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Please tick to confirm your agreement to the following statements:

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

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- Mr Andrew Lawson, Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.



<b>Which document(s) are you commenting on?</b>	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

**Your comments**

**PLEASE SEE ATTACHED LETTER (RELATING TO THAINSTONE OP12)**

**Your comments (continued)**



# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

11115/LET.002/SL

04.04.2019

PLANNING POLICY TEAM  
INFRASTRUCTURE SERVICES  
ABERDEENSHIRE COUNCIL  
WOODHILL HOUSE  
WESTBURN ROAD  
ABERDEEN  
AB16 5GB

By email to [ldp@aberdeenshire.gov.uk](mailto:ldp@aberdeenshire.gov.uk)

Dear Sir/Madam,

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2021  
RESPONSE TO MAIN ISSUES REPORT 2019  
THAINSTONE OP12  
ON BEHALF OF ANM GROUP LTD**

We refer to the current consultation process in respect of the Local Development Plan Main Issues Report 2019 (MIR) and Draft Proposed Local Development Plan and welcome the opportunity to comment on these documents.

We write on behalf of our client, ANM Group Ltd. Along with other significant landholdings around Thainstone, ANM Group own the 2ha parcel of land north of the Thainstone Business Centre / Axis Business Centre, east of Thainstone House. This land is presently allocated in the 2017 Local Development Plan as Inverurie OP12 with the following description:

*'This site was previously allocated as site E2 in the 2012 LDP. The allocation is to include office development only (Class 4). The site must contribute proportionally towards major improvements in relation to the Thainstone and Port Elphinstone roundabouts/junctions, including the construction of a new grade separated interchange on the A96 to replace the Thainstone and Port Elphinstone roundabouts. Full SUDS implementation and adequate buffer zone provision will be required. Full planning permission for the formation of an access road and strategic landscaping on the site was granted in June 2013 (APP/2012/3648).'*

In respect of the Thainstone OP12 site however, the 2019 MIR states:

*'OP12 1.5ha employment land - Identified as marketable in the Employment Land Audit 2016/17.*

*Planning permission subject to this site has lapsed. It is proposed to remove this site in favour of promoting delivery of other employment sites'.*

ABERDEEN | BELFAST | DUNDEE | EDINBURGH | GLASGOW | LEEDS | LONDON

REGISTERED OFFICE: 8 VICTORIA STREET, ABERDEEN AB10 1XB T: 01224 388 700 E: [info@hfm.co.uk](mailto:info@hfm.co.uk) W: [hfm.co.uk](http://hfm.co.uk)

Registered in Scotland, Registration Number: SC312492

Our client does not support the suggested 'de-allocation' of this site from the forthcoming Proposed LDP and requests that it is restored as a suitable employment land allocation in the Proposed LDP.

Development on the OP12 site has not progressed to date for a number of reasons, including:

- The larger scale Thainstone Park commercial development on OP13 / SR2 was delayed for nearly two years. This was due to the refusal of the initial Planning Permission in Principle application by the Garioch Area Committee and the subsequent appeal to the Scottish Government, the requirement to agree suitable transportation contributions, the deferral of the site wide Matters Specified in Conditions application by the Garioch Area Committee, and the delay in commencing development due to the inclement winter weather;
- Earlier proposals to establish a new regional headquarters for the SRUC at OP12 were placed on hold due to a change in the SRUC's restructuring programme;
- Strategic infrastructure capacity upgrades to water, drainage and other services were required at Thainstone. These have now been delivered as part of the Thainstone Park proposals, and provide capacity for development to be delivered on OP12.

The planning permission APP/2012/3648 that the OP12 site befitted from but has now lapsed was for road infrastructure and landscaping works to open the site up for development, rather than to establish a specific use on the land.

In summary, development commencing on the OP12 site has not happened to date due to the site owners being focussed on the delivery of the Thainstone Park development. Now that this is progressing, we anticipate that the development of OP12 for commercial uses will come to the fore.

Accordingly, we would respectfully request that the forthcoming Proposed LDP includes the land at the Axis Business Centre as:

*'OP16: Adjacent to Axis Business Centre*

*Allocation: 2 ha of employment land*

*This site was previously allocated as site OP12 in the 2017 LDP. Identified as marketable in the Employment Land Audit 2016/17. Full SUDS implementation and adequate buffer zone provision will be required.'*

We trust this submission is of use and will be taken into account in the preparation of the Proposed Local Development Plan. Please do not hesitate to get in touch should you wish to discuss any aspect of this further. We reserve the right to make further comment as the LDP preparation process evolves.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

**FOR AND ON BEHALF OF HALLIDAY FRASER MUNRO**

cc. ANM Group Ltd.