

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)	Blackhills of Cairnrobin
5.2	Site Address	Blackhills of Cairnrobin Cove Aberdeen
5.3	Postcode	
5.4	Have you any information for the site on the internet? If so please provide the web address:	No Details: Not Applicable
5.5	Is the site currently being marketed?	No Details: Not Applicable
5.6	Site Location Map (Please include an OS Map with the Boundary of the site clearly marked)	Details: See Supporting Planning Statement.
5.7	Please provide the National Grid reference of the site.	NO 94026 99809
5.8	What is the current use of the site?	Agricultural Land
5.9	Has there been any previous development on the site? If yes please provide details	No Details: Not Applicable

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	Yes
		No legal interest	
6.2	Is the site under option to a developer?	No Details: Not Applicable	
6.3	Is the proposed site included in the ALDP2017?	No Details: Not Applicable	
6.4	Is the proposed site included in the Aberdeen City Centre Masterplan?	No Details: NA	
6.5	Has the site been subject of previous discussions with the Council or any agent there of?	Yes Details: Representations were previously submitted to the 2017	
6.6	Has the site been subject of previous Planning Applications? (Please provide a planning reference)	No Details: Not Applicable	
6.7	Has the site been subject of a previous Bid to a previous LDP? (Please provide the bid reference number)	Yes Details: LDP Representation 93	
6.8	Are there any legal restrictions on the title deeds such as rights of way, way leaves etc.	No Details: Not Applicable	
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 Details: Not Applicable	

7.	Your Proposal (Please provide as much detail as possible on your site proposal)		
7.1	Proposed Use	Housing	
		Employment	Yes
		Mixed Use	
		Retail	
		Other (Please Specify)	
7.2	Do you have a specific occupier in mind for the site?	No Details:	
7.3	Site Area (hectares)	7.94 Hectares of which 5.5 hectares is developable	
	Housing		
7.4	Approx. no of units.	NA	
7.5	Proposed Mix and Number (Number of Flats / Terraced / Semi-detached / detached etc.)	Not Applicable	
7.6	Affordable Housing Percentage	Not Applicable	
7.7	Affordable Housing Partner (Details of any partner organisation, Registered Social Landlord etc.)	Not Applicable	
7.8	Tenure (Details of tenure type, Private Rental Sector / private sale / Housing for the elderly etc.)	Not Applicable	
	Employment		
7.9	Business and Office	Yes	
7.10	General Industrial	Yes	
7.11	Storage and distribution	Yes	
7.12	Other Please specify	Not Known	
	Mixed Use (Please provide as much detail as possible on each use class)		
7.13	Housing	Not Applicable	
7.14	Employment	Not Applicable	
7.15	Retail	Not Applicable	
	Retail		
7.16	Approx. floor area	Not Applicable	

	Other (Please Specify examples could include retailing, tourism, renewable energy, sports, leisure and recreation, institutions and education.)	
7.17	Details of proposal	The and at Blackhills of Cairnrobin is proposed as an extension to the Aberdeen Gateway and Mains of Cairnrobin business and industrial parks. The site would be used to accommodate Class 4 Business use, Class 5 Industrial use and Class 6 Warehouse and Storage use. More importantly it would also be used to provide a northern access road, which would link the Gateway and the Mains of Cairnrobin sites together.
7.18	Approx. floor area	Not Known

8.	Engagement and Delivery	
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 Details: Consultation will be undertaken as part of the LDP Review process.</p>
8.2	Will the proposed development be phased?	Yes Details: Not Known
8.3	Expected development start post adoption of the plan in 2022	Yes
8.4	Expected development completion	2025 depending on market demand
8.5	Is finance in place and if so what form? (Secured Loan, Grant Funding etc.)	Yes Details: Rolling Bank Facility
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 Details: Not Applicable

