

4. Site Details

Name of the site (Please use the LDP name if the site is already allocated)	Arnhall (Phase 4), Westhill
Site address	Land to the south of Arnhall Business Park and B9119
OS grid reference (if available)	NJ832059
Site area/size	11.6ha
Current land use	Open fields
Brownfield/greenfield	Greenfield
Please include an Ordnance Survey map (1:1250 or 1:2500 base for larger sites, e.g. over 2ha) showing the location and extent of the site, points of access, means of drainage etc.	

5. Ownership/Market Interest

Ownership (Please list the owners in question 3 above)	Sole owners
Is the site under option to a developer?	No
Is the site being marketed?	No
	If yes, please give details

6. Legal Issues

Are there any legal provisions in the title deeds that may prevent or restrict development? (e.g. way leave for utility providers, restriction on use of land, right of way etc.)	No
	If yes, please give details
Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips/issues with accessing the site etc.)	No
	If yes, please give details

7. Planning History

Have you had any formal/informal pre-application discussions with the Planning Service and what was the response?	No
	If yes, please give details
Previous planning applications	A Proposal of Application Notice (PoAN) was submitted back in May 2014 by Portico Design for a mixed use development to include Class 4, 5 and 6 uses, plus a Hotel. An application was not submitted as it was considered prudent to await the progression of applications at Phase 3, Arnhall, PPIP for which has now been extended until 2023.
Previous 'Call for sites' history. See Main Issues Report 2013 at www.aberdeenshire.gov.uk/ldp	Please provide Previous 'Call for sites'/'Bid' reference number: Ga034 Aberdeenshire Council considered that the bid site was well related to the existing business park and would further enhance employment opportunities in the settlement. It was therefore an appropriate location for

	<p>the further expansion of the Arnhall Business Park. It was stated at that time that there was insufficient capacity in the road network to accommodate the proposal in full as a strategic solution to that issue had not been identified. Only the western part of the site was carried forward into the Main Issues Report and LDP.</p>
<p>Local Development Plan status www.aberdeenshire.gov.uk/ldp</p>	<p>Is the site currently allocated for any specific use in the existing LDP?</p> <p>Yes. Part of the site is identified as RI. This is reserved land for future expansion of sub-sea industries. The LDP states that development should be located primarily in the western part of the site due to the presence of the BP Forties pipeline to the east and will need to accord with HSE Planning Advice for Developments near Hazardous Installations. A transport assessment will be required and mitigation of localised and potentially wider strategic traffic impacts should be addressed.</p> <p>The bid site is an expansion of this RI site and it is considered that HSE and road capacity issues are not an impediment to development. It is a logical location to expand Arnhall Business Park.</p>

8. Proposed Use

Proposed use		Mixed use development comprising Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage or distribution) and Class 7 (Hotel)
Housing	Approx. no of units	n/a
	Proposed mix of house types	Number of:
		<ul style="list-style-type: none"> • Detached: • Semi-detached: • Flats: • Terrace: • Other (e.g. Bungalows):
		Number of:
	<ul style="list-style-type: none"> • 1 bedroom homes: • 2 bedroom homes: • 3 bedroom homes: • 4 or more bedroom homes: 	
	Tenure (Delete as appropriate)	n/a
	Affordable housing proportion	n/a
Employment	Business and offices	Area unknown at this stage – to be determined during the detailed design stage
	General industrial	As above
	Storage and distribution	As above
	Do you have a specific occupier for the site?	No
Other	Proposed use (please specify) and floor space	Class 7 (hotel use) area to be determined at detailed design stage.
	Do you have a specific occupier for the site?	No

Is the area of each proposed use noted in the OS site plan?	No, to be determined at detailed design stage
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9. Delivery Timescales

