



# 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](http://www.aberdeencity.gov.uk/localdevelopmentplan)

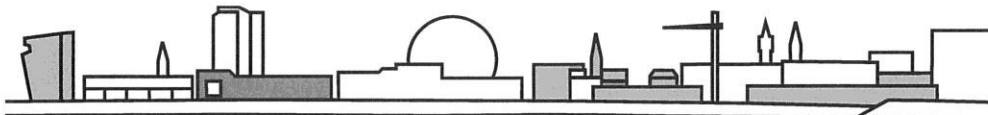
**Please ensure your proposal is with us by 14th June 2013.**

### 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

Name of proposer: ANM GROUP LTD (PER HALLIDAY FRASER MUNRO) Date: 13/06/2013

Address: CARDEN CHURCH, 6 CARDEN PLACE,  
ABERDEEN

Postcode: AB10 1UR

Telephone: [REDACTED]

Email: [REDACTED]

2

Name of landowner: ANM GROUP LTD

Address: PER AGENT

### 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]

HUXTERSTONE, KINGSWELLS

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

N/A

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.

NJ 865 060

6 What is the current use of the site?

GRAZING LAND

Has there been any previous development on the site? Yes  No

If so, what was it?

N/A

7 What do you propose using the site for?

RETAIL / COMMERCIAL / BUSINESS USE.

THE SITE'S STRATEGIC LOCATION AT THE A944 / COUNTESSWELLS / CULTS ROAD JUNCTION, DIRECTLY ADJACENT TO THE PRIME FOUR BUSINESS PARK, EXISTING KINGSWELLS HOUSING AND CLOSE TO PRESENTS AN EXCELLENT OPPORTUNITY FOR A RETAIL DEVELOPMENT OR ALTERNATIVELY FURTHER BUSINESS / COMMERCIAL USES TO EXTEND AND CONSOLIDATE BUSINESS DEVELOPMENT IN THE AREA.

- 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).

N/A

- 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? N/A

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)  THE SITE IS PROMOTED AS BEING  
General industrial land (Use Class 5)  SUITABLE FOR A WIDE RANGE OF RETAIL /  
Storage and distribution (Use Class 6)  BUSINESS / EMPLOYMENT USES.  
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.]

THE SITE IS CONSIDERED SUITABLE FOR RETAIL USE IN TERMS OF ITS STRATEGIC LOCATION, ALLOWING A RETAIL NEED IN THE WEST OF ABERDEEN TO BE MET. ITS STRONG LINKAGES WITH KINGSWELLS AND THE MAIN LOCAL ROADS NETWORK SUPPORT RETAIL USE.

- 12 Will the proposed development be phased? Yes  No

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

DEVELOPMENT ON THE SITE MAY BE PHASED DEPENDING ON THE MIX OF USES AND OCCUPIERS.

- 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.**

PUBLIC CONSULTATION WILL BE UNDERTAKEN IN LINE WITH THE PROGRAMME SET OUT BY ACC AS PART OF THE LDP PROCESS. A FLEXIBLE APPROACH WILL BE TAKEN.

## 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](http://www.aberdeencity.gov.uk/localdevelopmentplan)

Please provide the following information:

SEE ATTACHED SUPPORTING STATEMENT FOR FURTHER 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
- 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"/>            |
| Local shops               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Sports facilities         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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"/> |

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

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

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.

**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"/> | SPECIFIC SUPPORTING REPORTS CAN BE PROVIDED AT A LATER STAGE IF NECESSARY. |
| 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

**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.

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

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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。

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

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

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

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

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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](mailto:ldp@aberdeencity.gov.uk)



# Development Bid Supporting Statement

Huxterstone,  
Kingswells,  
Aberdeen

On behalf of ANM Group 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

e-mail: [planning@hfm.co.uk](mailto:planning@hfm.co.uk)

