



S4 What is the current use of the site? FORMER AGRICULTURAL LAND

Has the land been built upon before (Brownfield Land)? Yes  No

Is there any suspicion that the land is contaminated? Yes  No

If yes Please provide a statement of the nature and extent of the contamination suspected  
Statement attached

S5 What use(s) do you propose for your site? MIX OF EMPLOYMENT USES

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

S6 Are you proposing to phase your development? Yes  No

If you are proposing phasing your development please provide additional details of what is anticipated to be built, and when.

IT IS ENVISAGED THAT PHASE 3, WHICH RELATES TO THE NORTHERN PORTION OF LAND WOULD BE DEVELOPED FIRST GIVEN THAT IT IS CURRENTLY THE SUBJECT OF A PLANNING APPLICATION, AND WOULD REPRESENT THE NEXT LOGICAL SITE FOR EXPANSION. ONCE COMPLETED, DEVELOPMENT WOULD COMMENCE ON PHASE 4 TO THE SOUTH OF THE TARLAND ROAD

S7 If you are proposing housing on the site please provide us with details of what you think would be appropriate, both in terms of the number of dwellings, and their form (Flats, detached houses etc). N / A

If you have a design statement or other details about what you would like to see on the site, please include it.

S8 If you are proposing business land please provide us with details of what you would market the land for?

Businesses 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

Please make sure the area of land proposed for business use shown on the site plan.

S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

N / A

Please continue on additional sheets as required.

**The wider area**

A1

Please provide a statement on the siting and design of your proposal (how will the development fit in with the wider landscape, or complement the urban design of the area?)

BOTH SITES ARE LOCATED DIRECTLY ADJACENT TO THE EXISTING SETTLEMENT BOUNDARY. THE DEVELOPMENT OF PHASE 3 WOULD BE SEEN AGAINST THE BACKDROP OF RISING TOPOGRAPHY AND THE EXISTING ARNHALL BUSINESS PARK TO THE WEST. PHASE 4 WOULD BE LOCATED IN A NATURAL BOWL AND THEREFORE THE PROVISION OF STRATEGIC LANDSCAPING WOULD HELP INTEGRATE THE DEVELOPMENT INTO THE EXISTING LANDSCAPE

If you have a landscape statement, a design statement or other details about what you would like to see on the site, please include it. *Statement attached*

A2

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

A3

Have you applied principles of sustainable siting and design to your site? Yes   
PROXIMITY TO EXISTING SETTLEMENT TO REDUCE THE NEED TO TRAVEL AND ACCESSIBILITY ONTO THE EXISTING ROAD NETWORK AND AWPR ONCE COMPLETE No

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [www.index21.org.uk](http://www.index21.org.uk) provides guidance on this issue

**Effect on the community**

C1

Has there been any opportunity for local people to influence what you propose through local engagement? Yes   
No   
Not Yet

If you have undertaken any community consultation please provide details of the ways in which engagement was conducted, its effectiveness and the way in which it has influenced your proposals. Please provide details of any engagement you may propose to undertake.

C2 At least 25% of all housing is likely to be required to be affordable. If More   
 applicable, are you considering providing more or less than this? N/A 25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

PROXIMITY OF WORKPLACE TO RESIDENTIAL AREA, THUS REDUCING THE NEED TO TRAVEL. POTENTIAL FOR COMMUNITY USES TO BE INCLUDED, AND ENHANCED PUBLIC TRANSPORTATION LINKAGES

Community benefits may be material, such as community facilities, or intangible, such as affordable housing or the ability to live locally. Include elements which you anticipate may be required as developer contributions from the development (although specifics will have to be negotiated with the Council on the basis of the development proposed)

C4 How easy is it for people using or living in the development you propose to access services? Are the following facilities within:

	400m	400m-1k	>1km
Local Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>

Please tick appropriate box

If you propose to provide any of these as a component of the development itself then please answer "yes". NA=Not Applicable

**Servicing the site**

C5 Have you undertaken any of the following studies to determine whether your site is capable of being developed, or what might be required by you to make it developable?

