

5.	Site Details	
5.1	What name would you like the site to be known by?  (Please note if the site is currently included within the ALDP2017 please use the OP site number)	SMIDDYBRAE, KINGSWELLS
5.2	Site Address	Land at Smiddybrae, Kingswells
5.3	Postcode	AB15 8SL
5.4	Have you any information for the site on the internet? If so please provide the web address:	No
5.5	Is the site currently being marketed?	No, Marketing may follow if LDP allocation is forthcoming
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details:
5.7	Please provide the National Grid reference of the site.	NJ850062
5.8	What is the current use of the site?	Brownfield- Workshop, offices and yard (use classes 4 and 5)
5.9	Has there been any previous development on the site? If yes please provide details	Yes  There are commercial sheds on the site which currently used as workshop and offices along with an adjacent yard area

6. Legal and Planning History			
6.1	Please indicate the relationship to the Proposer or Person / Organisation they are working on behalf of, has with the site.	Sole owner	✓
		Part owner	
		Option to purchase	
		No legal interest	
6.2	Is the site under option to a developer?	The site is owned by New Forest Homes, a local property developer.	
6.3	Is the proposed site included in the ALDP2017?	No, site is presently zoned as greenbelt. This conflicts with the existing uses on the site.	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	N/A	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	No	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	No	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No	
6.9	Are there any other legal factors that might prevent or restrict development? (e.g. ransom strips / issues with accessing the site etc.)	No	

<b>7.</b>	<b>Your Proposal</b> (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	✓
		Mixed Use	✓
		Retail	✓
		Other (Please Specify)	Hotel
7.2	Do you have a specific occupier in mind for the site?	The site is promoted as being suitable for a range of commercial development opportunities. It is considered to be well located for Class 4, 5 and 6 uses, in addition to Class 1 Retail and Class 7 hotel use.	
7.3	Site Area (hectares)	0.7ha	
	Housing		
7.4	Approx. no of units.	N/A	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	N/A	
7.6	Affordable Housing Percentage	N/A	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	N/A	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)		
	Employment		
7.9	Business and Office	m <sup>2</sup>	TBC
7.10	General Industrial	m <sup>2</sup>	TBC
7.11	Storage and distribution	m <sup>2</sup>	TBC
7.12	Other Please specify	m <sup>2</sup>	TBC
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	N/A	
7.14	Employment	m <sup>2</sup>	As above
7.15	Retail	m <sup>2</sup>	TBC
	Retail		
7.16	Approx. floor area	m <sup>2</sup>	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	
7.18	Approx. floor area	m <sup>2</sup>

<b>8.</b>	<b>Engagement and Delivery</b>	
8.1	Has the local community been given the opportunity to influence/partake in the development proposal?	<p>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.</p> <p>No, Community engagement is undertaken up to date, but it can be prepared as part of LDP processes.</p>
8.2	Will the proposed development be phased?	Yes, Anticipated to be phased dependent upon take up
8.3	Expected development <b>start</b> post adoption of the plan in 2022	0-5
8.4	Expected development <b>completion</b>	0-5
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	TBC as proposals progress
8.6	Are there any other issues with the delivery of the site that we should be made aware of? (These should include any issues which may prevent or impact on the deliverability of the site.)	No

<b>9.</b>	<b>Sustainable Development and Design</b>		
9.1	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 <a href="http://www.aberdeencity.gov.uk">www.aberdeencity.gov.uk</a> . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	The northern boundary of the site is relatively open, However opposite to the north of the site there is a defensible boundary of tree belts reducing the impact of northerly winds on the bid site frontage.
		Some shelter from	
		Good shelter from	
9.3	Aspect:- (is the site mainly)	North facing	✓
		East or west facing	✓
		South, south west	
9.4	Slope:- (do any parts of the site have a gradient greater than 1 in 12?)	Yes	
		If yes approx. what area (hectares or %)	
		No	✓
	Flooding & Drainage		
9.5	Flooding (is any part of the site at risk of flooding or has it previous flooded, if so provide detail You can view the SEPA flood maps at <a href="http://map.sepa.org.uk/floodmap/map.htm">http://map.sepa.org.uk/floodmap/map.htm</a> )	Yes (If yes please use the SEPA flood	
		Little or No Risk	
		Low to Medium Risk	
		Medium to High Risk	
		If yes approx. what area (hectares or	
		No	✓
9.6	Has a flooding strategy been developed for the site?	N/A	
9.7	Have discussions been had with the Council's flooding team?	N/A	
9.8	Have discussion been had with Scottish Water?	No	

9.9	Is there <b>waste water</b> capacity for the proposed development? <a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?	Yes
9.10	Is there <b>water</b> capacity for the proposed development?	Yes There is currently capacity in the Invercannie Water treatment works to service the proposed development.