## 1.0 INTRODUCTION

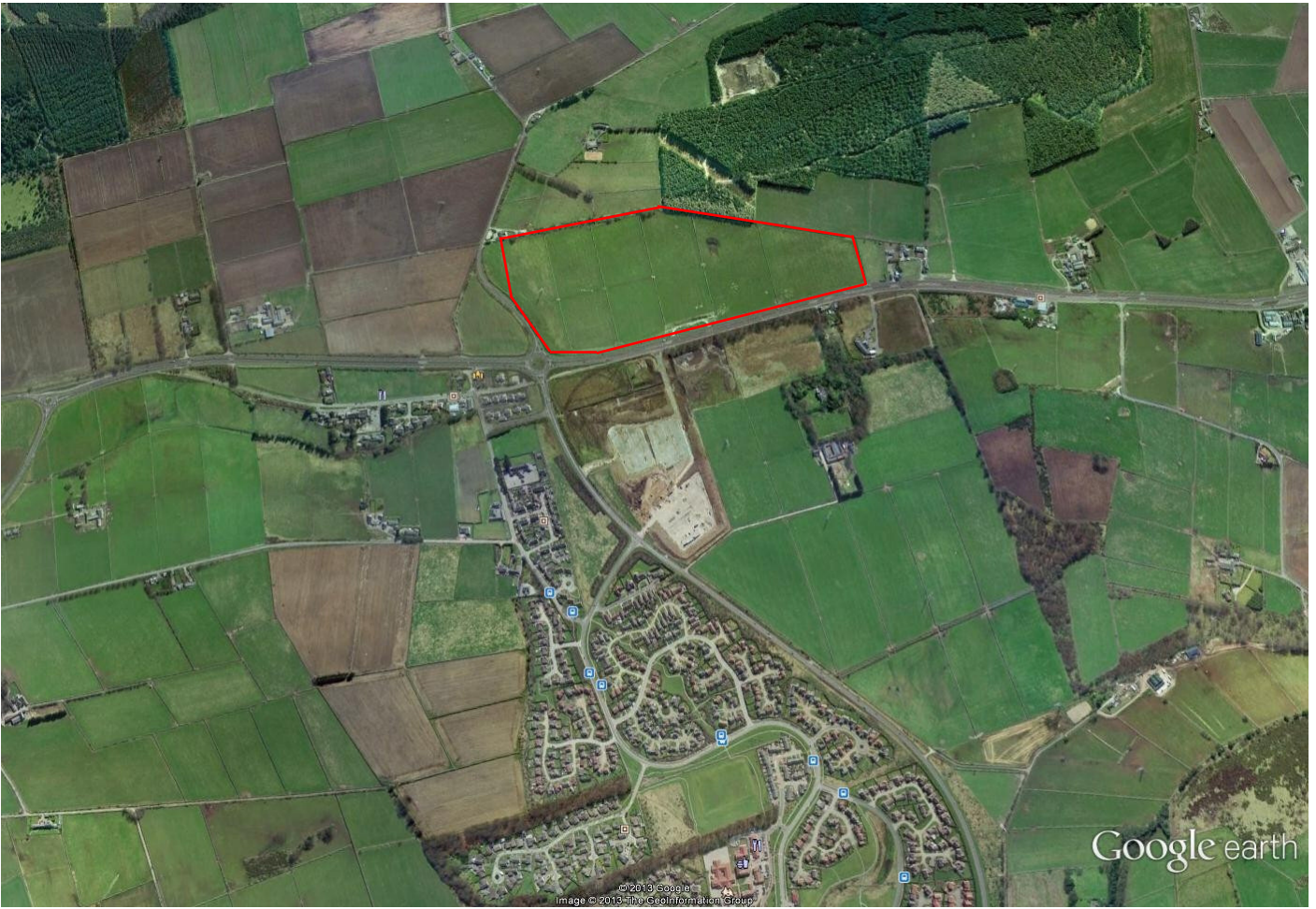
This supporting statement is to be read in conjunction with a development bid submitted to Aberdeen City Council proposing the allocation of 17.7 ha of land for retail / business / employment use at Huxterstone, Kingswells, Aberdeen. The bid is submitted on behalf of ANM Group Ltd, the landowner. The site is believed to be suitable for future retail or more general business use, given its strategic location at the junction of the A944 and the Countesswells / Cults road and its strong linkages with the Prime Four business park and Kingswells village. The following statement explains the bid in more detail and is structured around the Council's bid pro-forma.

