



P1851 – Prime
Four,
Kingswells
Phase 5

Aberdeen Local Development Plan Review

Proposal for a site to be included in the Main Issues Report

The Proposed Strategic Development Plan does not require us to allocate extra housing or employment land in the next Local Development Plan (LDP). Because the 2012 LDP identified a significant number of greenfield sites to accommodate these requirements, we are not looking to allocate any more greenfield housing or employment land in this plan. It is for this reason that we are not asking for greenfield development options this time around. However, we are always keen to identify new brownfield sites for housing or for other uses. Please use this form to provide details of the site that you wish to have included in the Main Issues Report for consideration as a proposal in the next Aberdeen Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. The City Council has produced a Sustainability Checklist which provides guidance on the issues which will be used to help us judge the merits of competing development options.

This can be found on www.aberdeencity.gov.uk/localdevelopmentplan

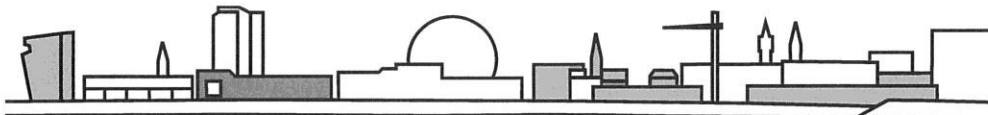
Please ensure your proposal is with us by 14th June 2013.

Using your personal information

Information you supply to Aberdeen City Council (ACC) in this form will be used to prepare the Local Development Plan. The information provided will be made public and will be placed on the Council's website. This will include the name and address of the proposer and landowner.

The Local Development Plan team may also use your contact details to contact you about the information you have provided.

For further information on how your information is used, how ACC maintain the security of your information, and your rights to access information ACC holds about you, please contact Andrew Brownrigg, Team Leader, Local Development Plan Team, Enterprise Planning and Infrastructure, Aberdeen City Council, Business Hub 4 Marischal College, Broad Street, Aberdeen AB10 1AB.



1 DRUM KINGSWELLS BUSINESS PARK LTD
Name of proposer: Date:
Address:
Postcode:
Telephone:
Email:

2 Name of landowner:
Address:

The site and your proposal

3 What name would you like the site to be known as?
[The site name could be descriptive or an address]

Have you any information for the site on the internet? If so please provide the web address:

4 Please provide a map showing the exact boundaries of the site you would like considered.
 Map Provided

5 Please provide the National Grid reference of the site.

6 What is the current use of the site?

Has there been any previous development on the site? Yes No
If so, what was it?

7 What do you propose using the site for?

- 8 If you are proposing housing on the site please provide details of what you think would be appropriate, both in terms of the number of dwellings, and their forms (flats, detached houses, terraces etc).

NA

- 9 It is likely that there will be a requirement for 25% of the housing within the development to be affordable. If applicable, are you considering more or less than this figure?

25% More Less

- 10 If you are proposing business uses please provide details of what you would market the land for? [Please make sure the area of land proposed for business use is shown on the site plan]

Business and offices (Use Class 4)
General industrial land (Use Class 5)
Storage and distribution (Use Class 6)
Do you have a specific occupier in mind for the site? Yes No

- 11 If you are proposing uses other than housing or business please provide as much detail as possible on what you propose. [Examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.]

Employment, retail, leisure and recreation

- 12 Will the proposed development be phased? Yes No

If yes, then please provide details of what is anticipated to be built and when.

Phasing to be confirmed but initial development expected to be delivered with 2016 to 2021

- 13 Has the local community been given the opportunity to influence/partake in the development proposal?

Yes No Not Yet

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.**

Prime Four has been the subject of extensive public consultation and community liaison. This is expected to be replicated to cover the proposed development opportunity alongside any public consultation carried out for the LDP.

Sustainable Development and Design

14 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.aberdeencity.gov.uk/localdevelopmentplan

Please provide the following information:

A) Exposure – does the site currently have

- Little shelter from northerly winds
- Some shelter from northerly winds
- Good shelter to northerly winds

B) Aspect – is the site mainly

- North facing
- East or west facing
- South, south west or south east facing

C) Slope – do any parts of the site have a gradient greater than 1 in 12?