9.	Sustainable Development and Design		
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 www.aberdeencity.gov.uk . Please provide the following information:		
	Orientation		
9.2	Exposure:- (does the site currently have)	Little shelter from northerly winds	
		Some shelter from northerly winds	
		Good shelter from northerly winds	Yes
9.3	Aspect:- (is the site mainly)	North facing	
		East or west facing	
		South, south west or south east facing	Yes
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	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 http://map.sepa.org.uk/floodmap/map.htm)	Yes (If yes please use the SEPA flood maps to determine the risk)	
		Little or No Risk	Yes
		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?	Yes Details: To be confirmed	
9.7	Have discussions been had with the Council's flooding team?	No Details:	
9.8	Have discussion been had with Scottish Water?	No Details:	
9.9	Is there waste water capacity for the proposed development? http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?	Yes Details: Not Applicable	
9.10	Is there water capacity for the proposed development?	Yes Details: Not Applicable	

	http://www.scottishwater.co.uk/business/Connections/Connecting-your-property/Asset-Capacity-Search)?		
	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	√
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	√
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	√
		No intrusion	
9.15	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	√
9.16	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	√
9.17	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	√

9.18	Will the site impact on any water courses?	No Details: Not Applicable			
9.19	Does the development site contain carbon-rich soils or peatland? http://www.snh.gov.uk/planning-and-development/advice-for-planners-and-developers/soils-and-development/cpp/	No Details: Not Applicable			
9.20	Is the development site within the airport safety exclusion zone?	No Details: NA			
9.21	Is the development site within the airport 57dB LAeq noise contours?	No Details: Not Applicable			
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: Not Applicable			
Transport and Accessibility					
9.24	Has contact been made with the Council's transport team?	Yes Details: Through Application Process			
9.25	Is access required onto a Trunk road and if so has contact been made with Transport Scotland?	No Details: Not Applicable			
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 https://www.aberdeencity.gov.uk/services/environment/core-paths-plan)	Good range of connections	√
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	√
	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 Details:	
9.32	Does the development include a Heat Network/District Heating Scheme?	No Details: NA	
9.33	How is the development proposing to satisfy the Councils Low and Zero Carbon Policy?	Details: Existing and new buildings on site will require to comply with the Council's policy.	
9.34	Are there any further physical or service infrastructure issues affecting the site?	No Details:	
	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 Details: 2-5 hectares of the land will be used to provide a landscaped boundary for the site.	
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	

10.	Education	
10.1	Have discussions been had with the Council's Education Department?	No Details: Not Applicable
10.2	Is there currently education capacity for the proposed development? https://www.aberdeencity.gov.uk/services/education-and-childcare/schools-and-education/schools-pupil-roll-forecasts	Not Applicable

11.	Community benefits	
	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 Details: Planning Gain and landscaping

12.	Masterplan Development Framework	
12.1	If you have prepared a framework or masterplan showing a possible layout for the site, please include it with this form.	Yes Details: See attached Supporting Planning Statement

13.	Additional attachments		
	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)	See attached Supporting Planning Statement	

14.	Development Viability		
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: If allocated for development this land can easily connect into the existing services and access road at Aberdeen Gateway Business Park. It will also make the employment land to the south owned by Aberdeenshire Council deliverable and viable.	

Development Bid

Land at Blackhills of Cairnrobin, Cove,
Aberdeen

Prepared on behalf of Hermiston Securities Limited

May 2018

Contact details

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KF ref: 1001306

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Appendices

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Appendix 2 - Adopted Aberdeen LDP – City South Extract

Appendix 3 – Site Layout Plan

1. Introduction

- 1.1 Knight Frank on behalf of our client Hermiston Securities Limited are submitting this development bid for land at Land at Blackhills of Cairnrobin, Cove, Aberdeen as an expression of interest to be included in the Aberdeen Local Development Plan 2022. As a first step we would ask that the site be included in the LDP Main Issues Report as a preferred site when it is published later in 2018.
- 1.2 This statement sets out the detailed justification for why we consider the land at Blackhills of Cairnrobin should be identified for development in the new Local Development Plan. The site has been identified as suitable for a modest and sustainable expansion of the City delivering 5.5 hectares of developable employment land and an access connection between Aberdeen Gateway Business Park and the northern part of Mains of Cairnrobin Industrial Park which are owned or controlled by Hermiston. This statement should be read in conjunction with the Development Bid Application Form submitted with the bid.