Flood Risk Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment NORTHERN PART OF SITE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment NORTHERN PART OF SITE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>

Rather than full studies it may be appropriate to undertake initial assessments to identify the scale of any works that might be required, as this will impact on the deliverability of the proposal. This assessment may be no more than an exchange of letters with appropriate agencies. Information on water and sewage capacity is available online at : [http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SE](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE) ARCH

C6 What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network? Yes  No

**Other information**

O1 What other information would you like to be considered in support of your proposal? In order to comply with the Data Protection Act 1998 please do not include any personal information

SEE ATTACHED DEVELOPMENT BID STATEMENT

**Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk).**

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
  - 1) to inform a public debate on the merits of the different sites being proposed,
  - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)



Westhill Developments  
(Arnhall) Ltd

Development Bid for Land at  
Westhill

November 2008

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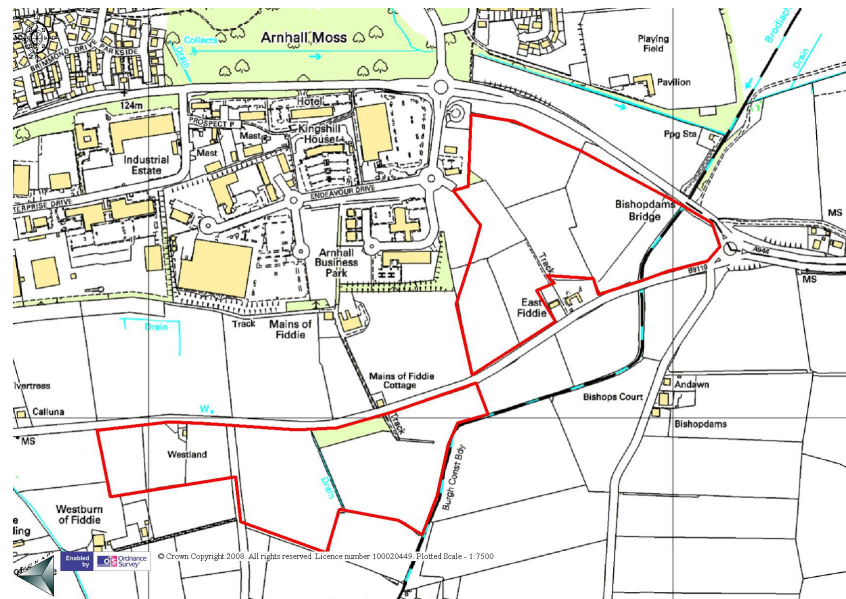
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## Appendix A: Location Plan

## 1.0 INTRODUCTION

- 1.1 This development bid is submitted on behalf of Westhill Developments (Arnhall) Ltd who own land adjacent to the southern and eastern edges of Westhill. The land, which is in two portions, extends to approximately 22.99 hectares (56.8 acres) overall. This is identified in Figure 1 below.

Figure 1: Site Location Plan



- 1.2 Westhill is the main service and employment centre for the east part of Garioch and a popular, well established commuter town for Aberdeen, with a population of approximately 10,390 (2006). Public transport services 215, 777, 917N, A2B4, A2B5, and X17 are provided in relatively close proximity to the identified land.
- 1.3 The town's economy is closely linked to that of the City of Aberdeen and Westhill has become an attractive location for industrial development. Approximately 65% of Westhill's residents commute to Aberdeen City, with around 25 % working within Westhill.  
(Source: [http://www.aberdeenshire.gov.uk/statistics/area/westhill\\_profile2007.pdf](http://www.aberdeenshire.gov.uk/statistics/area/westhill_profile2007.pdf))
- 1.4 In terms of the Approved Structure Plan, Westhill is identified as being an 'Edge of City Community' in the 'Strategic Area Roles and Functions' table. The key role is therefore identified as being a suburban centre with a balance of services, population

and employment, that can accommodate the strategic growth of the city. In respect of employment land, Westhill is identified as requiring to maintain a marketable supply of between 5 and 20 hectares. The housing allocations for Westhill were as follows:

- January 2000 to December 2005: 400 units;
- January 2006 to December 2010: 500 units; and
- Indicative Housing Distribution 2011 to 2015 shall be in the same broad proportions as set out for the previous period 2006 to 2010 (500 units).

1.5 Within the extant Local Plan, the land is identified as falling within the countryside of the Garioch area of Aberdeenshire, adjacent to its boundary with the Aberdeen City Authority boundary. The Adopted Local Plan identifies: three existing housing sites which amount to 254 units; two proposed sites totalling 400 units; and, two future housing sites of 250 units each. Accordingly this equates to 1,154 units, which compared against the existing stock of 3,884 units (in 2006) represents an increase of 29.7% to the existing stock. Employment Site C, which includes Phase 2 of the Arnhall Business Park (18.86 hectares), and the recently completed 'Acergy Development' (6.88 hectares), is located to the southern edge of Westhill.