- Yes

If yes, approximately how much (hectares or %)

- No

D) Flooding – are any parts of the site at risk of flooding?

- Yes

If yes, approximately how much (hectares or %)

- No

E) Drainage – do any parts of the site currently suffer from poor drainage or waterlogging?

- Yes

If yes, approximately how much (hectares or %)

- No

F) 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

G) 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

H) 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 Very limited
 No loss or disturbance

I) Landscape fit – would the development be intrusive into the surrounding landscape?

- Significant intrusion
 Slight intrusion
 No intrusion

J) 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

K) 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

L) Accessibility – is the site currently accessible to bus, rail, or major road networks?

	Bus Route	Rail Station	Major Road
Access more than 800m away	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access between 400-800m	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access within 400m	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

M) Proximity to services and facilities – How close are any of the following?

	400m	400m-800m	>800m	
Community facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	New community facilities proposed at Prime Four
Local shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sports facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New sports/leisure facilities consented/proposed at Prime Four
Public transport networks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Primary schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approx. 1km from site

N) Footpath and cycle connections – are there any existing direct footpath and cycle connections to community and recreation facilities or employment?

- No available connections
 Limited range of connections
 Good range of connections Extensive provision at Prime Four

O) 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

P) 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

Q) 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 Types of uses proposed would not conflict with AWPR

If there are significant conflicts, what mitigation measures are proposed?

R) Physical Infrastructure – does the site have connections to the following utilities?

- Electricity
- Gas
- Water and Sewage

If you are proposing housing, is there existing school capacity in the area?

Secondary Capacity

Primary Capacity

Are there any further physical or service infrastructure issues affecting the site?

None anticipated

15 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
Contamination Report	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Habitat/biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transport Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc please state)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

16 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?

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.)

See attached statement for additional information. The proposed site will bring additional facilities and may include the community uses stated above. The aim of the proposal is to establish both better local and sub-regional facilities for west Aberdeen. We anticipate that during the planning and design stages community type uses will be investigated and included where appropriate. The proposal will improve green transport links and publicly available open spaces.

17 If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.

Masterplan/ Framework attached

If you need help reading this document
(for example if you need it in a different
format or in another language), please
phone us on 01224 523317.

ভাষা/ইন্টারপ্রেটিং এবং অন্যান্য ফরমটের
যোগাযোগ সাহায্যের জন্য দয়া করে
: 01224 523317
নম্বরে যোগাযোগ করবেন।

如果需要語言/傳譯及其他形式的傳訊支援服務，
請聯絡：01224 523317。

Если требуется помощь при выборе
языка /переводчика или других
способов общения, звоните по
телефону: 01224 523317

للحصول على مساعدة بخصوص اللغة/ الترجمة
و وسائل الاتصال الأخرى، الرجاء الاتصال
بالرقم التالي: 01224 523317

Lai saņemtu palīdzību sakarā ar
valodu/tulkošanu un citiem iespējamām
komunikāciju atbalsta formātiem, lūdzu
zvanīt 01224 523317

Jej jus turite sunkumu su kalba/ vertimu
ar kitomis bendravimo formomis,
skambinkite 01224 523317

Jeśli potrzebujesz pomocy językowej /
tłumacza lub innej pomocy w
porozumiewaniu się, proszę zadzwonić
pod numer: 01224 523317



Thank you for taking the time to complete this form.
Please return completed forms to:

Local Development Plan Team
Enterprise, Planning and Infrastructure
Aberdeen City Council
Business Hub 4
Ground Floor North
Marischal College
Broad Street
Aberdeen
AB10 1AB

Or email it to: ldp@aberdeencity.gov.uk

March 2013
www.aberdeencity.gov.uk

Development Bid Supporting Statement

Existing Phase 4 & Proposed Phase 5,
Prime Four, Kingswells,
Aberdeen

On behalf of Drum Kingswells Business Park Ltd

June 2013

Halliday Fraser Munro

Chartered Architects & Planning Consultants

Carden Church 6 Carden Place Aberdeen AB10 1UR
Tel: 01224 388700 Fax: 01224 388777

Aberdeen - Belfast - Dundee - Edinburgh - Glasgow

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1.0 INTRODUCTION

This report supports two separate bids. The first will cover the existing Phase 4 of the Prime Four Business Park, which is part of the already zoned OP40 site. The second promotes an extension to the OP40 allocation. These should be considered as two independent bids with the potential to link with each other should they be supported.