We expect to adopt the new LDP in 2021. How many years after this date would you expect development to begin? (please tick)	0-5 years	✓
	6-10 years	
	10+ years	
When would you expect the development to be finished? (please tick)	0-5 years	✓
	6-10 years	
	+ 10years	
Have discussions taken place with financiers? Will funding be in place to cover all the costs of development within these timescales	No	
	Funding would be available by the developer at the time of development for this site	
Are there any other risk or threats (other than finance) to you delivering your proposed development	No	
	If yes, please give details and indicate how you might overcome them:	

10. Natural Heritage

<p>Is the site located in or within 500m of a nature conservation site, or affect a protected species?</p> <p>Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> • https://www.environment.gov.scot/ • EU priority habitats at http://gateway.snh.gov.uk/sitelink/index.jsp • UK or Local priority habitats at http://www.biodiversityscotland.gov.uk/advice-and-resources/habitat-definitions/priority/ • Local Nature Conservation Sites in the LDP's Supplementary Guidance No. 5 at www.aberdeenshire.gov.uk/ldp 	RAMSAR Site	No
	Special Area of Conservation	No
	Special Protection Area	No
	Priority habitat (Annex I)	No
	European Protected Species	No
	Other protected species	No
	Site of Special Scientific Interest	No
	National Nature Reserve	No
	Ancient Woodland	No
	Trees, hedgerows and woodland (including trees with a Tree Preservation Order)	No
	Priority habitat (UK or Local Biodiversity Action Plan)	No
	Local Nature Conservation Site	No
	Local Nature Reserve	No
If yes, please give details of how you plan to mitigate the impact of the proposed development:		

Biodiversity enhancement

<p>Please state what benefits for biodiversity this proposal will bring (as per paragraph 194 in Scottish Planning Policy), http://www.gov.scot/Resource/0045/00453827.pdf) by ticking all that apply. Please provide details.</p>	Restoration of habitats	
	Habitat creation in public open space	✓
	Avoids fragmentation or isolation of habitats	
	Provides bird/bat/insect boxes/Swift bricks (internal or external)	
	Native tree planting	✓
Drystone wall		

<p>See Planning Advice 5/2015 on Opportunities for biodiversity enhancement at: www.aberdeenshire.gov.uk/media/19598/2015_05-opportunities-for-biodiversity-enhancement-in-new-development.pdf</p> <p>Advice is also available from Scottish Natural Heritage at: https://www.snh.scot/professional-advice/planning-and-development/natural-heritage-advice-planners-and-developers and http://www.nesbiodiversity.org.uk/.</p>	Living roofs	
	Ponds and soakaways	
	Habitat walls/fences	
	Wildflowers in verges	
	Use of nectar rich plant species	✓
	Buffer strips along watercourses	✓
	Show home demonstration area	
	Other (please state):	
	The site has been used for spoil storage during the construction phase of Arnhall to the north and as such has no biodiversity or natural heritage value. Any development will provide strategic landscaping and open space which will provide opportunities for biodiversity. Native tree planting and nectar rich plant species will be used to enhance biodiversity on the site.	

11. Historic environment

Historic environment enhancement		
Please state if there will be benefits for the historic environment.	No impact on the historic environment	
	If yes, please give details:	
<p>Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details.</p> <p>You can find details of these designations at:</p> <ul style="list-style-type: none"> http://historicscotland.maps.arcgis.com/apps/Viewer/index.html?appid=18d2608ac1284066ba3927312710d16d http://portal.historicenvironment.scot/ https://online.aberdeenshire.gov.uk/smrpub/master/default.aspx?Authority=Aberdeenshire 	Scheduled Monument or their setting	No
	Locally important archaeological site held on the Sites and Monuments Record	No
	Listed Building and/or their setting	No
	Conservation Area (e.g. will it result in the demolition of any buildings)	No
	Inventory Gardens and Designed Landscapes	No
	Inventory Historic Battlefields	No
	If yes, please give details of how you plan to mitigate the impact of the proposed development	