1.6 The site lies within an area zoned for 'Local Growth and Diversification' within the Draft Structure Plan. An overarching aim of the Draft Structure Plan is to create sustainable mixed communities with the services, facilities and infrastructure necessary for the 21<sup>st</sup> century. In addition it also seeks to encourage economic development and population growth. Representations were submitted on behalf of Westhill Development (Arnhall) Limited to the Draft Structure Plan arguing that it should be identified as a Strategic Growth Area (SGA).

## **2.0 DESCRIPTION OF THE SITE AND PLANNING HISTORY**

2.1 The land is located 6 miles west of Aberdeen, and is effectively split into two parts. The northern part, which comprises fields, is located between the A944 (Alford Road) and B9119 (Tarland Road), and covers approximately 12.61 hectares. It is bound to the east by the 'six mile' roundabout, and to the west by the Arnhall Business Park, thus directly abutting the existing settlement boundary. The south most area of land, which again comprises fields, is to the south of the Tarland Road (which acts as the southern boundary to this part of Westhill). This section extends to approximately 11.56 hectares. Stone dykes form the western, southern, boundaries while the Brodiach Burn is again located to the east.

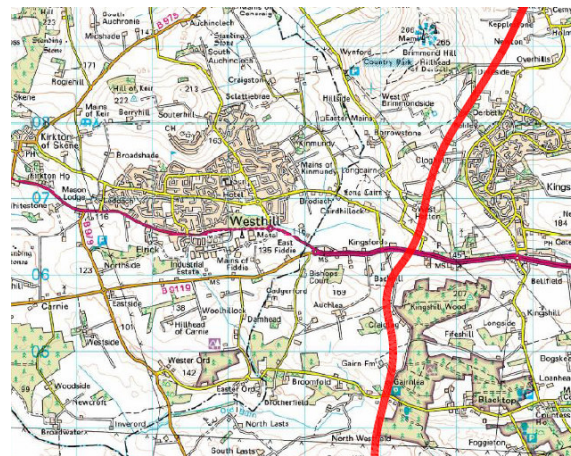
2.2 An aerial photograph is shown at Figure 2 below.

Figure 2: Aerial Photograph



- 2.3 In terms of topography, the southern part of the site is relatively level to the south of the B9119 at approximately 110 metres AOD (Above Ordnance Datum). The northern area varies from 115 metres AOD at the Brodiach Burn to the east of the land, up to 130 metres near the copse of trees to the north west.
- 2.4 As part of the Aberdeen Western Peripheral Route proposals, a grade separated junction would be provided on the A944 between Westhill and Kingswells, at a point 0.8 miles to the east of the identified land. This would ensure that the land would have excellent linkages to the surrounding area. This is shown on Figure 3 below.

Figure 3: Proposed Alignment of AWPR between Westhill and Kingswells



- 2.5 Consideration must also be given to the historical expansion of Westhill, and in particular to the increase and success of employment land. In 1997, outline planning permission was granted for Arnhall Business Park for an initial 4.29 hectares. This was followed by a further permission of 14.68 hectares. An application for the second phase of the Business Park (18.86 hectares) was granted in October 2004. At the same time, extensions were also made to the Westhill Business Park, and overall Westhill has proved immensely popular for employment development, given the existing connectivity to Aberdeen, and the availability of land.
- 2.6 An application for outline planning permission (APP/2006/2551) was submitted on behalf of Westhill Developments (Arnhall) Ltd in June 2006 for the eastern expansion of the Arnhall Business Park by a further 11.43 hectares, between the A944 and B9119. This application has yet to be determined. It was accompanied by a planning supporting statement; transportation assessment; drainage strategy; and, a landscape and visual impact assessment.

