			X
		Public transport networks	X		
		Primary schools			X
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 Core paths runs immediately to the east of the site.
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	X
		Gas	X
9.31	Does the development have access to high speed broadband?	Yes Details: High Speed Broadband Link to Prime 4 Business Park runs close to the site	
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?	Details: By 2021 all development will be required (by building regulations) to be close to zero carbon, with low energy requirements and heavily insulated building envelopes.	
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: Northern portion of site close to Denburn will be designated as POS	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	X
		No impact on the Network	
		Negatively impact the Network	
		Please justify your response: The POS on the site will provide an opportunity for habitat enhancement, as well as a link between the parts of the Denburn Valley lying east and west of the Lang Stracht.	

<b>10.</b>	<b>Education</b>	
10.1	Have discussions been had with the Council's Education Department?	Yes Details: Discussed in context of overall Maidencraig development. Capacity available at Hazlehead P.S , and Secondary schools.
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 Details: AS above

<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 Details: Provision of green POS in Denburn Valley, and provision of 25% affordable housing.

<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.	No Details:

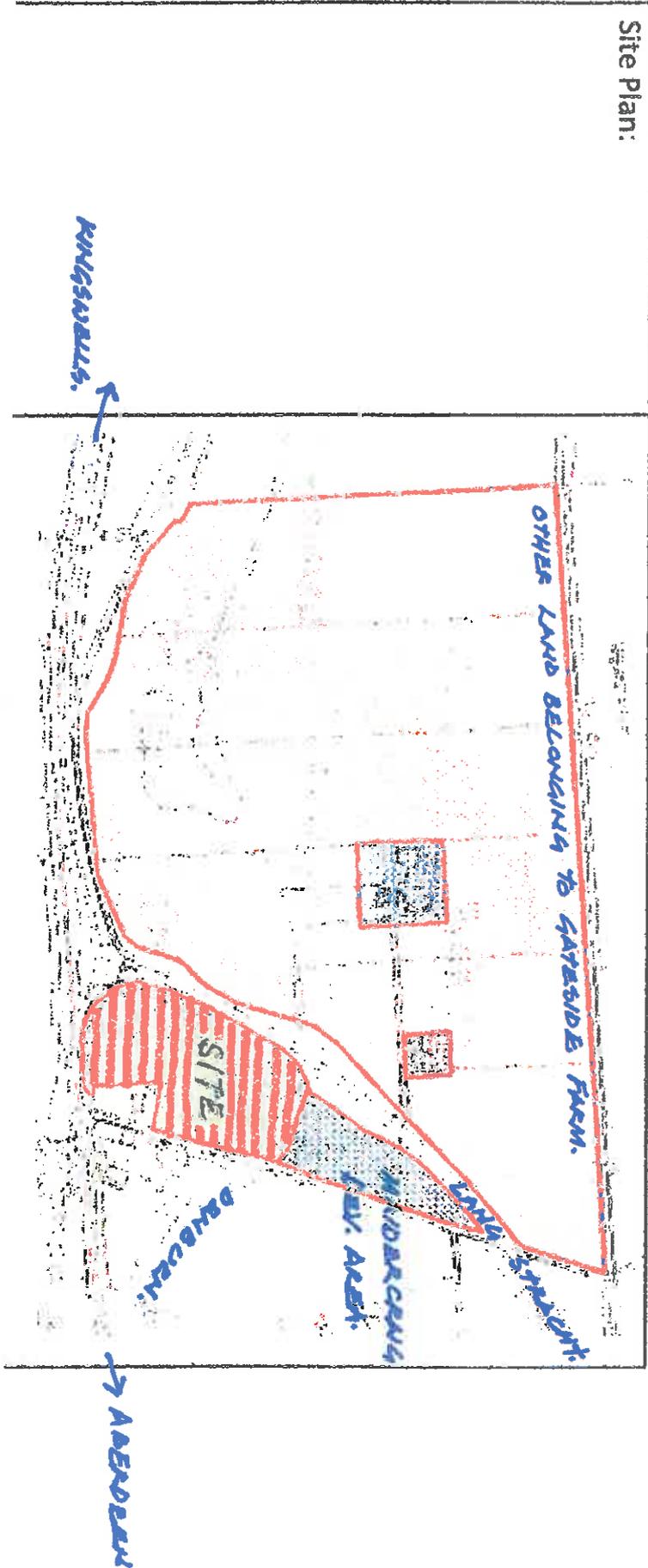
<b>13.</b>	<b>Additional attachments</b>		
	No site is going to be perfect and the checklist above will inevitably raise some potential negative impacts from any development. Where negative impacts are identified, please provide details of their nature and extent and of any mitigation that may be undertaken. 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.	Yes
		Please provide details of viability: Given the availability of various utility services in the area, and the developments currently underway on the adjacent Maidencraig site, and taking account of affordable housing requirements and other developer obligations, it is confirmed that the development of Gateside South East is viable	



Site Plan:



15 December 2010

Local Development Plan Team  
Enterprise Planning & Infrastructure  
9<sup>th</sup> Floor  
St Nicholas House  
Broad Street  
Aberdeen  
AB10 1GY

Dear Sirs,

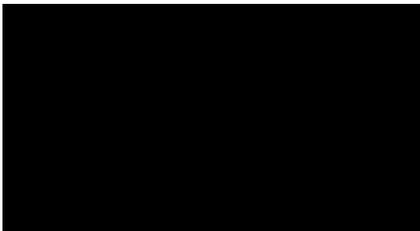
**Aberdeen Local Development Plan – Site 3/09 Development Option OP43  
Site at Maidencraig South East, and Gateside Farm East Field, Kingswells**

This letter of representation is made in the interests of the Gateside Farm Trust and relates to the Aberdeen Local Development Plan.

