

4. Site Details

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| Name of the site (Please use the LDP name if the site is already allocated) | Former Blockworks site, Straik Road, Elrick, Westhill (part of BUS designation) |
| Site address | As above |
| OS grid reference (if available) | NJ 82287 06526 |
| Site area/size | 0.86 hectares |
| Current land use | Former blockworks site, currently unused |
| Brownfield/greenfield | Brownfield |
| 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

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| Ownership (Please list the owners in question 3 above) | Findlay, Glover & Macaulay Ltd |
| Is the site under option to a developer? | No - |
| Is the site being marketed? | Yes The site has been marketed extensively to office and industrial occupiers; however there has been no take-up of the site to date. <ul style="list-style-type: none"> • Findlay, Glover and Macaulay Ltd bought the site in December 2012 and the site has been marketed since early 2013. • Proposal of Application Notice ref: ENQ/2013/0621 validated on 3rd April 2013 as Heads of Terms were agreed with an oil service company for an HQ office and workshops through our selling agent CBRE before the deal fell through. • Proposal of Application Notice ref: ENQ/2014/0059 validated on 14th January 2014 as on shortlist of tenders to relocate an oil service company to a new HQ office and warehouse facility through our selling agent CBRE before the deal fell through. • Proposal of Application Notice ref: ENQ/2014/2605 validated on 20th November 2014 for 3 office pavilions on a speculative basis which received planning approval ref: APP/2015/0556. There has been no take-up of interest in the office pavilions due to downturn in oil sector and over supply of office space in the marketplace. • The back part of the site has also been marketed as 7 industrial units as per the layout approved under planning approval ref: APP/2017/0370 but with no take-up to date. |

6. Legal Issues

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| Are there any legal provisions in the title deeds that may prevent or restrict development? | No |
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| (e.g. way leave for utility providers, restriction on use of land, right of way etc.) | 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

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| Have you had any formal/informal pre-application discussions with the Planning Service and what was the response? | Yes If yes, please give details Pre-application discussions have been held with the Planning Service in relation to a potential change of use to residential development. The response from the Planning Service was that due to the BUS designation of the site a Supporting Justification would be required to develop the site for non-employment uses. The Planning Service also recognised the site is highly sustainable given its proximity to local services and the town centre, and that redevelopment of this brownfield site would benefit the amenity of the local area. |
| Previous planning applications | Please provide application reference number(s), description(s) of the development, and whether planning permission was approved or refused: APP/2015/0552 – Erection of 4-storey hotel (on adjacent site) approved in January 2016. APP/2015/0556 – Erection of 3 office buildings approved in March 2016. APP/2017/0370 – Erection of 7 industrial workshop units approved in September 2017. |
| 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: N/A |
| Local Development Plan status www.aberdeenshire.gov.uk/ldp | Is the site currently allocated for any specific use in the existing LDP? Yes If yes, do you wish to change the site description and or allocation? Yes |

8. Proposed Use

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| Proposed use | | Housing/employment/mixed use/other (please specify): Housing |
| Housing | Approx. no of units | To be confirmed |
| | Proposed mix of house types | Number of: <ul style="list-style-type: none"> • Detached: To be confirmed • Semi-detached: To be confirmed • Flats: To be confirmed • Terrace: To be confirmed • Other (e.g. Bungalows): To be confirmed |
| | | Number of: <ul style="list-style-type: none"> • 1 bedroom homes: To be confirmed |

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| | | <ul style="list-style-type: none"> • 2 bedroom homes: To be confirmed • 3 bedroom homes: To be confirmed • 4 or more bedroom homes: To be confirmed |
| | Tenure (Delete as appropriate) | Private/Rented/Self-Build/Supported houses (e.g. for elderly)/Other (please specify): The site has the potential to provide private housing, affordable housing, or sheltered housing for over 55's for example. |
| | Affordable housing proportion | 25% |
| Employment | Business and offices | Indicative floor space: |
| | General industrial | Indicative floor space: |
| | Storage and distribution | Indicative floor space: |
| | Do you have a specific occupier for the site? | |
| Other | Proposed use (please specify) and floor space | |
| | Do you have a specific occupier for the site? | |
| Is the area of each proposed use noted in the OS site plan? | | - |

9. Delivery Timescales

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| 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 | Yes | |
| | If yes, please give details (e.g. bank facility, grant funding, secured loan etc.) Bank facility | |
| 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: N/A | |

10. Natural Heritage

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| <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 | |
| | Special Area of Conservation | |
| | Special Protection Area | |
| | Priority habitat (Annex I) | |
| | European Protected Species | |
| | Other protected species | |
| | Site of Special Scientific Interest | |
| | National Nature Reserve | |
| | Ancient Woodland | |
| | Trees, hedgerows and woodland (including trees with a Tree Preservation Order) | |
| | Priority habitat (UK or Local Biodiversity Action Plan) | |
| | Local Nature Conservation Site | |
| | Local Nature Reserve | |
| | If yes, please give details of how you plan to mitigate the impact of the proposed development: N/A | |
| 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> <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> | 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 | |
| | 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): | |
| If yes, please provide details: The items above will be considered at the detailed design stage. | | |