## 2.0 SITE DESCRIPTION

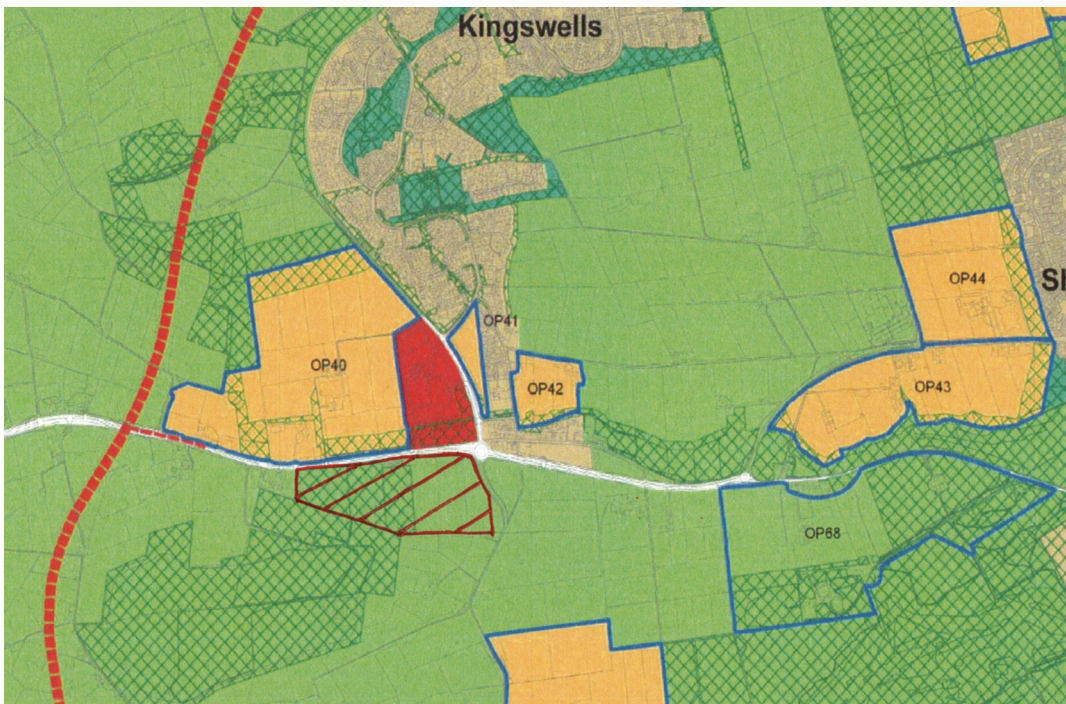
The site comprises six fields on the south side of the A944, adjacent to the Kingswells settlement. The land slopes mainly to the north and is steeper at the eastern end. The peak of the hill lies within Kingshill Wood, above the Huxterstone site. Along the southern edge of the site is Kingshill Wood and further tree belts, which in addition to the topography provide a backdrop to the Huxterstone land. The six fields are strongly defined by drystone dykes running north – south. Existing access and egress is from two points on the A944 where livestock loading bays are located. Part of the eastern boundary is defined by the road leading south to Countesswells and Cults. The general character of the area is defined by woodland, open fields and drystone dykes west and south west of Kingswells. Directly opposite the Huxterstone land is the park and ride facility and 43.5 ha of land allocated in the Aberdeen Local Development Plan for commercial use. This is currently being built out as the Prime Four business park. 420 m south east of the Huxterstone land is the Countesswells site, allocated in the LDP for 3,000 houses and 10 ha of employment land. The character of the area is therefore changing through the delivery of large-scale development.