12. Landscape Impact

<p>Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp)</p>	<p>No</p> <p>If yes, please state which SLA your site is located within and provide details of how you plan to mitigate the impact of the proposed development:</p>
<p>SLAs include the consideration of landscape character elements/features. The characteristics of landscapes are defined in the Landscape Character Assessments produced by Scottish Natural Heritage (see</p>	<p>If your site is not within an SLA, please use this space to describe the effects of the site's scale, location or design on key natural landscape elements/features, historic features or the composition or quality of the landscape character:</p>

<p>below) or have been identified as Special Landscape Areas of local importance.</p> <ul style="list-style-type: none"> • SNH: Landscape Character Assessments https://www.snh.scot/professional-advice/landscape-change/landscape-character-assessment • SNH (1996) Cairngorms landscape assessment http://www.snh.org.uk/pdfs/publications/review/075.pdf • SNH (1997) National programme of landscape character assessment: Banff and Buchan http://www.snh.org.uk/pdfs/publications/review/037.pdf • SNH (1998) South and Central Aberdeenshire landscape character assessment http://www.snh.org.uk/pdfs/publications/review/102.pdf 	<p>The land has been used for spoil storage during the construction phase of Arnhall to the north and any development would improve the landscape. The principle of development on part of the site is accepted due to the LDP designation on land to the west. Landscaping and open space on this land and the remainder of the site would ensure the integration of the site with the wider area as demonstrated by the business land to the north which is well contained within an attractive network of open space and landscaping.</p> <p>The site is well screened from the A944 due to the landform to the south which would screen any development. On closer approach from the east and west it would be seen in the context of existing development in the area. From the north it is screened by existing business development.</p>
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13. Flood Risk

<p>Is any part of the site identified as being at risk of river or surface water flooding within SEPA flood maps, and/or has any part of the site previously flooded?</p> <p>(You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm)</p>	<p>River - Yes. The Brodiach Burn runs along the eastern boundary and a search of SEPA's Flood Risk map indicates some potential localised flooding from that.</p> <p>Surface Water – Yes. There is some risk from surface water flooding on the allocated part of the site.</p> <p>As part of the planning application for the Phase 3 site, both SEPA and the Council's Flood Prevention Unit were satisfied with the Drainage Impact Assessment and SUDs proposals. Accordingly it is considered that this site can be adequately drained without risk of flooding.</p>
<p>Could development on the site result in additional flood risk elsewhere?</p>	<p>No</p> <p>If yes, please specify and explain how you intend to mitigate or avoid this risk:</p>
<p>Could development of the site help alleviate any existing flooding problems in the area?</p>	<p>Yes</p> <p>SUDs on the site would resolve any surface water drainage issues and localised flood risk.</p>

14. Infrastructure

a. Water / Drainage

<p>Is there water/waste water capacity for the proposed development (based on Scottish Water asset capacity search tool http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?</p>	<p>Water</p>	<p>Yes</p>
	<p>Waste water</p>	<p>Yes</p>

Has contact been made with Scottish Water?	No, but part of the site is already allocated for development in the LDP and it is understood that capacity would be made available for the additional land if it was identified for development in the LDP.
Will your SUDS scheme include rain gardens? http://www.centernalscotlandgreennetwork.org/campaigns/greener-gardens	n/a
b. Education – housing proposals only	
Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/	n/a
Has contact been made with the Local Authority’s Education Department?	No
c. Transport	
If direct access is required onto a Trunk Road (A90 and A96), or the proposal will impact on traffic on a Trunk Road, has contact been made with Transport Scotland?	n/a
Has contact been made with the Local Authority’s Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk	Not in relation to this bid. However, during the promotion of the site during the 2017 LDP process, it was concluded by Aberdeenshire Council that there was insufficient capacity in the road network to accommodate the proposal in full. However, a package of road improvement measures (funded by the bid proposer) to improve capacity and traffic flow has been implemented as part of Phase 3 which is considered to be successful in alleviating traffic congestion in the area. In addition to this, the AWPR is under construction and nearing completion, which includes a grade separated junction between Westhill and Kingswells, approximately 0.8 miles from the bid site. This will improve capacity and allow the entire site to be allocated in the 2021 LDP in order to support the future growth of the internationally important Westhill sub-sea cluster. Additional mitigation measures required as part of the development of the bid site would be provided as required.
Public transport	Westhill is well served by public transport services, connecting to Aberdeen and the wider area. Bus stops are located within Arnhall Business Park to the north, less than 400m from the site providing public transport services 7 days a week.
Active travel (i.e. internal connectivity and links externally)	The site will provide footpaths which will link with existing footpaths offsite and with the wider area.