Two bid forms are therefore also included.

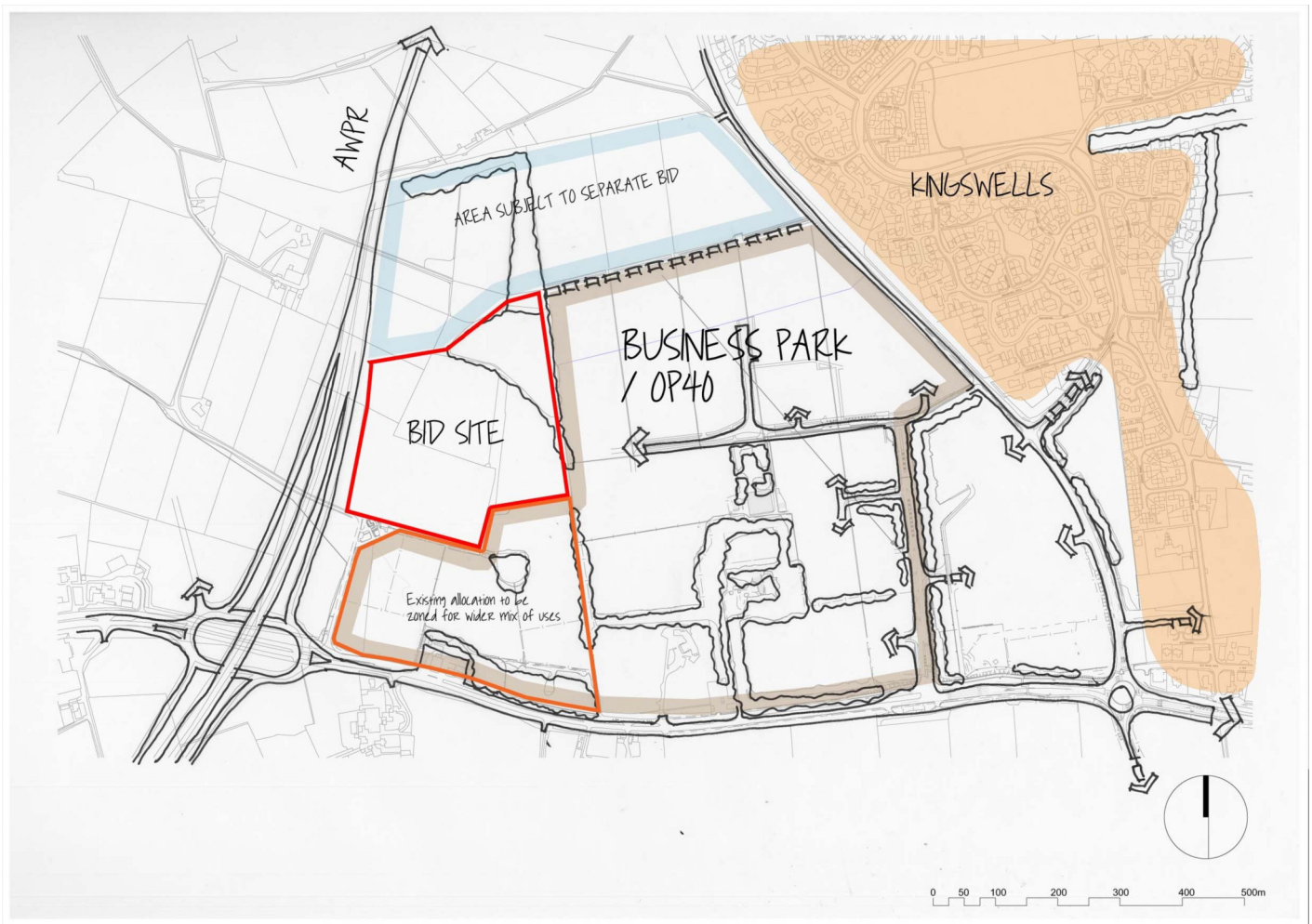


Figure 1—Location Plan (Bid 1—alterations to existing allocation and Bid 2—new Bid Site to the north)