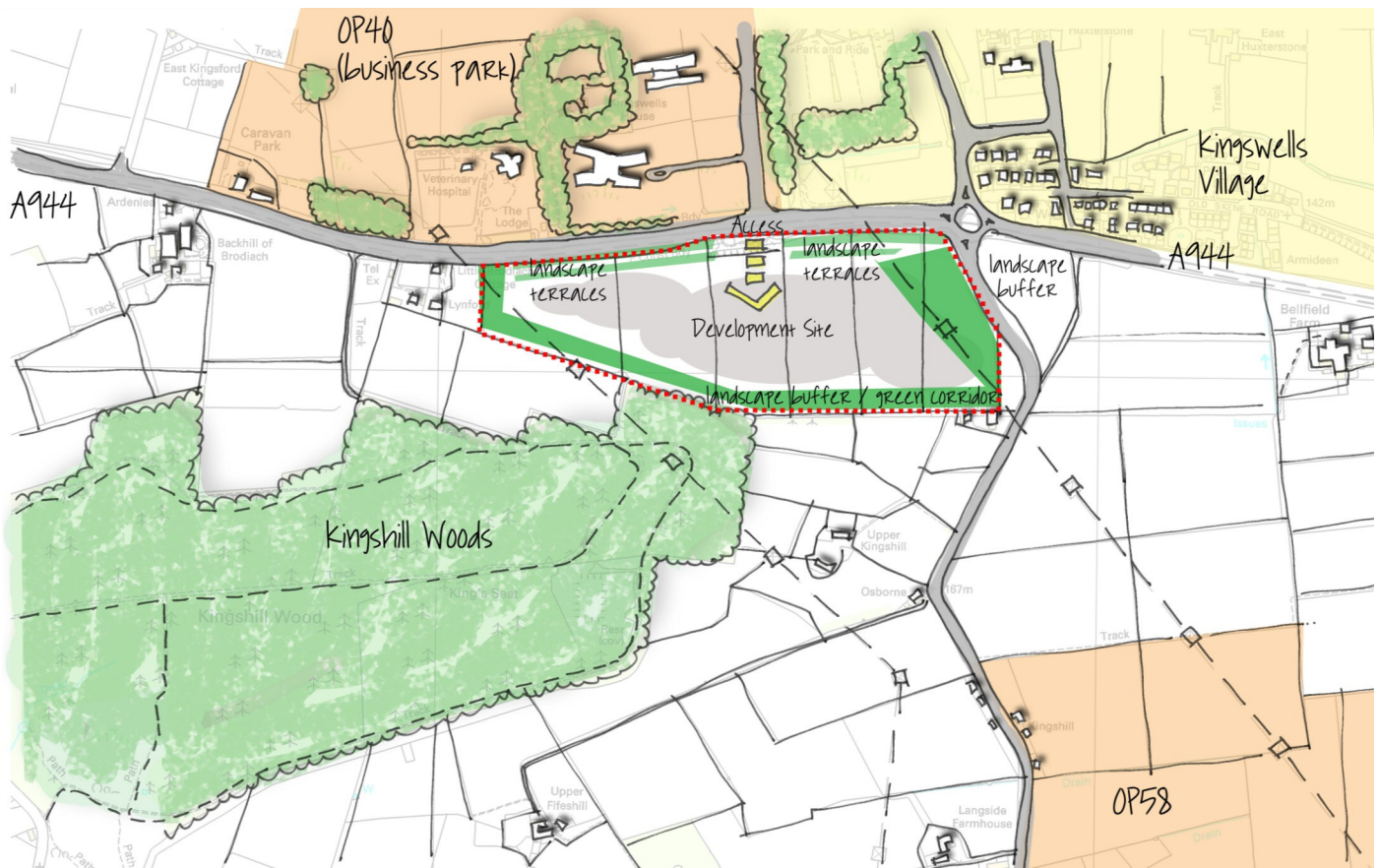
SITE VIEWED FROM NORTH EAST— Note woodland backdrop.



AERIAL VIEW OF SITE— Note position at A944 roundabout.



EXTRACT FROM LDP— Note adjacent large scale development allocations and AWPR route.



CONTEXT PLAN. Note site boundaries, developable area and adjacent development allocations.

### 3.0 SUSTAINABILITY CHECKLIST

We believe that the proposed bid site at Huxterstone is deliverable, with no constraints being identified. The site is reviewed below, using the headings in the Council's Sustainability Checklist.

#### 3.1 Exposure

The proposed bid site is not particularly exposed. The peak of the rising landform to the south and existing established woodland provide shelter. Existing woodland and development on the northern side of the A944 also assist in sheltering the bid site.

#### 3.2 Aspect

The site is principally north facing, however the western section has westward facing elements.

#### 3.3 Slope

The steepest sloping area is that close to the northern boundary along the A944 and the eastern boundary. A 'green corridor' is proposed in these areas to integrate with the Prime Four development opposite. Development is therefore not proposed on the steeper sections of the site.

#### 3.4 Flood Risk

The site is not subject to any flood risk.

### **3.5 Drainage**

The site is not subject to any waterlogging issues. In terms of serving new development on the site, foul drainage would be connected to the public system that serves the adjacent development. On site SUDS would be provided.

### **3.6 Built / Cultural Heritage**

The site is not subject to any built or cultural heritage features or constraints.

### **3.7 Natural Conservation**

The site is not subject to any natural heritage features or constraints. The existing grazing land is of low ecological value. A further landscape buffer / green corridor is proposed along the southern boundary with Kingshill Wood. This would minimise any impact on the woodland and would enhance habitats and biodiversity in the area.