d. Gas/Electricity/Heat/Broadband	
Has contact been made with the relevant utilities providers?	Gas: No
	Electricity: No
	Heat: No
	Broadband: No
Have any feasibility studies been undertaken to understand and inform capacity issues?	No feasibility studies have been undertaken at this stage, however, there are utilities in the area and this is not considered to be an impediment to development, given the business development located to the north.
Is there capacity within the existing network(s) and a viable connection to the network(s)?	This is unknown at this stage, however, it is not considered to present an impediment to development
Will renewable energy be installed and used on the site? For example, heat pump (air, ground or water), biomass, hydro, solar (photovoltaic (electricity) or thermal), or a wind turbine (freestanding/integrated into the building)	Unknown at this stage, but would be considered in more detail at the appropriate design stage.
e. Public open space	
Will the site provide the opportunity to enhance the green network? (These are the linked areas of open space in settlements, which can be enhanced through amalgamating existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP	The site has been used for spoil storage during the construction phase of Arnhall to the north and any development will provide attractive areas of open space appropriate to the business and industrial development proposed. This will link to areas of open space in the wider area and provide opportunities to enhance the green network.
Will the site meet the open space standards, as set out in Appendix 2 in the Aberdeenshire Parks and Open Spaces Strategy? https://www.aberdeenshire.gov.uk/media/6077/approvedpandospacesstrategy.pdf	Yes, the development will provide open space in line with Aberdeenshire LDP standards. This will provide open space at a scale appropriate to the size and use of the site.
Will the site deliver any of the shortfalls identified in the Open Space Audit for specific settlements? https://www.aberdeenshire.gov.uk/communities-and-events/parks-and-open-spaces/open-space-strategy-audit/	The Open Space Audit for Westhill focusses on play space and sporting facilities. While the development of this business and industrial site will not deliver any direct shortfalls for Westhill, it will provide open space appropriate to its size and function.
f. Resource use	
Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources?	n/a
Will the site have a direct impact on the water environment and result in the need for	No

watercourse crossings, large scale abstraction and/or culverting of a watercourse?	
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15. Other potential constraints

Please identify whether the site is affected by any of the following potential constraints:

Aberdeen Green Belt https://www.aberdeenshire.gov.uk/media/20555/appendix-3-boundaries-of-the-greenbelt.pdf	No
Carbon-rich soils and peatland http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No
Coastal Zone https://www.aberdeenshire.gov.uk/media/20176/4-the-coastal-zone.pdf	No
Contaminated land	No
Ground instability	No
Hazardous site/HSE exclusion zone (You can find the boundary of these zones in Planning Advice 1/2017 Pipeline and Hazardous Development Consultation Zones at https://www.aberdeenshire.gov.uk/planning/plans-and-policies/planning-advice/ and advice at http://www.hse.gov.uk/landuseplanning/developers.htm)	Yes
Minerals – safeguarded or area of search https://www.aberdeenshire.gov.uk/ldpmedia/6_Area_of_search_and_safeguard_for_minerals.pdf	No
Overhead lines or underground cables	No
Physical access into the site due to topography or geography	No
Prime agricultural land (grades 1, 2 and 3.1) on all or part of the site. http://map.environment.gov.scot/Soil_maps/?layer=6	No
‘Protected’ open space in the LDP (i.e. P sites) www.aberdeenshire.gov.uk/ldp and choose from Appendix 8a to 8f	No
Rights of way/core paths/recreation uses	No
Topography (e.g. steep slopes)	No
Other	No