2. Site Characteristics and Background

- 2.1 The land at Blackhills of Cairnrobin is located to the east of Aberdeen Gateway Business Park and immediately to the north of Mains of Cairnrobin Industrial Park, The settlement of Cove Bay is located to the north of the site and Blackhills Quarry to the east beyond the Cove to Findon Road. Through Aberdeen Gateway Business Park good access can be provided to the rest of the City and the Aberdeen Western Peripheral Route.
- 2.2 The land subject of the development bid is a greenfield site currently allocated as Green Belt in the LDP. The developable area of the land is 5.5 hectares and the remaining 2.5 hectares would provide a landscaped buffer zone between the site and Rigifa Farm and Blackhills Quarry. The land subject of the development bid is identified in the Site Location Plan in Appendix 1.

3. Planning Context

- 3.1 The development bid site is allocated in the Local Development Plan as Green Belt (Policy NE2). The full planning context and background is considered below.

Aberdeen City and Shire Strategic Development Plan (2014)

- 3.2 Scottish Ministers approved the Aberdeen City and Shire Strategic Development Plan (SDP) with modifications on 28 March 2014. The plan advocates a high rate of growth for the North East and promotes a spatial strategy which focuses future development into three Strategic Growth Areas. We welcome the more aspirational approach to economic growth adopted in the SDP and in principle support the plan's spatial strategy, particularly the emphasis on encouraging development within Strategic Growth Areas, where there is the strongest demand for new employment land and the

need to support established opportunity sites which are serviced, deliverable and have excellent transport connections and accessibility.

- 3.3 It is understood that notwithstanding the passage of the new Planning Bill through the Scottish Parliament and the proposals in it to abolish Strategic Development Plans, the Scottish Government have advised the Aberdeen City and Shire Strategic Development Authority to prepare a Main Issues Report (MIR) for a new SDP which would then provide strategic guidance for the LDPs in Aberdeen and Aberdeenshire. The MIR for the new SDP was considered by the Strategic Development Planning Authority on 1 February 2018 and was published for public consultation in March 2018. In terms of future planning policy the MIR includes “Economy” as one of the main issues to be considered. The following economic question asked in the MIR is relevant:

Question 5 – Do you agree that we should present an optimistic view of future economic growth in the new plan?

We believe the responses to the above question should be strong support for an optimistic view of economic growth being promoted through the plan and also support for the need to address that through diversification of the local economy and greater flexibility in planning and transportation policy and the application of it.

Aberdeen Local Development Plan (2017)

- 3.4 The Aberdeen Local Development Plan was adopted by Aberdeen City Council in January 2017. The plan identifies the land at Blackhills of Cairnrobin as Green Belt - Policy NE2 (See Appendix 2 LDP Extract). In such areas no development is permitted other than that essential for agriculture; woodland and forestry; recreational uses compatible with an agricultural or natural setting; mineral extraction/quarry restoration; or landscape renewal. There are exceptions to the policy which do allow essential infrastructure such as access roads but not industrial and business uses. The site does not form part of the Green Space Network (Policy NE1) so is not identified as being important in terms of public access and recreation.

Planning History

- 3.5 The land at Blackhills of Cairnrobin was previously included as an employment site by the Council in the finalised plan of an earlier version of the Local Development Plan published in 2010. Unfortunately following representations by the Quarry operators of Blackhills Quarry regarding a stand-off buffer zone around the quarry, which lies to the east, the site was removed from the adopted version of the plan and designated as Green Belt.