2.0 BID 1—EXISTING ALLOCATION – OP40 (Phase 4 of Prime Four)

It's evident from the significant ongoing construction activity that the Prime Four Business Park has proven to be an unrivalled success in Aberdeen, providing an eminent business location for energy related headquarter and training facilities. The quality of the environment, the approved 4-star hotel and spa, the versatile and lively focal point of the Fourcourt public square and the major new parkland sitting alongside it all create an atmosphere of quality and drive demand for others to be located there. Extensive discussions with future occupiers are continuing and it is clear that the demand is not just from energy related businesses but from services and uses that help support the business use and make the whole business park successful as a place to work, visit and spend leisure time during, pre or post the working day.

The development has already seen a new 148 bedroom hotel, health club and spa (De Vere Village Resort) and we are expecting to lodge applications in the near future for other uses to service the users of the business park and allow the park to operate on a wider timeframe than simply 9-5 on weekdays. Uses being considered include childcare, banking, office related services, food and drink, retail etc. The aim of this mix of uses is to establish a business location that provides a wide range of services and facilities locally, increases the sustainability of Prime Four and reduces the need to travel for its users. Of course this has a double benefit as it will also help serve Kingswells community and provide them with a much wider range of services that are unlikely to be provided locally except by Prime Four Business Park.

Single use developments, particularly of the scale of the OP40 site (approx. 50Ha), don't provide the mix of uses that will make them truly sustainable. The consents and the Frameworks and Masterplans produced for Prime Four have allowed limited movement away from business use in the existing consented phases but we believe that a change of zoning is required to allow the wider area to develop a more useful mix of uses. Phases 1-3 have already been consented. Phase 4 to the south west of these offers an opportunity to increase the mix of uses across the whole site. It already includes the petrol filling station and is close to the AWPR junction. As a result of the latter it will have excellent accessibility and with a new access onto the A944 can assist in creating better public transport accessibility across the wider area. New footpath and cycle path connections will link into those existing and provide a wide choice of transport modes to access the whole development. The petrol filling station would be relocated to an appropriate location within the mixed-use masterplan area.

The developers at Prime Four have already invested heavily in improvements to the local infrastructure and we have provided a statement from their engineers confirming that the existing infrastructure can be fairly easily modified to serve the proposed development.

Phase 4 of Prime Four is an ideal location for a mix of uses to serve the very large business park and the local communities. It will have excellent accessibility and this will be improved by the current or future road, paths and public transport improvements.

Strategically the AWPR will provide significantly improved access to Prime Four from a number of new locations:

- **Peterculter, Milltimber and Bielside** – none of which have or are likely to have significant retail, leisure or employment development. Milltimber, however, has been allocated and additional 500 houses. Due to their character and context these locations are constrained and would benefit from the direct link that the AWPR offers to Prime Four rather than having to travel into Aberdeen via North or South Deeside Road. Prime Four is generally closer to these locations than Bridge of Dee Commercial centre.
- **Countesswells New Village** – (3,000 houses) Located just to the south east of Prime Four and accessing the transport network via the Kingswells Roundabout. Prime Four provides a commercial location that could provide the type and scale of commercial facilities that might not be appropriate in a new settlement;
- **Westhill** – providing new mixed-use development at Prime Four can also capture passing trade between Westhill and Aberdeen along the A944 and draw additional expenditure and business into Aberdeen City from the Shire.
- **Craibstone (OP29)/Rowett South (OP30)/Greenferns (OP31)** – these significant development allocations (4,440 homes) sit just to the north of Kingswells at another of the AWPR junctions. Access from these to Prime Four will therefore be reasonably straightforward and extends the catchment area northwards.

The excellent accessibility and proximity to significant new housing allocations strongly suggests that the Prime Four site could act as more than simply a business park. It could be established as a commercial centre for the west of Aberdeen and even serve parts of Aberdeenshire. To create that opportunity the zoning of Phase 4 of the Prime Four site should be revisited to allow for a mix of uses including leisure, retail, service uses and food and drink as well as business use.