11. Historic environment

| Historic environment enhancement | |
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| Please state if there will be benefits for the historic environment. | No If yes, please give details: N/A |
| Does the site contain/is within/can affect any of the following historic environment assets? Please tick any that apply and provide details. You can find details of these designations at: <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 |
| | Locally important archaeological site held on the Sites and Monuments Record |
| | Listed Building and/or their setting |
| | Conservation Area (e.g. will it result in the demolition of any buildings) |
| | Inventory Gardens and Designed Landscapes |
| | Inventory Historic Battlefields |
| | If yes, please give details of how you plan to mitigate the impact of the proposed development N/A |

12. Landscape Impact

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| Is the site within a Special Landscape Area (SLA)? (You can find details in Supplementary Guidance 9 at www.aberdeenshire.gov.uk/ldp) | No 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: N/A |
| 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 below) or have been identified as Special Landscape Areas of local importance. <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/ | 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: The site is accessed off Straik Road to the north. The access road and roundabout are in-situ to serve the recently built Hampton by Hilton hotel. To the north (opposite the site) lies the residential area of Elrick. To the immediate west there is the residential mobile-home park, and further west there are office buildings which are screened by mature trees. The Westhill Business Park lies to the south and east of the site and includes offices and a workshop. The site is enclosed on all sides by 2m high palisade fencing. The site has been cleared and is ready for development. There is also 2,000sqm approx. of landscaped public open space and an area of public art already provided as part of the wider masterplan development of the site. |

13. Flood Risk

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| 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? (You can view the SEPA flood maps at http://map.sepa.org.uk/floodmap/map.htm) | No If yes, please specify and explain how you intend to mitigate this risk: N/A |
| Could development on the site result in additional flood risk elsewhere? | No If yes, please specify and explain how you intend to mitigate or avoid this risk: N/A |
| Could development of the site help alleviate any existing flooding problems in the area? | No If yes, please provide details: N/A |

14. Infrastructure

a. Water / Drainage

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| 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)? | Water | Yes |
| | Waste water | Yes |
| Has contact been made with Scottish Water? | Yes If yes, please give details of outcome: Capacity in the Scottish Water network has been established. | |
| Will your SUDS scheme include rain gardens? http://www.centuralscotlandgreennetwork.org/campaigns/greener-gardens | To be confirmed Please specify: This will be considered at the detailed design stage. | |

b. Education – housing proposals only

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| Education capacity/constraints https://www.aberdeenshire.gov.uk/schools/parents-carers/school-info/school-roll-forecasts/ | Please provide details of any known education constraints. Is additional capacity needed to serve the development? No | |
| Has contact been made with the Local Authority's Education Department? | No If yes, please give details of outcome: N/A | |

c. Transport

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| 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? | No If yes, please give details of outcome: N/A | |
| Has contact been made with the Local Authority's Transportation Service? They can be contacted at transportation.consultation@aberdeenshire.gov.uk | Yes If yes, please give details of outcome: Informal contact has previously taken place with the Transportation Service, however more specific discussions on the proposed redevelopment of | |

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| | the site for residential use is still to take place. |
| Public transport | Please provide details of how the site is or could be served by public transport: The site lies immediately on a main public transport corridor which is the A944 Straik Road. There are bus stops for the X17, 218 and 220 routes to and from Aberdeen right outside the site boundary on both sides of the road. The X17 bus service from Elrick to Aberdeen runs every 15 minutes. |
| Active travel (i.e. internal connectivity and links externally) | Please provide details of how the site can or could be accessed by walking and cycling: The site is within walking and cycling distance of Westhill town centre. |
| d. Gas/Electricity/Heat/Broadband | |
| Has contact been made with the relevant utilities providers? | Gas: Yes If yes, please give details of outcome(s): Gas is already available on site. |
| | Electricity: Yes If yes, please give details of outcome(s): Electricity is already available with a newly built substation on site. |
| | Heat: Yes If yes, please give details of outcome(s): To be confirmed |
| | Broadband: Yes If yes, please give details of outcome(s): BT Open-Reach Fibre Optic is already on site. |
| Have any feasibility studies been undertaken to understand and inform capacity issues? | Yes Please specify: There are no known capacity issues to serve a residential development on this site. |
| Is there capacity within the existing network(s) and a viable connection to the network(s)? | Yes Please specify: There are no known capacity issues to serve a residential development on this site. |
| 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) | Yes If yes, please specify the type of renewable energy technology(s), if it is to provide electricity and/or heating (i.e. space heating and/or hot water), and the scale of provision (To supplement off-site connection all the way to 100% energy provision (off-grid)): The developer is likely to include renewable measures such as air-source heat pumps, solar PV panels, or other measures to be confirmed. |
| 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 | Yes Please specify: There is already 2,000sqm of public open space provided as part of the approved masterplan for the wider site which |

