


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)	OP7 GORDON CENTRE, BRIDGE OF DON
5.2	Site Address	ELLON ROAD, BRIDGE OF DON
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	NO
5.5	Is the site currently being marketed?	NO Details: IT IS ANTICIPATED THAT IT WILL BE MARKETED BEFORE THE END OF 2018
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	 An Ordnance Survey map of the Bridge of Don area. Two specific sites are highlighted with blue outlines and labeled 'OP5' and 'OP7'. The map shows residential streets, green spaces, and a river. The text 'Bridge of Don' is printed in large black letters at the bottom of the map area.
5.7	Please provide the National Grid reference of the site.	
5.8	What is the current use of the site?	VACANT EDUCATIONAL BUILDINGS
5.9	Has there been any previous development on the site? If yes please provide details	YES Details: USED FOR FURTHER EDUCATION PURPOSES AND MOST RECENTLY GYMNASTICS

6.	Legal and Planning History		
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	

6.2	Is the site under option to a developer?	NO
6.3	Is the proposed site included in the ALDP2017?	YES Details: SITE OP7
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	NO
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	YES Details: AS PART OF 2017 LOCAL DEVELOPMENT PLAN PROCESS
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	NO
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	YES Details: RESPONDENT REFERENCE 109
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	NO
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site)	NO

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></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		Employment		Mixed Use	✓	Retail		Other (Please Specify)	
Housing												
Employment												
Mixed Use	✓											
Retail												
Other (Please Specify)												
7.2	Do you have a specific occupier in mind for the site?	Yes / No Details:										
7.3	Site Area (hectares)	ha										
	Housing	NOT APPLICABLE										
7.4	Approx. no of units.											

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	NOT APPLICABLE
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 (Please provide as much detail as possible on each use class)	
7.13	Housing	No of units and type: TO BE CONFIRMED
7.14	Employment	m ² TO BE CONFIRMED
7.15	Retail	m ² TO BE CONFIRMED
	Retail	NOT APPLICABLE
7.16	Approx. floor area	m ²
	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	NOT APPLICABLE
7.17	Details of proposal	
7.18	Approx. floor area	m ²

8.	Engagement and Delivery	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	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.

		YES Details: PUBLIC PARTICIPATION IN 2017 LOCAL DEVELOPMENT PLAN PROCESS
8.2	Will the proposed development be phased?	YES Details: WILL DEPEND ON THE NATURE/MIX OF DEVELOPMENT
8.3	Expected development start post adoption of the plan in 2022	Year 0-5: ALTHOUGH IT IS HOPED THAT DEVELOPMENT WILL COMMENCE PRIOR TO 2022
8.4	Expected development completion	Year 0-5: SEE ANSWER AT 8.3 ABOVE
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	NO Details: LAND WILL BE SOLD TO A DEVELOPER
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

9.	Sustainable Development and Design		
	SEE PAPER APART		
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		
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?	Yes / No Details:	
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:	
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:	
9.10	Is there water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes / No Details:	
Land Use, Built and Cultural Heritage			
9.11	Built and Cultural Heritage (would the development of the site lead to the loss or disturbance of archaeological sites or vernacular or listed buildings?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	
9.12	Natural conservation (would the development of the site lead to the loss or disturbance of wildlife habitats or species?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	

9.13	Landscape features (would the development of the site lead to the loss or disturbance of linear and group features of woods, tree belts, hedges and stone walls?)	Significant loss or disturbance	
		Some potential loss or disturbance	
		No loss or disturbance	
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new settlement)	
		Partially related	
		Well related to existing settlement	
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting new facilities?)	No contribution	
		Some contribution	
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination or tipping present	
		Some potential contamination or tipping present	
		No contamination or tipping present	
9.18	Will the site impact on any water courses?	Yes / No Details:	
9.19	Does the development site contain carbon-rich soils or peatland? 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:	
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:			
	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:			
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 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)	No available connections			
		Limited range of connections			
		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 / 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?	Details:
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:
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:

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	NO
10.2	Is there currently education capacity for the proposed development? https://www.aberdeency.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Yes / No Details:

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: TO BE DETERMINED AS PART OF THE APPLICATION PROCESS

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

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		
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)		

14.	Development Viability		
14.1	Taking into account all the information provided above, and the requirements of the	I confirm that I consider the site to be viable as per the details provided above.	✓

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.

Please provide details of viability:

ABERDEEN LOCAL DEVELOPMENT PLAN REVIEW
PROPOSAL FOR A SITE TO BE INCLUDED IN THE MAIN ISSUES REPORT

NORTH EAST SCOTLAND COLLEGE
OP7 GORDON CENTRE, BRIDGE OF DON

Introduction

North East Scotland College (NESCOL) seeks the ongoing allocation of Site OP7 Gordon Centre, Bridge of Don for redevelopment for mixed uses in the review of the 2017 Local Development Plan.

The call for sites as part of the review highlights the Council's desire to identify brownfield sites for redevelopment for housing to meet the strategic housing land requirement.

The Gordon Centre ceased to be used by NESCOL as a teaching facility in 2011. Since then part of the site has been used initially by a gymnastics club and latterly by Sport Aberdeen for sporting activities, but this has ceased. The site is currently vacant.

The site has previously been critically assessed for redevelopment and found to be suitable.

Background

NESCOL employs approximately 600 people and provides 2,392 courses to approximately 16,300 students. Within the city, they have sites at Gallowgate, Altens, the Balgownie Centre and the Gordon Centre. In Aberdeenshire, they operate from Clinterty, Inverurie, Ellon, Fraserburgh, Peterhead and Macduff.

In light of a change in the structure and funding of further education institutions, and in light of the economic climate in Aberdeen and the wider region, NESCOL required to review their estates strategy. The allocation of funding under the new regional college model places more focus on the socio-economic characteristics of the area and its learners. This means providing authentic, modern learning experiences in high quality learning spaces.

Having successful tertiary education establishments within the city is a key part of attracting and retaining a skilled and innovative workforce, which is one of the economic objectives of the Strategic Development Plan.

In 2016, NESCOL therefore adopted a new 10 year estates strategy which will see them invest £64M in the redevelopment of their existing facilities across the north east, with the underlying aim of providing a College which transforms lives and supports regional development.

Having already invested £8M in the recladding of the North Block of the Gallowgate Campus, the new strategy proposes investing a further £40M at the Gallowgate as part of plans which will see the South Block also reclad and the creation of a new high street between the North and South Blocks. A further £21.4M could be spent on NESCOL's Altens Campus. The remaining funds will be spent in Aberdeenshire.

To fund the plans, NESCOL require to rationalise and simplify its estates. With the Balgownie and Gordon Centres no longer in use, these sites will be sold for redevelopment, with the proceeds invested in upgrading Gallowgate in the first instance.

The ongoing allocation of the Gordon Centre for redevelopment for mixed use is therefore critical to the delivery of the estates strategy and NESCOL's ability to respond to the ever changing demands of the further education curriculum and the regional economy. It will provide NESCOL and prospective developers with the confidence needs to make significant investment decisions.

If NESCOL is unable to redevelop the Gordon Centre, or indeed any of their other facilities, funding will be required from Scottish Government in order to continue to provide the learning experience which students in Aberdeen and the surrounding area demand. This will, in turn, divert funds from other nationally funded institutions, such as hospitals.