Aberdeen is a polycentric city with clear urban districts and distinct communities. The growth that it is experiencing through the current Local Development Plan will need proper well thought through planning and masterplanning. Each of the existing LDP growth locations is likely to include district centres where local facilities, shops and community facilities will be provided in easily accessible locations. The City Centre is the main retail centre for Aberdeen and the only Regional Centre. But it is not necessarily easily accessible for those living towards the edges of Aberdeen. With over 8,500 new homes allocated in a short corridor between Countesswells and Craibstone and only local centres serving existing communities, the west of Aberdeen is in need of a new district or sub-regional centre to service the City's growing population. Prime Four (Phase 4) is a clear opportunity to provide such a centre.

BID 1—Main Issues Report alteration request - To assist in planning for this the current allocation at OP40 (Phase 4 – see plans attached for proposed boundaries) should be altered to allow for mixed-use including business, leisure, retail, service and food and drink uses. It should be identified as a new sub-regional commercial centre for West Aberdeen.

This bid should be considered on its own merits independently of whether the extension to OP40 (Bid 2) is supported or not.

3.0 BID 2—EXTENSION TO EXISTING ALLOCATION OP40 (Phase 5 of Prime Four)

As indicated previously the demand for new business and other complementary commercial uses at Prime Four remains high. Phase 1 is nearing completion (as at June 2013) and Phase 2 is on-site. Phase 3 is currently at the planning stage and by the time the 2016 Local Development Plan is adopted the expectation is that Phase 3 will be at capacity. The concept of creating a mixed-use development rather than just a business park has been discussed in the first part of this bid document. This proposed extension could form part of the new commercial centre with optimal links to the AWPR and the remainder of Prime Four as well as the extensive new and newly accessible housing areas and existing communities to the north and south of the site.