If you have identified any of the potential constraints above, please use this space to identify how you will mitigate this in order to achieve a viable development:

The BP Forties pipeline lies to the east and the site lies within the pipeline consultation zone. It is considered that this does not constrain development on the wider site, but only limits the size of units that can be located on site. This is evident in the amount of employment development that is located elsewhere in Arnhall Business Park, also within the pipeline consultation zone. It is argued that Aberdeenshire Council acknowledged during the 2017 LDP process that an employment development could be achieved on the site that accords with PADHI+ guidance and it is argued that the site should not have been restricted for gas pipeline reasons in the 2017 LDP. The entire site should therefore be allocated for business and hotel uses in the 2021 LDP considering the gas pipeline corridor does not prevent development and traffic impact will be relieved through the package of road improvements already undertaken and the AWPR junction to the east.

16. Proximity to facilities

How close is the site to a range of facilities?	Local shops	400m-1km
	Community facilities (e.g. school, public hall)	>1km
	Sports facilities (e.g. playing fields)	400m – 1km
	Employment areas (garage)	<400m
	Residential areas	400m – 1km
	Bus stop or bus route	400m
	Train station	n/a
	Other	n/a

17. Community engagement

Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal?	Yes
	If yes, please specify the way it was carried out and how it influenced your proposals: Public consultation was carried out in June 2014 in relation to the bid site. Roads were the most frequently cited issue. It is considered that the improvements provided as part of the Phase 3 development and the opening of the AWPR will mean that there is sufficient capacity on the network for the proposals. However, a full transport assessment would be carried out in relation to the proposals and appropriate mitigation provided.

18. Residual value and deliverability

Please confirm that you have considered the ‘residual value’ of your site and you are confident that the site is viable when infrastructure and all other costs, such as constraints and mitigation are taken into account.	I have considered the likely ‘residual value’ of the site, as described above, and fully expect the site to be viable: Please tick: <input checked="" type="checkbox"/>
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If you have any further information to help demonstrate the deliverability of your proposal, please provide details.

Westhill is identified in the 2017 LDP as a thriving town, which has expanded significantly since the 1960’s. The LDP acknowledges Arnhall Business Park as a focus for specialist subsea engineering businesses and is central to Westhill’s status as a global subsea centre of excellence.

Although traffic congestion is identified as an issue facing the town, the package of road improvements as part of Phase 3 have been completed and viewed as a successful measure in alleviating traffic congestion in the area at peak commuter times. Further to this, the AWPR and

grade separated junction between Westhill and Kingswells will free up additional capacity in the local road network for additional development at the bid site.

Thorough analysis and traffic modelling as part of the Phase 4 development would ensure a cohesive strategy for the delivery of any further road network improvements which will enable the delivery of the bid site which is considered vital to the expansion of Westhill, maintaining its function as an employment centre and subsea centre of excellence.