### **3.8 Landscape Features**

The principal landscape feature of the site is its elevated position with a woodland backdrop. The existing drystone dykes also provide an interesting feature that is found elsewhere in the Kingswells area. These have been retained as linear features in other developments and the same approach can be taken at Huxterstone.

### **3.9 Landscape Fit**

The surrounding woodland backdrop will aid the integration of development at Huxterstone. Although the site has north facing elements, it appears very much as part of the Kingswells area. The strategic location adjacent to the A944 roundabout and the Prime Four business park opposite emphasises this. Commercial development at Huxterstone is in essence, a smaller scale continuation of Prime Four in a southerly direction.

### **3.10 Relationship to Existing Settlements**

The bid site is well related to the existing Kingswells settlement with its housing, primary school, neighbourhood centre retailing and other community facilities. The Huxterstone site is directly opposite the Prime Four business park. The site lies on the east—west A944 next to its junction with the north—south Cults / Newhills roads, providing a strategic location with excellent linkages to many areas in the west of Aberdeen. This presents an opportunity for retail development that has the potential to serve a large existing and proposed population and retail catchment areas. Although the site is part of Kingswells, it has the potential to service a much wider area.

### **3.11 Land Use Mix**

The proposed land use will be of a retail / business / commercial character. This will present no conflict with adjacent uses.

### **3.12 Accessibility**

The site has direct access onto the A944 and the local road network. This provides a high standard of access that would be suitable to support commercial development. Existing path networks and cycle routes link the site with Kingswells and the Prime Four business park.

### **3.13 Proximity to Services and Facilities**

The development bid site is well-related to existing services and facilities in Kingswells and to a lesser extent, the west of Aberdeen. The proposed development will increase the services and facilities through the provision of retail or business use.

### **3.14 Footpath and Cycle Connections**

The area has various existing foot / cyclepath connections which development on the bid site can easily connect to. Aberdeen City Council defines core paths along the A944 and within Kingshill Wood, to both the north and south of the site. This provides a range of options for those accessing the site.

### **3.15 Proximity to Employment Opportunities**

The site is directly opposite one of the major new employment centres in Aberdeen at Prime Four business park. The proposed retail / commercial use will add to the employment opportunities available in the area.

### **3.16 Contamination**

There are no known sources of contamination on the site through previous use.

### **3.17 Land Use Conflict**

The adjacent existing and proposed uses are entirely compatible with the uses proposed through the development bid.

### **3.18 Physical Infrastructure**

There are no known constraints to development on the site. The adjacent development allocations indicate that the general area is considered suitable for large scale future commercial development, and the physical infrastructure will be in place, or upgraded accordingly to support this.

### **3.19 Community Benefits**

Development on the bid site would bring benefits through additional commercial activity in the area, in the form of retail facilities and employment opportunities.

## **4.0 THE PROPOSAL**

17.7 ha of land at Huxterstone, Kingswells are proposed to be allocated for retail / business / employment use. This development would represent the continued measured expansion of Kingswells southwards and assist in continuing its role as a key employment hub in the west of Aberdeen.