	<a href="http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search">http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search</a> )?		
	Land Use, Built and Cultural Heritage		
9.11	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	The site has no built or cultural assets.
9.12	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	There is no environmental designation or habitat features around the site.
9.13	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	✓
9.14	Landscape fit (would the development be intrusive into the surrounding landscape?)	Significant intrusion	
		Slight intrusion	The site already has commercial buildings on it, which do not present an intrusion into the area. The changing character of the area through existing and consented development will ensure there are no adverse visual impacts.
		No intrusion	
9.15	Relationship to existing settlements (how well related will the development be to existing settlements?)	Unrelated (essentially a new	
		Partially related	
		Well related to existing settlement	The bid site is well related to the existing Prime Four Business Park and two settlements of Kingswells and Westhill. The site lies on the A944 next to its junction with the AWPR. This provides a strategic location for commercial development with excellent linkages to many areas in the west of Aberdeen and access to the north and south.
9.16	Land use mix (will the development contribute to a balance of land uses, or provide the impetus for attracting	No contribution	
		Some contribution	The proposed land use will be of a flexible commercial development

	new facilities?)		contributing to increase of land use within the area.
		Significant contribution	
9.17	Contamination (are there any contamination or waste tipping issues with the site?)	Significant contamination	
		Some potential contamination or	
		No contamination or tipping present	✓



9.18	Will the site impact on any water courses?	No			
9.19	Does the development site contain carbon-rich soils or peatland? <a href="http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/">http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/</a>	No			
9.20	Is the development site within the airport safety exclusion zone?	No			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No			
9.22	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			
9.23	If there are significant conflicts, what mitigation measures are proposed?	Details:			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	No			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No			
9.26	Accessibility (is the site currently accessible to bus, rail, or major road network?)		Bus Route	Rail Station	Major Road
		More than 800m		✓	
		Between 400-800m			
		Within 400m	✓		✓
9.27	Proximity to services and facilities (How close are any of the following?)		400m	400-800m	>800m
		Community facilities			✓
		Local shops			✓
		Sports facilities			✓
		Public transport networks			✓
		Primary schools			✓
9.28	Footpath and cycle connections (are there any existing direct footpath and cycle connections to	No available connections			
		Limited range of connections			

	community and recreation facilities or employment? Give the Core Path number if core path is present <a href="https://www.aberdeencity.gov.uk/services/environment/core-paths-plan">https://www.aberdeencity.gov.uk/services/environment/core-paths-plan</a> )	Good range of connections	The site has direct access onto the Core Path 91 along A944 and Core Path 48 adjacent to the site. This provides a high standard of access that would be suitable to support commercial development.
9.29	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	The site sits between two prominent employment locations at Prime Four and Westhill
	Infrastructure		
9.30	Physical Infrastructure (does the site have connections to the following utilities?)	Electricity	✓
		Gas	✓
9.31	Does the development have access to high speed broadband?	Yes, Fibre optic broadband is available around the site between 2&80 Mb. Download speed is 89.38Mb.	
9.32	Does the development include a Heat Network/District Heating Scheme?	Yes	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Through building fabric	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No	
	Public open space		
9.35	Will the site provide the required level of open space as per the current LDP (Please provide details of your calculations)	Yes, The provision of open space in the site will be according to the council strategy.	
9.36	What impact will the development have on the Green Space Network?	Enhance the Network	
		No impact on the Network	✓
		Negatively	

		impact the Network	
		Please justify your response:  No GSN designation in the area	

<b>10.</b>	<b>Education</b>		
10.1	Have discussions been had with the Council's Education Department?	N/A	
10.2	Is there currently education capacity for the proposed development? <a href="https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts">https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts</a>	N/A	

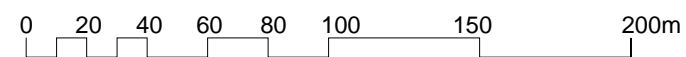
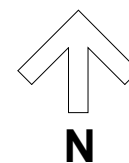
<b>11.</b>	<b>Community benefits</b>		
	Community benefits can include new community facilities (such as local shops, health, education, leisure and community facilities), affordable housing, green transport links and open spaces. Include elements which you anticipate may be required as developer contributions from the development. (Please note, specific contributions will have to be negotiated with the Council on the basis of the proposal.)		
11.1	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?	Yes  Development on the bid site would bring benefits through additional commercial activity in the area and employment opportunities.	

