

[REDACTED]

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**From:** [REDACTED] <[REDACTED]@aberdeenshire.gov.uk>  
**Sent:** 05 January 2018 15:26  
**To:** [REDACTED] planning@hfm.co.uk  
**Cc:** Developer Obligations; developer obligations; [REDACTED]  
**Subject:** Planning Ref: 170021/DPP (Revision A)  
**Attachments:** 170021-DPP Assessment Report Revision A.pdf  
**Categories:** [REDACTED]

**Planning Ref:** 170021/DPP  
**Proposal:** Detailed Planning Permission for Proposed Community and Sports Facilities, Football Academy, (comprising outdoor pitches, pavilion, ancillary buildings), Stadium (20,000 capacity), ancillary uses, formation of access roads, parking and associated landscaping and engineering works  
**Address:** Land at West Kingsford (north of the A944 road) Skene Road, Aberdeen, AB15 8QR

Please find attached a revised Developer Obligations Assessment Report for this application, following confirmation from services that contributions are required towards the Core Path Network.

Should you require any assistance please do not hesitate to get in touch

Regards

[REDACTED]

Legal and Governance  
Business Services  
Aberdeenshire Council  
c/o Banchory Area Office  
The Square  
Banchory  
AB31 5RW  
Tel: [REDACTED]

As part of our continuing commitment to improving the service we offer, Legal & Governance would appreciate feedback on the service you receive from us. Please help us by clicking on the following link and answering the questions on the survey form. <https://www.surveymonkey.com/s/LGCustomerSurvey>



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## DEVELOPER OBLIGATIONS: Assessment Report

**DATE:** 05/01/2018

**APPLICATION REFERENCE:** 170021/DPP REVISION A

**DESCRIPTION:** Detailed Planning Permission for Proposed Community and Sports Facilities, Football Academy, (comprising outdoor pitches, pavilion, ancillary buildings), Stadium (20,000 capacity), ancillary uses, formation of access roads, parking and associated landscaping and engineering works

**ADDRESS:** Land at West Kingsford (north of the A944 road) Skene Road, Aberdeen, AB15 8QR

**TO:** Aberdeen FC Community Trust & Aberdeen Football Club Plc c/o Halliday Fraser Munro

**COPIED TO:** [REDACTED] ; [REDACTED]

**Aberdeenshire Council's Developer Obligations Team provide the service to Aberdeen City Council and will assess and agree the developer obligation requirements for this planning application and input to any legal agreements.**

Core Path Network	£9,064.71
Open Space	As advised directly by services
Regional SUDS	As advised directly by services
Transportation	As advised directly by services
<b>Total</b>	<b>£9,064.71</b>

## Core Paths

Contributions are required for implementing or linking to the Core Path Network. Core paths and links to the Core Paths Network are an infrastructure necessary for the purposes of recreation and sustainable active travel. New developments are required to install or upgrade core paths that are designated within the site and contribute to any cumulative impacts on surrounding core paths.

Contributions will be directed towards improvement to Core Path 91, due to the anticipated increased usage and pressure which will be placed on it as a result of the proposed development.

For clarification, the contribution is required for implementing or linking to the Core Paths Network. Core paths and links to the Core Paths Network are an infrastructure facility necessary for the purposes of recreation and sustainable active travel. New developments are required to install or upgrade core paths that are designated within the site and contribute to any cumulative impacts on surrounding core paths. This figure is based on current costs for path construction per square metre accounting for fit for purpose surfacing, signage and interpretation panels.

The contribution is calculated as follows;

No. of SHUE x WF x £372 =  
Contribution

$[GFA + (PS)/400 = SHUE]$

(GFA = Gross Floor Area in sqm)  
(PS = No of Parking Spaces x 12.5  
sqm)

As a Class 11 Development a weighting factor of 0.25 is applied.

Therefore;

$21,587 + (1392 \times 12.5) / 400 = 97.47$   
SHUE

$97.47 \times 0.25 \times £372 = \textbf{£9,064.71}$

## Open Space

If sufficient open space provision cannot be provided on site in line with policy requirements, then a contribution towards off site open space provision may be required under the Open Space Supplementary Guidance.

Services have demonstrated that sufficient plans are in place to provide onsite open space provision, therefore in this instance no financial contribution is required.

## Transportation

Any Strategic and Local Transportation requirements are identified and confirmed direct by Aberdeen City Council's Transportation Team.