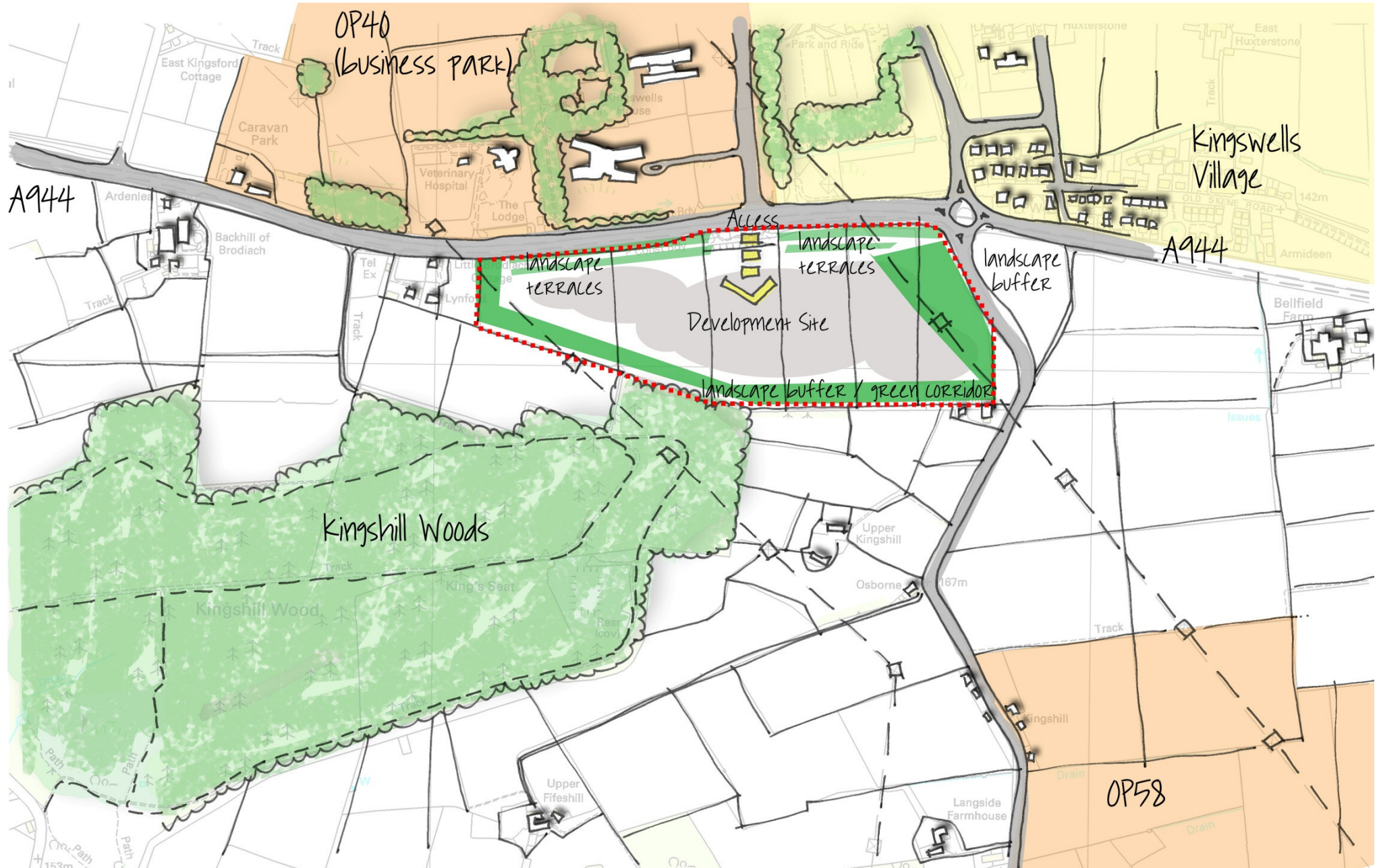
There is still a gap in the market for major retail in the west of Aberdeen. Although the recent Tesco Lang Stracht development has gone some way to improve retail provision in the west of the City, in the current LDP major housing and employment development is allocated in a south—north arc stretching from Oldfold Farm at Milltimber to Countesswells, Kingswells, Greenferns, Rowett and Craibstone. These allocations amount to 8,000

houses between the A93 and A96. Retail provision in a strategic location such as Huxterstone, which is also part of Kingswells has the potential to serve thousands of households in this area. The forthcoming LDP should accordingly include suitable retail provision to meet existing and future need, and Huxterstone is an appropriate site.

There is also a lack of 'neighbourhood centres' and local retail provision in established residential areas such as Cults, Bielside, Milltimber and Peterculter. The proposed AWPR and the South Kingswells junction improves connectivity from these areas to the Huxterstone site. The new junction is only 500m west of Huxterstone. Retail at Huxterstone would also provide an alternative to Westhill for many Kingswells residents. Large scale development in the area has now moved on at a fast pace through the build out of the Prime Four land allocation and progression of a Masterplan for Countesswells. The next LDP should respond accordingly and we see the allocation of Huxterstone as a key part of this strategy.

## **5.0 CONCLUSION**

The foregoing sections have considered various aspects of the retail / business / employment development bid proposed at Huxterstone. It has been shown that the site is deliverable, represents the measured expansion of commercial development in the area and can deliver development at a key strategic location west of Aberdeen to the benefit of large scale future development in the area. It is respectfully requested that the land is allocated in the forthcoming Aberdeen Local Development Plan for retail / business / employment use.



BID SITE PLAN (nts)

Huxterstone, Kingswells – Retail / Business Development

ANM Group Ltd



HALLIDAY FRASER MUNRO  
 CHARTERED ARCHITECTS • PLANNING CONSULTANTS  
 ABERDEEN • BELFAST • DUNDEE • EDINBURGH • GLASGOW