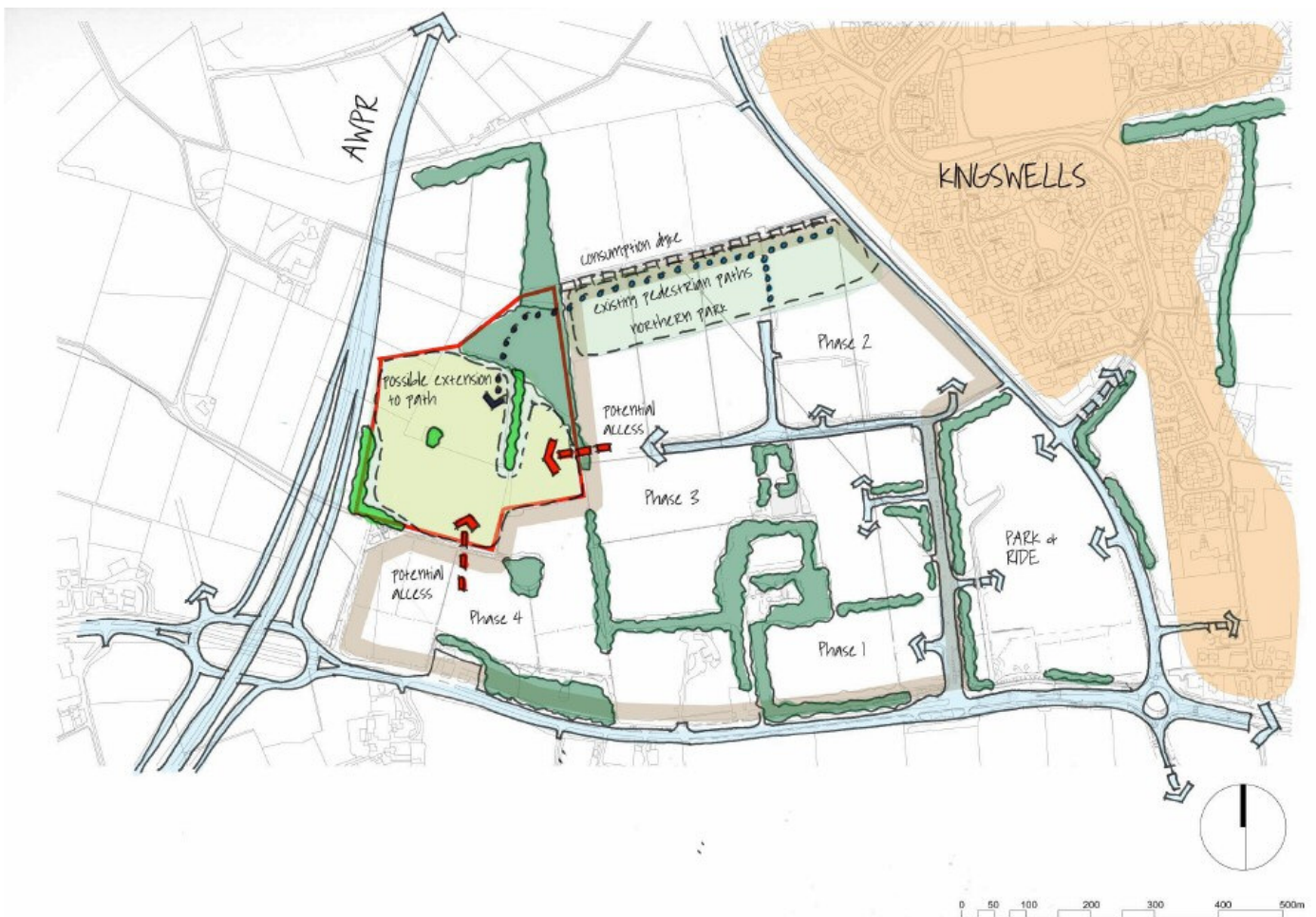


Figure 2 - Indicative Framework Plan—Bid 2, Extension to Existing Allocation

Extending OP40 at this location is a sustainable solution to providing future commercial land in the City and is located in an area already established for this use. Infrastructure is already being improved and a major new transport route (the AWPR) provides an easily accessible grade separated junction to facilitate ease of movement and accessibility. Additional commercial land is required to service demand as the economy in Aberdeen moves forward and extending the allocation will also build on the commercial success and locational attractiveness of Prime Four.

BID 2—Prime Four, Phase 5 – based on the previous comments we request that the current allocation at OP40 is extended as indicated on the attached plans (approx. 10 Ha) to the north of Phase 4. This should also be for mixed-use (including business, leisure, retail, service and food and drink uses) to help establish this area as the sub-regional commercial centre for West Aberdeen.

This bid should be considered on its own merits.

The bid site sits adjacent to the current OP40 employment designation and the AWPR. The land is currently used as farmland but will be reduced in scale and intersected as a result of the AWPR.

The combination of these two factors makes the land much less viable as farmland. But the site also provides positive planning aspects that support it as a development location. The key sustainability objectives of locating new economic development and jobs close to new and existing homes, close to a range of transport options and close to existing services are all met by these development bids. The sites are located in an area where accessibility will be significantly improved over the coming years (AWPR and current road/roundabout improvements) and where access to public transport is excellent.

We have also completed the relevant questionnaire for each bid. The following sections expand on the issues raised in that questionnaire and the “Sustainability Checklist for Development Options”. The following expanded answers relate to both bid sites, but mainly Bid 2.

4.0 SUSTAINABILITY CHECKLIST HEADINGS

1.Exposure

The site has tree belts at various locations and will have the AWPR running at a raised level to the west. The mature woodland in particular helps to reduce the effects of exposure from cold northerly winds. None of the land is particularly exposed and the site offers ample opportunities to mitigate against local exposure issues where they may occur.

2.Aspect

The site is generally south facing providing a clear opportunity to design development to take advantage of passive solar gain.

3.Slope

The site to the south and east has been developed as Prime Four Business Park, taking advantage of the south facing slopes. None of that site is particularly constrained by slope and this additional land is generally flatter.

4.Flood Risk

SEPA's flood extent maps show no flood risk associated with this site.

5.Drainage

No waterlogged areas —see engineer's statement.

6.Built/Cultural Heritage Elements

The wider site includes Kingswells Consumption Dyke (Scheduled Ancient Monument), Friends Burial Ground (listed) and an area of Ancient Woodland. None of the proposed development areas will affect these elements and, as per the planning process for the Prime Four Business Park, can be mitigated for in the design. All of the built and cultural heritage elements will be protected and used to help create the character of the eventual development, most likely through a masterplan process.