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| existing green networks or providing onsite green infrastructure) You can find the boundary of existing green networks in the settlement profiles in the LDP | includes the area of public art in front of the Hampton by Hilton hotel. |
| 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 Please specify: The site can provide at least 120sqm of usable public open space per dwellinghouse. |
| 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/ | Not applicable Please specify: N/A |
| f. Resource use | |
| Will the site re-use existing structure(s) or recycle or recover existing on-site materials/resources? | No If yes, please specify: N/A |
| Will the site have a direct impact on the water environment and result in the need for watercourse crossings, large scale abstraction and/or culverting of a watercourse? | No If yes, please provide details: N/A |

15. Other potential constraints

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

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| 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) | No |
| 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 |

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| '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: - | |

16. Proximity to facilities

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| How close is the site to a range of facilities? | Local shops | <400m: There is a Spar Convenience Store adjacent to the west boundary of the site. |
| | Community facilities (e.g. school, public hall) | <400m |
| | Sports facilities (e.g. playing fields) | <400m |
| | Employment areas | <400m |
| | Residential areas | <400m |
| | Bus stop or bus route | <400m |
| | Train station | >1 km |
| | Other, e.g. dentist, pub (please specify) | <400m to Westhill town centre which includes dental practice, pubs, hotels, shops, and many other local services. |

17. Community engagement

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| Has the local community been given the opportunity to influence/partake in the design and specification of the development proposal? | No |
| | If yes, please specify the way it was carried out and how it influenced your proposals: - |
| | If not yet, please detail how you will do so in the future: There is the potential to hold a public consultation event if that is considered appropriate to the scale of development being proposed at the detailed design stage. |

18. Residual value and deliverability

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| 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"/> |
| If you have any further information to help demonstrate the deliverability of your proposal, please provide details. | |

19. Other information

The site is a brownfield development opportunity with the settlement of Westhill. There is currently planning permission for office development on both the front and back parts of the site granted under ref: APP/2015/0556, and industrial workshop development on the back part of the site granted under ref: APP/2017/0370. The site has been marketed extensively for 5 years to office and industrial occupiers but to date there has been no take-up of the site for these employment uses. It is evident from speaking to the agents of prospective occupiers that the downturn in the oil and gas sector in recent years has been the primary reason for the lack of interest in developing the site for employment uses.

The site has been lying vacant and ready for development since the previous blockworks buildings were cleared in 2016. Pre-application discussions were held with the Planning Service in relation to a residential development on the site. The Planning Service acknowledged that the site has excellent credentials in terms of sustainability given it is brownfield land within walking distance of Westhill town centre and immediately adjacent to a public transport corridor. However, the Planning Service noted that because the site is contained within the BUS designation a Supporting Justification would be required to redevelop the site for non-employment uses.

There are currently plans being drawn up to redevelop the site for residential use on both the front and back parts of the site. It is likely that the housing tenure will be a mix of smaller private apartments and an element of affordable housing or all affordable housing on the sites. There is also the potential to include sheltered housing for over 55's, Given these plans for residential use are likely to come forward within the lifetime of the next LDP, it would help to facilitate the development (for residential use) if the zoning of the site was changed to remove the BUS designation. The site should instead be included as "white land" within the settlement boundary.

The current BI policy in the LDP states that land within a BUS designation will be retained for employment uses unless there is a constraint on the site whereby there is no reasonable prospect of it ever becoming marketable for business development or it is poorly located for alternative use. In the case of the former blockworks on Straik Road, the site has already been marketed for 5 years and there has been no take-up of the site for employment uses. The use of the site for an alternative use (i.e. housing) will benefit the local community as it will see a visually-prominent vacant and derelict site in Westhill redeveloped to meet local demand for affordable housing. The redevelopment of the site for housing will not prejudice the strategic land requirement given there is 0.95 hectares of business land available within the Arnhall/Silvertrees Business Park (BUS) and a further 5.65 hectares of business land available within the Arnhall Gateway Business Park (OP2) both of which are immediately available within the Employment Land Audit 2017.

It is recognised that there are a mix of uses surrounding the site including a hotel, offices, a workshop, and residential areas. We are confident that a satisfactory level of amenity can be provided for new occupants of the proposed housing development; and the layout, siting and design of the new development can respect the character and amenity of the neighbouring uses. These are matters that are currently being considered and will be addressed through a detailed planning application submission.

The removal of this site from the BUS designation and reclassification of the site as "white land" within the settlement boundary of Westhill does not mean that the site cannot or will not be redeveloped for employment uses. It will simply help to smooth the planning application process if and when a detailed proposal comes forward for residential development on the site which

looks the most likely scenario at the moment given the lack of take-up from office / industrial occupiers to date combined with the notes of interest from prospective housing developers.

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.