<b>12.</b>	<b>Masterplan Development Framework</b>		
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	See attached plan	

<b>13.</b>	<b>Additional attachments</b>		
	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
13.1	Contamination Report		✓
13.2	Flood Risk Assessment		✓
13.3	Drainage Impact Assessment		✓
13.4	Habitat/Biodiversity Assessment		✓
13.5	Landscape Assessment		✓
13.6	Transport Assessment		✓
13.7	Other as applicable (e.g. trees, noise, dust, smell, retail impact assessment etc. please state)		✓

<b>14.</b>	<b>Development Viability</b>		
14.1	Taking into account all the information provided above, and the requirements of the Aberdeen Local Development Plan 2017 and supporting Supplementary Guidance, please confirm that you have assessed the financial viability of your proposed development and found it to be viable for development in the timeframe set out above.	I confirm that I consider the site to be viable as per the details provided above.	✓
		Please provide details of viability:  The bid site is owned by a local property developer with access to finance. The site is already brownfield, meaning that infrastructure costs will be lower. The site is available and deliverable for a range of commercial development.	



**Smiddybrae, Kingswells**  
 Aberdeen Local Development Plan Bid

**LOCATION PLAN**

Scale: 1:2500 (A3)  
 Date: MAY 2018  
 Dwg No: 11118

Copyright of this drawing subsists in Halliday Fraser Munro

LAND AT SMIDDYBRAE, KINGSWELLS

LOCAL DEVELOPMENT PLAN BID

MAY 2018

PREPARED BY HALLIDAY FRASER MUNRO FOR NEW FOREST HOMES



New Forest Homes



## EXECUTIVE SUMMARY

The purpose of this document is to support the Local Development Plan bid submission for land at Smiddybrae, Kingswells that has been prepared on behalf of New Forest Homes by Halliday Fraser Munro Chartered Architects and Planning Consultants.

The site at Smiddybrae offers an excellent opportunity for further commercial development as a diversification from its existing use Classes 4 and 5 to a higher amenity business use, given its strategic location at the junction of A944 and the AWPR / Kingswells South Junction. The site is close to existing populations at Kingswells, Westhill and the emerging settlement of Countesswells.

The proposals presented in this document have developed following a review of the site, planning context, an analysis of the opportunities and constraints of the site and the integration of new development as an appropriate addition to the Smiddybrae site, allowing new development whilst respecting the character of green belt.



*“The vision for the Land at Smiddybrae, Kingswells is to create a high quality commercial environment on an existing brownfield site with excellent linkages onto the local and strategic transport network, respecting the setting and landscape character of the area”*



# BACKGROUND

The Smiddybrae site at Kingswells lies on the south side of the A944 dual carriageway, between Kingswells and Westhill. It extends to an area of some 0.7ha.

As reflected in the site name, there has been a Smiddy / commercial development on the site since the mid 19th Century, as evidenced in OS maps.

The established Aberdeenshire settlement of Westhill lies approximately 970m to the west, whilst the Prime Four Business Park is located around 830m to the east, with the Kingswells village immediately beyond. The Aberdeen Western Peripheral Route (AWPR) and its Kingswells South Junction is currently under construction 160m to the east of the site. The land involved in the AWPR construction does however extend to directly east of the Smiddybrae site.

The new Kingsford Stadium and training facilities for Aberdeen Football Club which was recently granted planning permission lies opposite Smiddybrae, 160m to the west.

The site is presently zoned as Green Belt in the 2017 Aberdeen Local Development Plan. This places a restriction on future development. We consider that the brownfield commercial nature of the site would be more appropriately reflected as a commercial land allocation in the forthcoming LDP.

The site is located in an area where strategic accessibility will be significantly improved in the near future (AWPR and A944/roundabout improvements) and public transport. The site sits at a higher level than A944 road.

The current ageing buildings on the site comprise Use Classes 4 and 5 - workshop, office and yard.

The bid site has direct access onto the two Core Paths along the north side of the A944 and the eastern edge of the site. Access to the site would be taken from the adjacent existing pathway to the east.