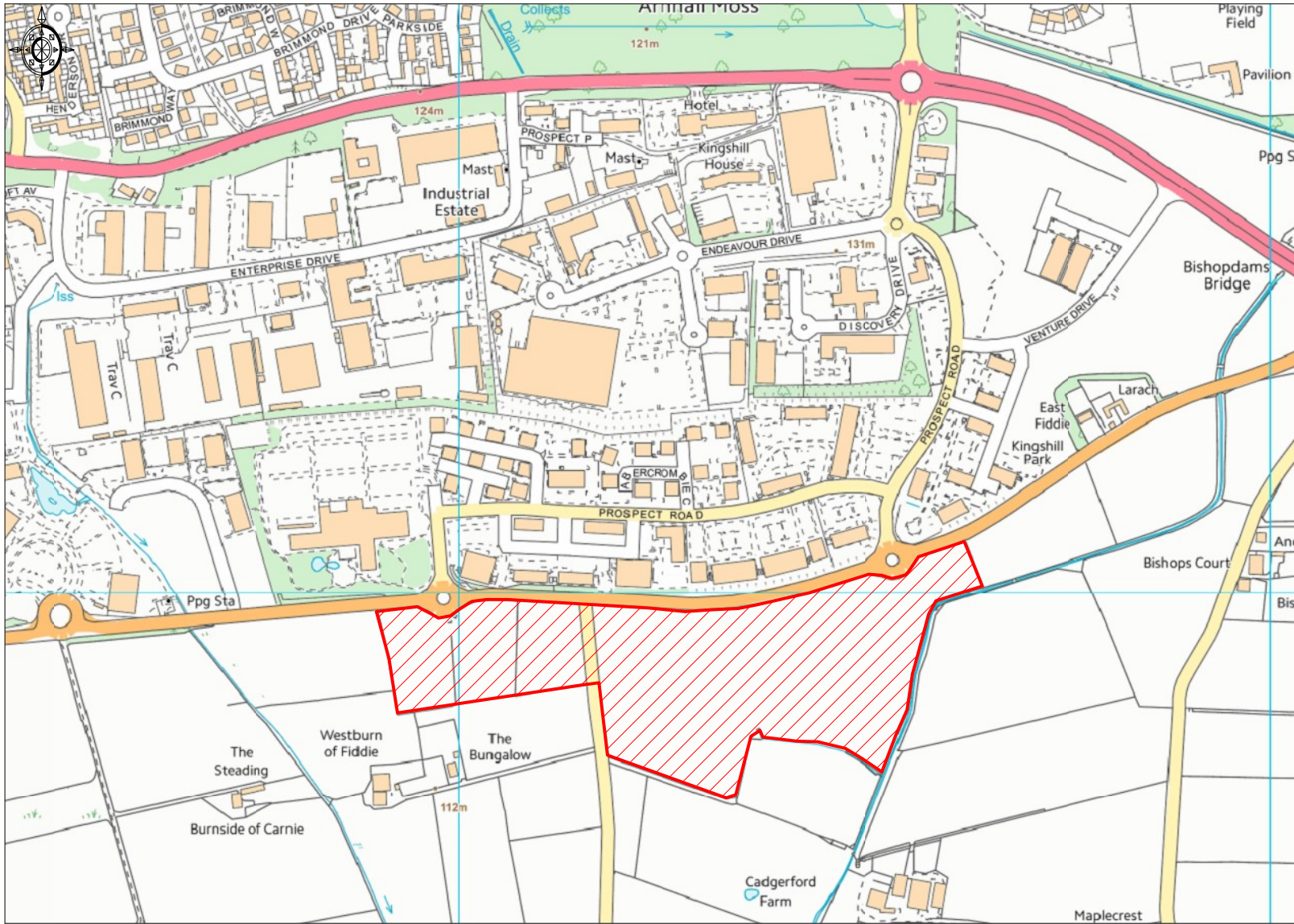
The landowner has been involved in the development of Arnhall Business Park and funded the package of road improvements delivered as part of Phase 3. They are therefore well aware of the issues surrounding the development of the site and do not see the provision of necessary infrastructure as an impediment to development. The landowner is therefore confident that there is a residual value following development of the site and the provision of the necessary infrastructure.

19. Other information

Please provide any other information that you would like us to consider in support of your proposed development (please include details of any up-to-date supporting studies that have been undertaken and attach copies e.g. Transport Appraisal, Flood Risk Assessment, Drainage Impact Assessment, Peat/Soil Survey, Habitat/Biodiversity Assessment etc.)

Please tick to confirm your agreement to the following statement:

By completing this form I agree that Aberdeenshire Council can use the information provided in this form for the purposes of identifying possible land for allocation in the next Local Development Plan. I also agree that the information provided, other than contact details and information that is deemed commercially sensitive (questions 1 to 3), can be made available to the public.



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