### **3.0 PROPOSALS**

- 3.1 In light of the proximity to the existing settlement, topography, and the accessibility to the existing road network (and proposed AWPR), it is considered that the identified land is physically capable of development. The proposal would include the provision of a mix of employment uses, comprising classes 4 (business), 5 (general industrial) or 6 (storage and distribution).
- 3.2 In respect of access, the northern part of the site would be accessed from the 'Crescent Road' which provides access from the original business park, down to the latest second phase which is nearing completion. The access to the southern part of the land has been determined by the requirement to provide junctions onto the B9119 for the second phase of Arnhall Business Park. 2 no. four arm roundabouts have been constructed on the aforementioned road, which would provide direct access onto the southern portion of the identified land.

### **4.0 SCOTTISH PLANNING POLICY**

- 4.1 Scottish Planning Policy 1 (The Planning System) indicates that the purpose of the planning system is to "guide the future development and use of land in cities, towns and rural areas in the long term public interest. The aim is to ensure that development and changes in land use occur in suitable locations and are sustainable" (Paragraph

4). Paragraph 7 highlights that “Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long-term needs of the economy, society and the environment”. The planning system also supports prosperity by ensuring that land for employment is well placed in relation to the transport network and the labour force (Paragraph 9). Paragraph 20 also highlights the potential for the planning system to encourage more sustainable travel patterns by: promoting an efficient transport network; providing direct and safe access to local facilities by a choice of transport modes; and, supporting mixed use, increased tenure choice and local service provision”. “Development Plan policies should make connections to related projects and programmes which impact on land and the environment” (Paragraph 26). Local Plans must identify effective opportunities for development and encourage investment in an area, with the aim to “exert a positive influence over land use decisions”. They should also “be responsive to local needs and promote change in the wider community interest” (Paragraph 37).

4.2 Scottish Planning Policy 2 (Economic Development) states in paragraph 10 that “Marketable land should be provided in sufficient quantity and quality to meet the diverse range of industrial, business and commercial requirements including the expansion and growth of indigenous firms”. It is also recognised that planning can contribute to economic development through securing new development in sustainable locations, therefore improving integration between transport and locations for development (Paragraph 11). Paragraph 34 indicates that it is important that planning authorities identify sites adjacent to existing centres as well as in other highly accessible locations.

4.3 Scottish Planning Policy 17 (Planning for Transport) highlights that the planning system is a key mechanism for integration through supporting a pattern of development that supports economic growth. Paragraph 17 states that “proposals for development and regeneration should support and build upon the capacity of the transport network, giving greater weight to locations able to be well integrated into effective networks for walking, cycling and public transport”. Planning permission should not be granted for significant travel generating uses in locations where access to public transport networks are further than 400 metres by walking.

## **5.0 DRAFT STRUCTURE PLAN**

5.1 The Draft Structure Plan identifies three Strategic Growth Areas (SGA's) which are to be the main focus for development in the area up to 2030. These include Aberdeen City (which shall accommodate around half of all new development in the City

Region); the Huntly to Laurencekirk road and rail corridor; and, the Aberdeen to Peterhead 'Energetica' corridor. Together, they can be expected to accommodate around 75-80% growth over the next 20 years or more. Westhill is currently identified as falling within an area of 'Local Growth and Diversification' within the draft Structure Plan. It further states that in such areas, "levels of growth in individual settlements should relate to local needs, although the scale of this growth will vary from place to place".

5.2 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other to improve people's quality of life and opportunity.

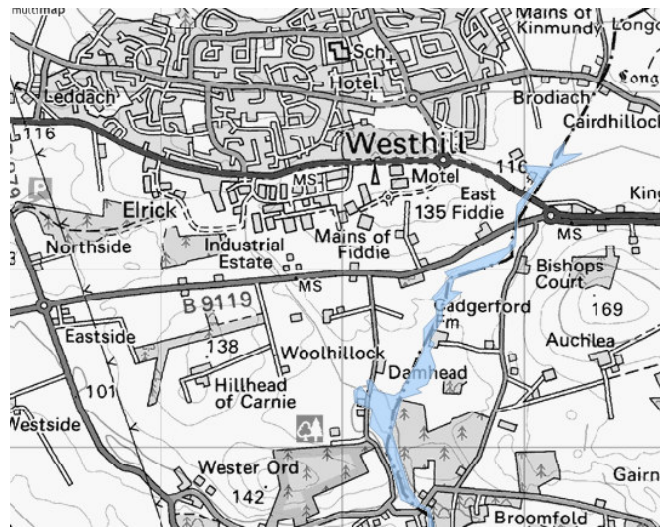
5.3 Representations to the Draft Structure Plan made on behalf of Westhill Developments (Arnhall) Limited highlighted that while they were generally supportive of the vision, more specific targets are required to allow monitoring of achievements. It further identified that Westhill should be included within a Strategic Growth Area in light of its strategic importance to the City Region. Otherwise, the potential growth of Westhill could be restricted given its contribution to accommodating strategic growth over the past 30 years, and its ability to accommodate additional sustainable growth as part of a mixed community in the future. A further request was also made for a specific allocation of employment land at Westhill due to recent and continued demand, and its accessibility.