Existing commercial buildings on north side of A944



View to the site from A944—note existing access



Existing access track / core path to the east of the site



Southern elevation of the existing commercial unit

# PLANNING CONTEXT

In a wider scale, there are several strategic areas around the bid site, playing a key role in shaping the character and operation of this western part of Aberdeen. This includes the Prime Four Business Park, AWPR, Kingsford industrial units, forthcoming Kingsford Stadium and Arnhall Business Park. The bid site is brownfield land central to the aforementioned areas with a prominent frontage onto the A944 road.

## Prime Four Business Park

Prime Four Business Park (OP29), Kingswells is around 50 ha of employment land allocation to the west of the city where there is little employment land. OP29 has created opportunity for specialist employment area including high quality businesses and company headquarters.

A further of 13 ha employment land as extension to this complex is proposed (OP 63). The development of OP63 would push the boundary of Prime 4 further westwards, to point where it meets the edge of AWPR.

## Aberdeen Western Peripheral Road (AWPR)

Aberdeen Western Peripheral Road (AWPR) is the key component of the proposed Modern Transport system for the North East of Scotland.

The AWPR will provide a link between the A90 Stonehaven Road and the A90 Ellon Road, passing west of Aberdeen. It is a key project removing traffic from the central core, existing trunk roads and unsuitable rural routes.

This will allow improved provision for buses, cyclists and pedestrians within the Aberdeen area.

The South Kingswells is the key junction serving the Kingswells and Westhill area, adjacent to the Smiddybrae site and providing strategic access.



### Existing Kingsford Industrial Units

The industrial units at Kingsford comprise mainly small family companies with a vehicular access off the A944, lies north the road immediately adjacent to the AWPR junction.

### Kingsford Stadium

The consented planning permission for a major development of a football stadium and training facilities exists at Kingsford (north of the A944 )Road. This site extends to 24.5ha and lies in an area designated as 'Green Belt' in the Aberdeen Local Development Plan 2017.