7.Natural Conservation

A District Wildlife Site covers the woodland to the west of the Consumption Dyke. This will be protected from development in respect of these bids. The remainder of the site is open farmland punctuated by field boundaries. Where possible these field boundaries can be incorporated into development to maintain their presence and character.

8.Landscape Features

Limited loss of landscape features is expected as the key elements are either remaining untouched or would be incorporated into the development.

9.Attractive/Managed Surroundings/Landscape Fit

The landscape character in this area is one of developed landscape where there is a mix of housing, major roads, employment use and farmland in very close proximity to each other. The proposed new commercial development to the north of Prime Four (Phase 4) will be seen from the AWPR against the context of a major business park and wider Kingswells.

In that respect the development will be visible but once in place it will be seen as an extension to Prime Four rather than a standalone development. The existing mature woodland will also act as both a screen and a backdrop to the development mitigating the overall impact. We do not believe, therefore, that it will have a significant impact on the landscape.

New landscape features will be proposed in a similar manner to those at Phase 1-3 of Prime Four Business Park and these will assist in creating an attractive landscape fit for the proposed development.

10.Relationship to Existing Settlement

Kingswells now includes the Prime Four Business Park, which is presently being developed. By the time the new LDP is Adopted the majority of Phases 2 and 3 should have been constructed. The proposed extension will therefore be immediately adjacent to Prime Four. See plans attached.

11.Land Use Mix/Balance/Service Thresholds

The current focus of development at Kingswells is on business use at the OP40 site. This is progressing well with significant new office floorspace, a high quality hotel and spa and a major public square. The overall development area of OP40 is approximately 50Ha. The justification for creating a more mixed-use development at this strategic location has been set out in previous sections of this report.

12.Accessibility

The site can be accessed from a number of locations and via proposed new footpath/cycle networks will be easily accessible to the Kingswells Park & Ride and the remainder of Prime Four. Major improvements to the roads infrastructure locally have increased accessibility with even greater improvements when the AWPR is completed. The site is within 400metres of major road networks and bus services. It is also close to the Kingswells Park & Ride facility and potential improved public transport facilities at Prime Four Business Park.

13.Proximity to Community and Civic Facilities – schools/shopping/health/recreation

A radius of 1.6km covers the majority of Kingswells and reaches the outskirts of Countesswells new settlement. In particular it easily covers Kingswells village centre and the associated community facilities there. The bid is to develop a mix of uses of the type mentioned to help create a sustainable commercial centre for west Aberdeen. As a result the site will deliver the types of uses suggested within its own boundaries and, conversely, within 1.6 km of the majority of Kingswells.

14.Direct Footpath/Cycle Path Connection to Community and recreational facilities/resources

The proposed development will have direct footpath and cycle path connections to the Prime Four Business Park and its associated leisure, recreational and community resources, the adjacent Northern Park and Kingswells village centre. New and improved footpath networks are easily achievable.

15.Proximity to employment services

The proposed extension to OP40 is adjacent to the existing OP40 employment site as allocated in the extant LDP. The Prime Four Business Park is already well under way and already provides significant new employment opportunities within easy walking distance. Future phases of Prime Four will strengthen the proximity to extensive employment opportunities.

16. Contamination

Extensive contamination studies on adjacent land have indicated no contamination and as this land is similar in nature i.e. farmland, we expect that none will be present.

17. Land Use Conflict

The AWPR will run to the west of the proposed development areas. This will generate some road noise but that is not an issue for the types of uses being proposed. Local residential properties will be protected using appropriate landscaping and separation. There are no significant land use conflicts.

18. Physical Infrastructure Capacity

The developers at Prime Four have already invested heavily in improvements to the local infrastructure and we have provided a statement from their engineers confirming that the existing infrastructure can be fairly easily modified to serve the proposed development.

19. Service Infrastructure Capacity

This is a limited development of approximately 10 ha. This level of development is unlikely to have significant impacts on the service infrastructure capacity (health, education, emergency services).

20. Other Constraints

None expected.