## **6.0 SERVICES**

6.1 There is capacity in the Nigg Waste Water Treatment Works to service any development on this bid site. At present there is capacity at the Invercarnie Water Treatment Works.

6.2 Figure 4 below highlights that there may be some minor localised flooding associated with the Brodiach Burn. As part of the planning application for the northern section of the identified land, both SEPA and the Council's Flood Prevention Unit were satisfied with the suggested SUDS proposals and Drainage Impact Assessment. Accordingly, it is considered that the site can be adequately drained, without any flood risk.

Figure 4: SEPA Flood Risk Map



## 7.0 JUSTIFICATION

- 7.1 With a location only 6 miles west of Aberdeen, it is considered that there is significant development potential for the identified land at Westhill. As highlighted above, Westhill has historically proven extremely popular both as a commuter town, and more recently as an employment centre in its own right. Furthermore, the construction of the AWPR is anticipated to have a positive impact upon the economy of the North East of Scotland, and shall enhance linkages across Aberdeen and Aberdeenshire, as well as to the north and south.
- 7.2 Previously representations have been made on behalf of Westhill Developments (Arnhall) Limited requesting the inclusion of Westhill within the Strategic Growth Area covering Aberdeen City in light of the contribution to both the local and regional economy. In light of the recent success of Westhill with its reputation as a centre of excellence for Subsea technologies, Westhill is considered a suitable location to accommodate further employment development to meet the objective of the Draft Structure Plan which aims to create sustainable mixed communities. This is supported by the town's existing status as an 'Edge of City Community' within the extant Structure Plan.
- 7.3 The northern site already has well defined and defensible boundaries in the form of the A944 (Alford Road) and B9119 (Tarland Road), whilst it can also utilise the existing rising topography to the west, and the Brodiach Burn. Furthermore a

Landscape Impact Assessment submitted as part of the current planning application for Phase 3 of Arnhall Business Park, indicated that there was potential to enhance landscaping cover to integrate development into the existing landscape. In respect of the southern area, which is relatively low lying when compared to the existing Business Park, the identified land sits in a natural bowl given that the topography rises in the surrounding directions. In addition, the incorporation of strategic landscaped buffers could also minimise the visual impact of development especially to the south and west. As such, the allocation of the site for employment use, whether it be business, general industrial or storage purposes would ensure that the development would be well connected to the settlement of Westhill, and to the wider area, given the proximity to the existing road network (and dual carriageway link to the proposed AWPR).

- 7.4 The Scottish Planning Policies referred to above, are clear in highlighting the benefits of ensuring that land for employment is well placed in relation to the transport network and the labour force. As already identified, the land at Westhill not only has excellent linkages onto the B9119 and A944, but is also in close proximity to the labour force in both Westhill, and Aberdeen City itself. Recent development at Westhill has also seen the southern expansion alongside the B9119 (Tarland Road) and given the lack of availability of sites within the existing settlement boundary, the identified land to both the eastern and southern boundaries of Westhill, are the next logical sites to accommodate development. Furthermore, with the continued expansion of residential land in Westhill, there requires to be a further release of employment land to ensure that the settlement remains a sustainable mixed community with a balance of uses. Therefore the development of the identified land would be in accordance with the principles of Scottish Planning Policies 1, 2 and 17, whilst also according with the objectives of the Draft Structure Plan.
- 7.5 The continued demand for employment land has seen a reduction in the level of available sites within and close to Aberdeen City. Therefore there is a requirement to ensure that adequate employment land is brought forward to accommodate continued economic growth for the region. The 2008 Employment Land Audit identifies that the immediately available land supply within Aberdeenshire dropped by 7.7 % to 48 hectares between 2007 and 2008. In the same period the level of constrained employment land fell by 16.2%, demonstrating that ownership and infrastructure constraints are being unlocked. In the Westhill area, there are three areas identified within the Employment Land Schedules of the aforementioned Audit. It notes that there was 6.4 hectares of established land (which was also immediately available) in Westhill at the turn of the year, with no constrained land. The Audit further identified that 20.6 hectares of land is currently under construction in Westhill, and that all the