4. Blackhills of Cairnrobin Development Bid

- 4.1 The development bid for the land at Blackhills of Cairnrobin is seeking to demonstrate the logic and planning merits for allocating the site in the new LDP as Business and Industrial Land (Policy B1).
- 4.2 The land at Blackhills of Cairnrobin is ideally suited as an extension to the Aberdeen Gateway and Mains of Cairnrobin business and industrial parks. The site would be used to accommodate Class 4 Business use, Class 5 Industrial use and Class 6 Warehouse and Storage use. More importantly it would also be used to provide a northern access road, which would link the Gateway and the Mains of Cairnrobin sites together. This link was planned for when the Gateway site was allocated and granted planning permission by Aberdeen City Council and the Mains of Cairnrobin site was allocated and granted planning permission by Aberdeenshire Council. A landscaped boundary would be provided on the north and eastern boundaries of the site. The site measures 8 hectares of which 2.5 hectares will form the landscaped boundary and circa 5.5 hectares will be developable (see proposed layout plan in Appendix 3).
- 4.3 The land at Blackhills of Cairnrobin was taken out of the finalised plan of an earlier version of the Local Development Plan (published in 2010) because it was considered to lie within 400 metres of a stand-off buffer zone designated by the Health and Safety Executive, applicable to Blackhills Quarry, which lies to the east of the site. It has since been confirmed by the operators of Blackhills Quarry in their application to extend the quarry (Reference P130490) that there is no 400 metre zone applicable to the quarry and that the Health and Safety Executive does not set specific stand-off zones for blasting operations. The quarry operators have confirmed to Hermiston Securities Limited that any danger zones to the west of the quarry will be confined within their landholdings at all times and there will be no requirement to restrict vehicular or pedestrian movements on the unclassified Cove to Findon Road which lies between the Quarry and the Blackhills of Cairnrobin site. In addition a landscaped screening mound will be created along the western boundary of the quarry extension to ensure visual and acoustic screening for the business uses to the west.
- 4.4 Given the better understanding of the circumstances with regard to the operations of the quarry, Hermiston Securities consider that the quarry operations do not provide an impediment to the land at Blackhills of Cairnrobin being brought forward for employment development and the site should be considered again as suitable for business and industrial use in the Local Development Plan. The development of the land at Blackhills of Cairnrobin for employment use will not prejudice the operation of the quarry which has planning consent for an extension, especially as the quarry has continued to operate in very close proximity to residential uses at Cove for many years.
- 4.5 A landscaped buffer zone on the north and western edges of the Blackhills of Cairnrobin site will provide further separation between the quarry and the employment uses. Access to the site will be taken from the Gateway Business Park and the land to the south at Mains of Cairnrobin. It is worth noting that the land located immediately to the south at Mains of Cairnrobin is allocated for employment use in the Aberdeenshire Local Development Plan

and has planning consent for development. Part of the land at Mains of Cairnrobin lies within the same distance from the quarry as the land at Blackhills of Cairnrobin. No access will be taken to serve the land at Blackhills of Cairnrobin from the Cove to Findon Road which is used as access to Blackhills Quarry.