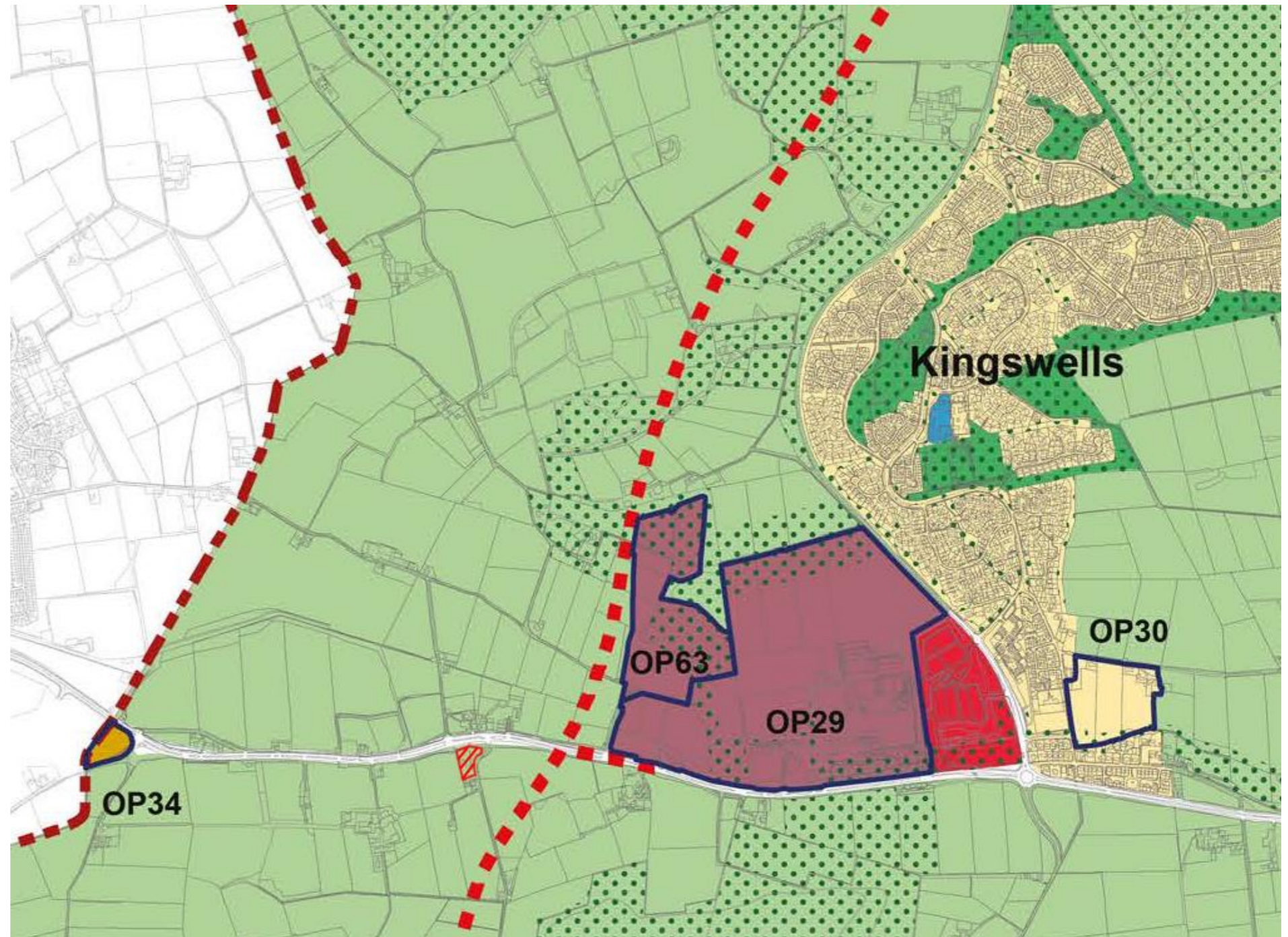
### Westhill edge

Under construction on the eastern edge of Westhill are Class 4 (Business), Class 5 (General Industrial), Class 6 (Storage and Distribution) and Class 7 (Hotel) uses at the edge of Westhill.

OP34 (East Arnhall) covering an area of just over 1ha is identified in the Aberdeen Local Development Plan as an opportunity site for employment use. To the west of the site is the Arnhall Business Park which is within Aberdeenshire Council Boundary.

### Summary

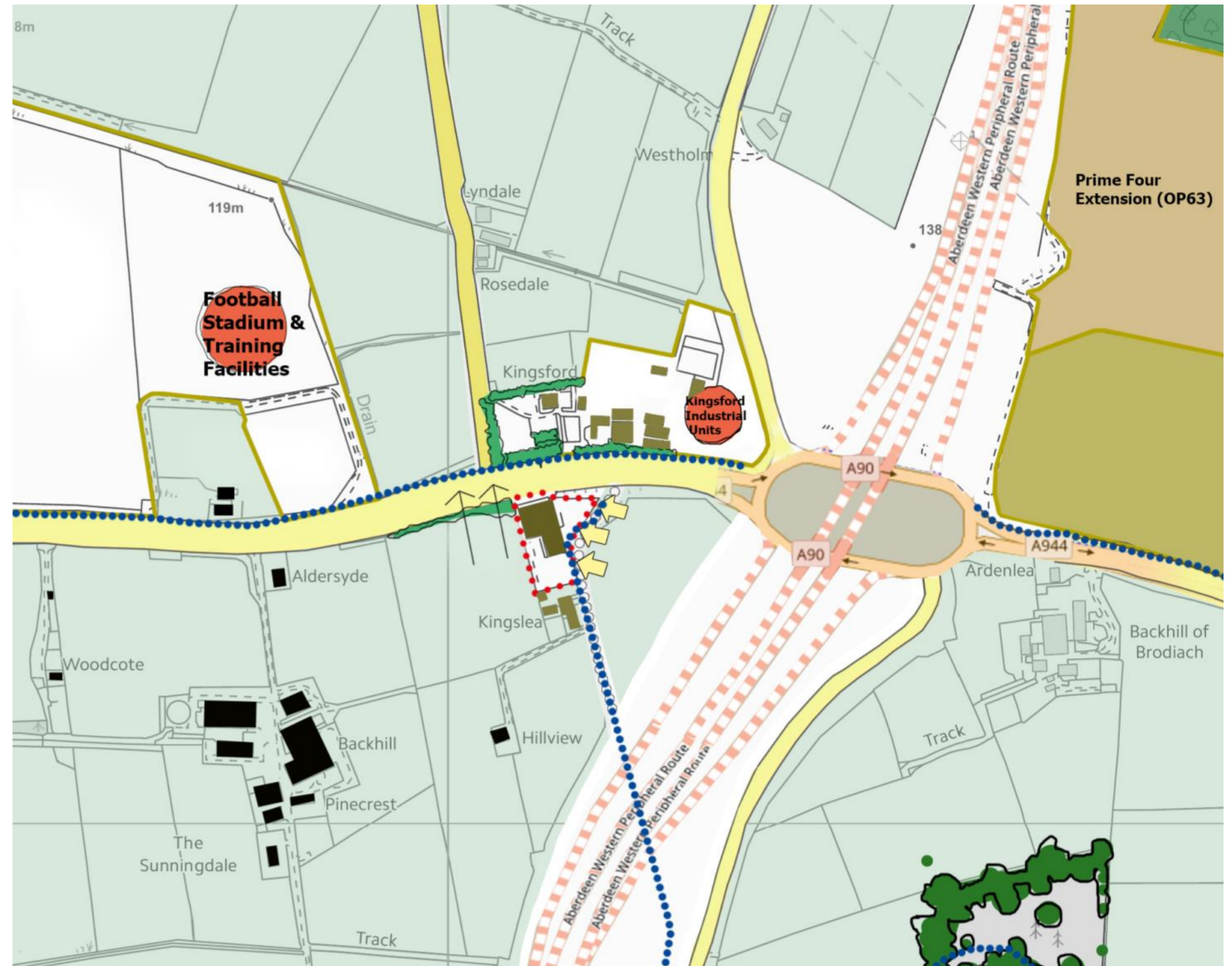
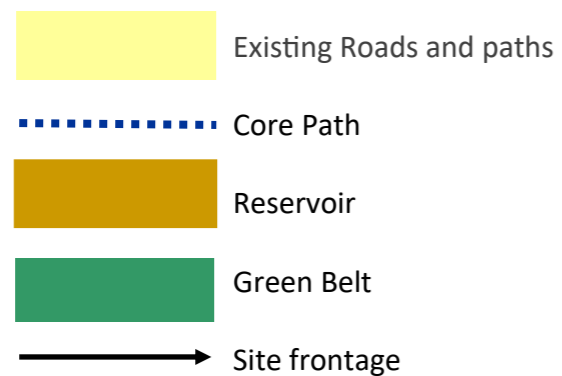
The above analysis summarises the recent developments and approvals between the settlements of Kingswells and Westhill along the A944 and AWPR transport corridors. Allocation of the land at Smiddybrae brings the site in line with these developments reflecting the site's commercial brownfield status and future development potential.