land in Phase 2 of Arnhall Business Park had been sold, with a quick take-up. In light of the continued demand for employment land within Westhill, with its reputation as a hub for Subsea companies, it is estimated that the level of marketable land now falls below the required level of 5 hectares within the extant Structure Plan. As there is a finite supply of this land close to the City, consideration must be given to the provision of employment land in close proximity to existing allocations and established areas, which also have excellent linkages to the transportation network.

- 7.6 As noted above, the level of immediately available employment land dropped in Aberdeenshire by 7.7% in the period between 2007 and 2008. This is likely to have been caused by firms that are based within Aberdeen, being priced out of the market for employment land due to spiralling prices, and the distinct lack of available land within the City. In addition, ACSEF (Aberdeen City and Shire Economic Forum) have produced an economic manifesto for Aberdeen City and Shire entitled "Building on Energy". This highlights the aim of ensuring the North East is recognised as one of the most robust and resilient economies in Europe. Core to this vision is a strong economy and the maintenance of an excellent quality of life. It also emphasises that in order to maintain current levels of growth there is a need to sustain a vibrant business base and build on the success of the oil and gas sector and establish the region as a global centre of excellence for all-energy, while growing the regions other key sectors.
- 7.7 Furthermore, a draft Capacity Study for Westhill has been carried out by Entec on behalf of Aberdeenshire Council. Its purpose is to consider the hypothetic growth of the area to allow for a 50% expansion of existing housing stock (2,314 dwellings), and an anticipated 120 hectares of employment land. This would also require the provision of adequate community facilities and services. Potential Development Areas identified in the Draft Capacity Study indicated that approximately half of the northern and southern sections of land were deemed 'most suitable' for employment development due to the 'technical constraint' of the Forties underground pipeline. However, in representations to the Draft Capacity Study made on behalf of Westhill Developments (Arnhall) Ltd it was highlighted that the zones associated with the pipeline are consultation zones, and not safeguarding zones. Accordingly, the 'outer zone' would not leave a corridor of undeveloped land, and could instead accommodate a range of uses. While the Draft Capacity Study does not, and shall not form part of the development plan once finalised, it does give an indication of how the extension of the existing settlement can be accommodated and shall feed into the preparation of the Local Development Plan.

## **8.0 CONCLUSIONS AND RECOMMENDATION**

- 8.1 It is considered that the site represents a clear opportunity to provide high quality development to the southern and eastern boundaries of Westhill, and alongside one of the main arterial routes in and out of the City of Aberdeen. The site is suitable for industrial/employment development given the topography, and proximity to the transportation network as noted above, and in light of the ability of the settlement to continue to accommodate strategic development as experienced in recent years. In light of the strategy of the emerging Structure Plan for further economic growth throughout the city region, it is considered imperative to ensure that there is an adequate supply of employment land, especially close to the City where demand is greatest. This gives the land a distinct advantage in terms of connectivity, although it would also be located close to the available workforce in Westhill. Furthermore, with population growth also featuring as an aim of the Draft Structure Plan, it is necessary to ensure a balance of uses to ensure Westhill remains a sustainable mixed community.
- 8.2 The proposal is considered to accord with the principles of Scottish Planning Policy as the land is well related to the existing pattern of development given its position directly adjacent to the existing settlement boundary, and by being next to the main transportation network. The transportation linkages would also assist in reducing the need to travel, while the topography would help integrate any future proposals into the landscape. The opportunity to provide structural landscaping to the site boundaries would also assist in accommodating the development within the settlement. Furthermore, it must be noted that there is a distinct lack of windfall or brownfield development opportunities within the settlement given that it has only been developed within the past thirty years.
- 8.3 It is considered that Westhill offers the opportunity for future development adjacent to existing settlement boundaries thus being the most effective and sustainable manner in which to accommodate substantial strategic growth.
- 8.4 On the basis of the above, it is therefore considered that the two portions of identified land should be identified in the Aberdeenshire Local Development Plan for employment development as an extension to Westhill.

November 2008

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## Appendix A: Location Plan