Please acknowledge receipt of the formal representations attached to this letter.

I look forward to being able to discuss these issues with you at your earliest convenience.

Yours faithfully



**The Aberdeen Local Development Plan  
Representations concerning:-  
Site 3/09 Development Option OP43 Site at Maidencraig South East and  
Gateside Farm East Field, Kingswells**

**Summary of Representations**

The Green Space Network and Green Belt located east of the A944 embankment, south of the Denburn, north of the B9119 and west of the 'Switchback' road (the former main road linking the B9119 and Lang Stracht prior to construction of the new link road) all forming part of the Denburn Valley as shown in the attached plan, should be identified as strategic housing land reserve with a nominal capacity for 22 dwellings as an annex to OP43 to give a total housing allocation of 472 units.

**Reasons for Representations**

1. Gateside Farm was split in two by the formation of the new A944 link with the Lang Stracht. The split causes major operational difficulties for the running of the farm and cultivation of the narrow tapered east field. Movement of Livestock to the 7.5 acre east field from the 56 acres larger part of the remainder of the main farm and steadings is not viable and creates a major safety hazard to cross the busy A944.
2. The release of the whole east field for development along with the northern portion, identified in the current Aberdeen Local Development Plan, would be in the interest of sound land use planning and public safety. The principle of development of the whole east field accords with the Reporter's former recommendation that land at Maidencraig immediately to the west of South Sheddocksley and lying between the A944 and the Denburn valley should be identified as strategic housing land reserve. However by incorporating the remainder of the east field the target nominal capacity would be increased from 450 to 472 dwellings.
3. Development in the identified area would accord with the aspirations of the ALDP and be highly sustainable making efficient use of existing infrastructure ie. Public sewer, road access off the Switchback, and good connectivity with adjacent public transport and pedestrian/cycle ways and Core Path along the north and south.
4. Development of the site in Item 1 above in conjunction with the existing group of settlements on either side of the Switchback and immediately to the north of the B9119, comprising properties at Green Hedges, Denhead and Hillcrest, would form a comprehensive urban development with the land at Maidencraig, all bounded by the existing road network. The character of this area is similar to the area to the north of the Denburn as identified by the Reporter. Containment would be further reinforced by strategic perimeter landscaping to provide screening. This would further differentiate the urban dominance of this area from the open Character of the land to the west of the A944.
5. An amenity wildlife corridor and landscaping strip either side of the Denburn would form a continuum between the Maidencraig Wildlife Reserve to the east and the western part of the Denburn Valley. Confining the wildlife corridor to either side of the immediate Denburn Watercourse with existing linking underpasses would help to ensure safe passage for wildlife and not create a safety hazard by encouraging wildlife to venture across a busy road and roundabout at the south west corner of Gateside Farm East Field. Hence the Green Space Network should be removed from the southern section of the field.

I note that my site is now designated as being within the Green Space Network NE1 - 'a strategic network of woodland and other habitat.' It is a captive site and does not offer the easiest passage for wild life or good connectivity between open spaces.

Certainly the surrounding green space network designation fulfils your strategy of providing an enhanced setting for development with regard to this particular site.

I would now ask you to consider our request that the above site should be included in the new Aberdeen Local Development Plan as a site suitable for development. I would also ask that you consider the removal of the Green Space Network from the southern

physical constraints, environmental (including landscape) sensitivities, accessibility and infrastructure capacity, detailed sustainability criteria

### **Physical Constraints**

3.8 A range of physical factors will exert influences to a greater or lesser degree in the consideration of sites for development. Relevant constraints include topography, land or plains liable to flood,

### **Environmental Sensitivities**

3.9 The local environment exhibits a range of attributes which can help to impart a sense of place or character, offer opportunities for active or passive recreation, or provide a home for wildlife. For example, green networks/corridors and open spaces provide an important resource to wildlife and people.

### **Accessibility**

3.10 The Structure Plan seeks to ensure that all new development contributes towards reducing the need to travel and encouraging people to walk, cycle or use public transport. Sites close to public transport, cycle and pedestrian routes, employment land and services and facilities, such as shops and schools, are going to be more sustainable than those that are more isolated. Developments that provide these facilities, and mixed use developments, can also help to reduce car dependency and give people more travel choice.

### **Infrastructure Capacity**

3.11 Infrastructure capacity can include public utilities and facilities such as roads, bridges, sewers and sewer plants, water lines and power lines which are necessary for the proper functioning of an urban area.

Den of Maidencraig. Land at Greenferns, Maidencraig south east and Kingswells south are zoned as Strategic Housing Land Reserve in the current local plan. LOW landscape impacts.

**Transport and Accessibility** To make sure that all new developments contribute towards reducing the need to travel and encourage people to walk, cycle or use public transport by making these attractive choices.

4.8 The Scottish Government recognise that there is an intrinsic link between land use and transport and emphasises that land use planning has a key role in reducing the need to travel and can help to promote greater use of sustainable transport modes. The need to integrate walking, cycling, public transport and local road infrastructure into new developments, including implementation of the Core Paths Plan.



**LDP BID : SITE AT GAITSIDE FARM.**



Map data ©2018 Google 50 m



**LDP BID, SITE AT GAITSIDE FARM**

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