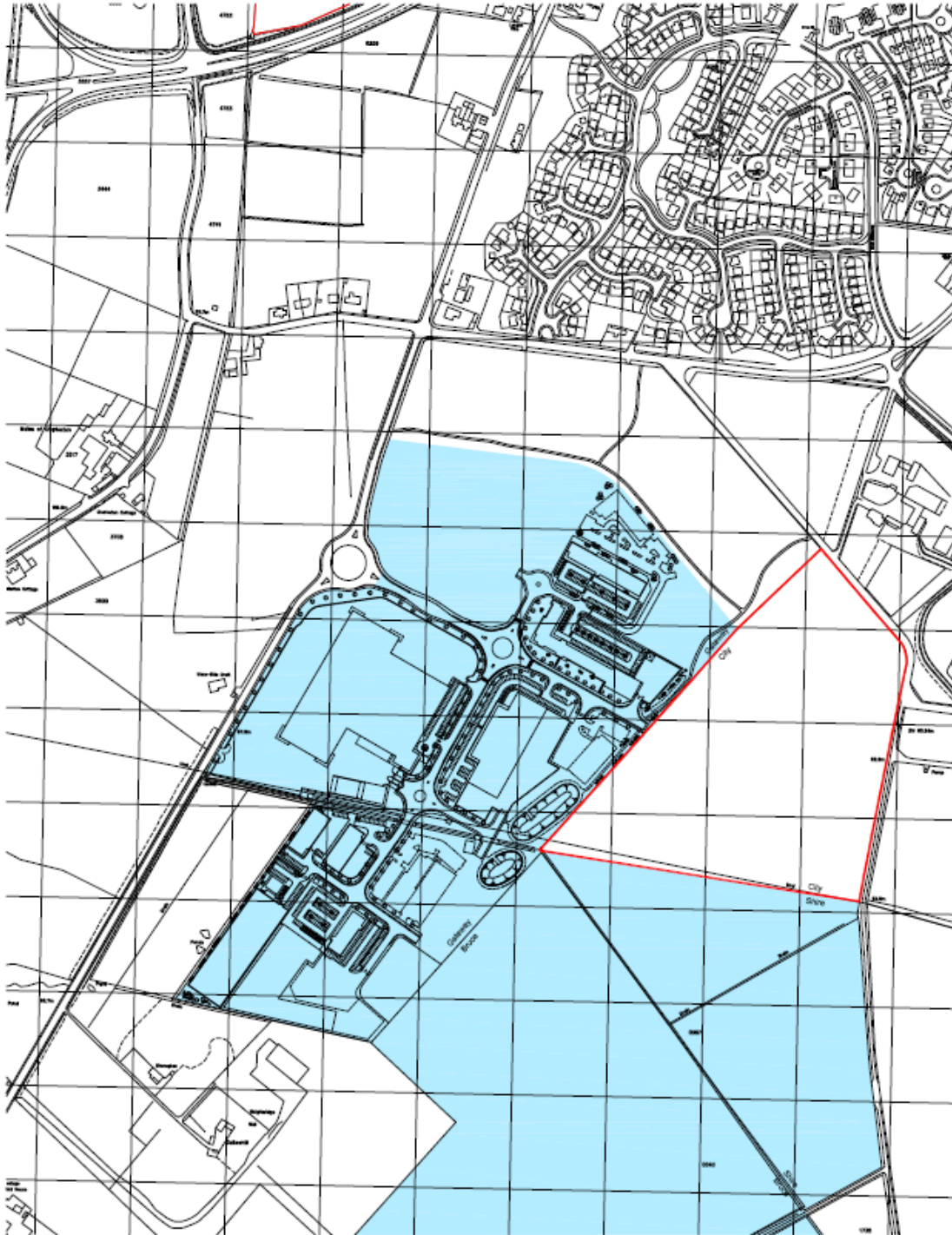
- 4.6 In drafting the 2017 Local Development Plan, officers unfortunately still founded on unsubstantiated information provided by the quarry operators at the earlier LDP Enquiry in 2011. The Blackhills of Cairnrobin site requires to be considered in the context of the current employment land zonings in both the Aberdeen City and Aberdeenshire Local Development Plans and not in isolation, as cross boundary issues are important here. The site layout plan in Appendix 3, which identifies the consented employment land in blue, demonstrates the logic of joining up the Gateway site in Aberdeen City with the Cairnrobin site in Aberdeenshire and rounding off the green belt boundary for which the Cove to Findon Road provides a defensible boundary. Blackhills Quarry is an acceptable use in the Green Belt so can continue to operate from within the Green Belt without detriment. It is also worth noting that part of the employment land at Cairnrobin is owned by Aberdeenshire Council. This land is located immediately to the south of the Blackhills of Cairnrobin site and is triangular in area. The development potential of this land is however being constrained through a lack of vehicular connection from the north, which would also lead to better configuration of development of the land.
- 4.7 Concerns previously expressed by the quarry operators regarding the land at Blackhills of Cairnrobin being zoned for industrial and business development were not related to there being any detrimental impacts arising from the quarry operations that make the site unsuitable for development. They were solely on the basis that any businesses operating from the land might complain about the operation of the quarry which they considered might curtail their activities. They now have a consent, a change in circumstances since 2012, which allows them to operate within a similar distance from residential properties at Rigifa Farm (a potentially greater source of complaints), and as close to zoned employment land at Mains of Cairnrobin. Their concerns on complaints are unfounded and are not justified. No evidence has ever been produced of any complaints arising from Aberdeen Gateway Business Park and if the quarry operators continue to operate within the constraints of their consent, this should continue to be the case and any such complaints that did come forward, they would be able to demonstrate were without substance.
- 4.8 The amount of land at Blackhills of Cairnrobin is not significant in terms of area, however it is important to achieving the wider employment and transport objectives for the Gateway and Cairnrobin sites and its inclusion in the plan is logical and would not be detrimental to the operation of Blackhills Quarry.
- 4.9 The demand for employment land, particularly for Class 5 and 6 uses even in the current market remains reasonably strong. It is considered that demand for land will start to rise in the near future with the continued climb upwards of the price of oil and the imminent opening of the AWPR. Aberdeen Gateway also now has limited Class 5 and 6 land available. The land at Blackhills of Cairnrobin can help supplement the supply of Class 5 and 6 land.