# SITE ANALYSIS: OPPORTUNITIES AND CONSTRAINTS

## Opportunities and Constraints Key

- Existing Road and Path Network** The site is adjacent to the dual carriageway of A944 and AWPR and is served by the established Core Path networks to the east and north.
- Landscape fit** In a wider context, the site already has a brownfield, commercial status and integrates with the surrounding uses. The character of the area will change through the construction of the approved Kingsford Stadium and existing Industrial units opposite the site and the expansion of Prime Four Business Park.
- Site connectivity** The site has excellent connectivity to the Core Paths.
- Existing commercial building** Currently, there are commercial sheds on the site used as workshop and offices.
- Green Belt** The site is identified within green belt, however this conflicts with the existing uses on the site.
- Screening** The site benefits from some boundary woodland to the west.
- North facing** the site benefits from a northern frontage overlooking the A944.



# INDICATIVE LAYOUT PLAN



# SUMMARY

The land at Smiddybrae, Kingswells represents a deliverable, commercial development allocation.

The bid site is under the ownership of New Forest Homes, an established local developer and is available for development with no constraints. Access can be taken into the site from the existing driveway that comes off the A944 road, to the east.

Currently, the site is a brownfield commercial use classes 4 and 5 comprises a workshop, office and yard.

The site benefits from a frontage onto the A944 to the north, agricultural land to the west partially sheltered by trees to the north, further commercial property to the south and the existing access track to the east and adjacent AWPR.

The current Green Belt status of the land does not accurately reflect its brownfield commercial use. The site is promoted as being suitable for a range of commercial development opportunities. It is considered to be well located for Class 4, 5 and 6 uses, in addition to Class 1 Retail and Class 7 hotel use.

In summary we would request that the following is included as an allocation in the forthcoming Aberdeen City Local Development Plan 2021:

**'Land at Smiddybrae, Kingswells – suitable for commercial development.'**

- **Good connectivity to existing commercial and residential sites;**
- **Scope for range of commercial uses;**
- **Continuing to respect landscape setting;**
- **Defensible boundaries;**
- **Frontage onto A944 Road;**
- **Scope for medium-scale business development at appropriate density;**
- **Good access to strategic road networks;**
- **Core Path connections.**

**Smiddybrae  
Industrial Units**