5. Conclusions

5.1 Aberdeen City Council has formally invited development bids for consideration as part of the process of preparing the next Local Development Plan for Aberdeen. The development bid for Blackhills of Cairnrobin has been prepared to provide a robust justification for the land to be allocated for business and industrial use (Policy B1). This should be reflected in the Local Development Plan as follows:

- Land at Blackhills of Cairnrobin should be removed from the Green Belt (NE2) on the City Wide Proposals Map and identified for Business and Industry (B1); and
- The land at Blackhills of Cairnrobin should be identified as an Opportunity Site for 5.5ha of employment land for the first period of the plan.

Appendix 1 – Site Location Plan



Consented Land City Council Land

Site Layout Plan

Muir Group - Calmrobin

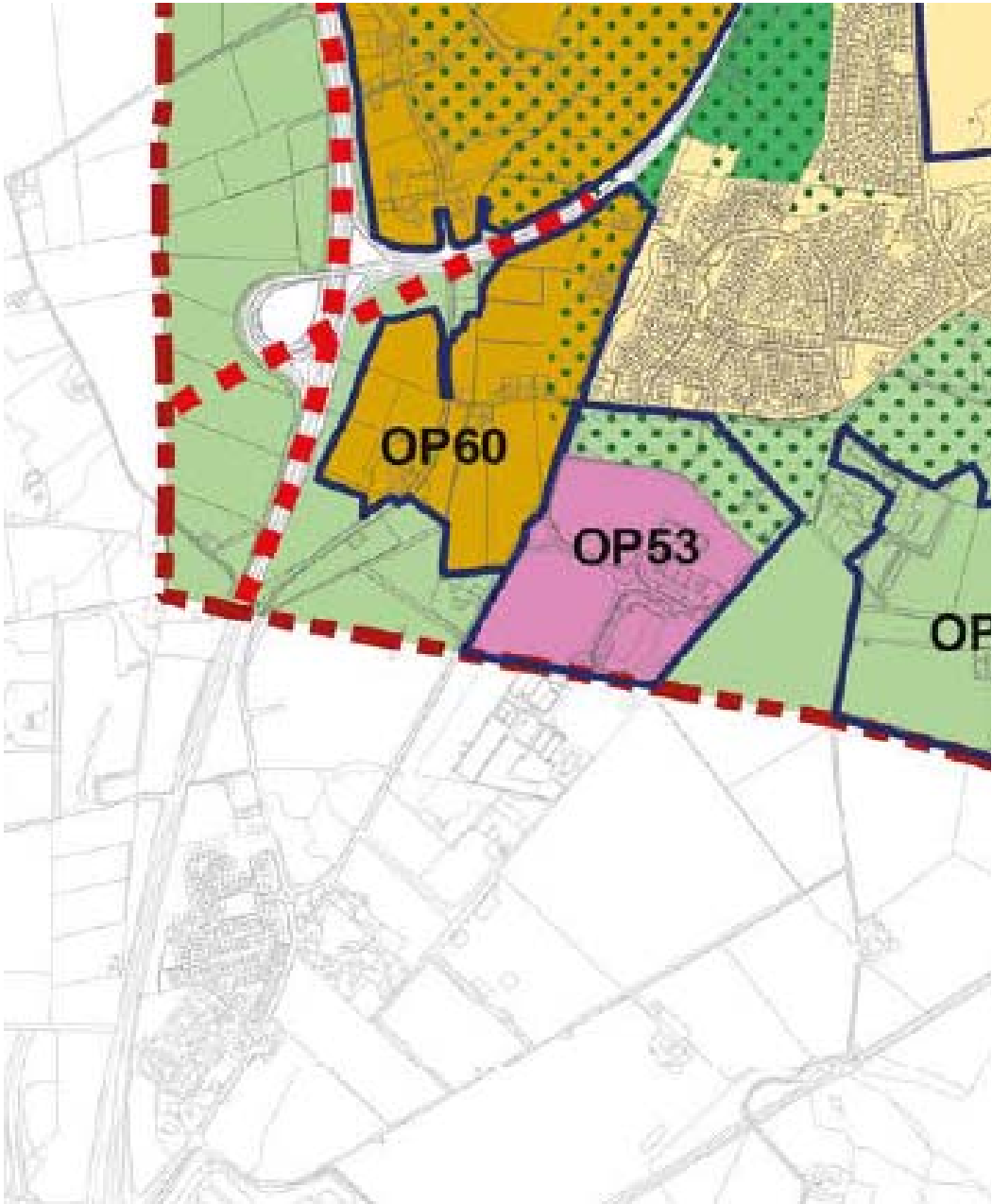


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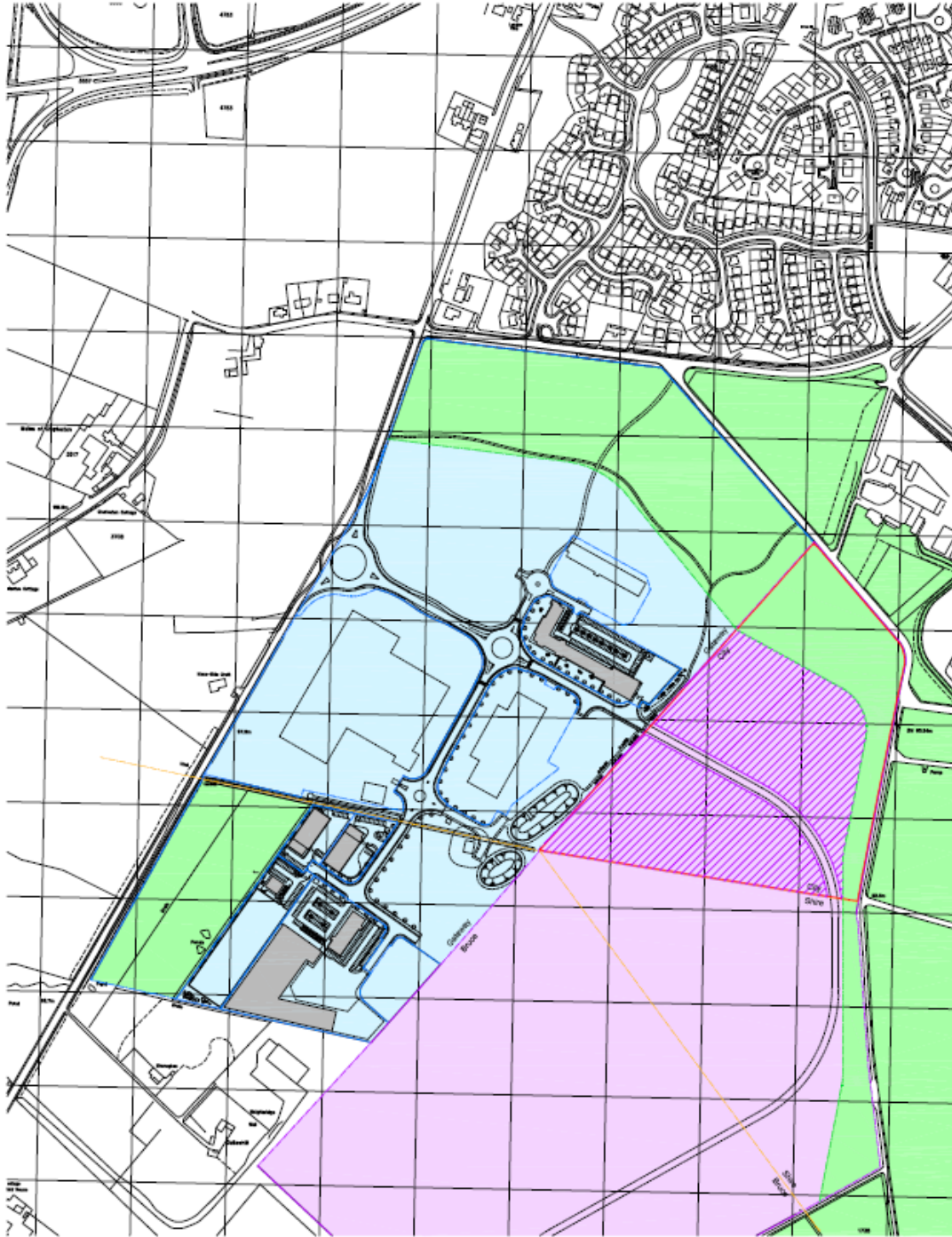
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(architects)

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Appendix 2 – Adopted Aberdeen LDP – City South Extract



Appendix 3 – Site Layout Plan



■ Gateway Business Park
 ■ Green Areas
 ■ Calmrobn Extension
 Site Referred To
 Developable Land

Site Layout Plan

Muir Group - Calmrobn



entasis
 (architects)

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