

# PRIVACY NOTICE

## LOCAL DEVELOPMENT PLAN

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- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

#### Your information is:

Being collected by Aberdeenshire Council	X
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Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

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  - Performance of a Contract;
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# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020.

If you are making comments about more than one topic it would be very helpful if you could fill in a separate response form for each issue you wish to raise.

Please refer to Aberdeenshire Council's Privacy Notice at the end of this form for details of your rights under the Data Protection Act.

## Your Details

Date:	24.7.2020
Name:	HALLIDAY FRASER MUNRO
Telephone Number:	[REDACTED]
Email address:	[REDACTED]
Postal Address:	[REDACTED]
Postcode:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes  No

Are you responding on behalf of another person? Yes  No

If yes who are you representing? **ANM GROUP LTD**

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

*An acknowledgement will be sent to this address soon after the close of consultation.*



**HALLIDAY FRASER MUNRO**  
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Your Comments (no more than 2000 words)

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

Appendix 7d Settlement Statements – Garioch (Inverurie, page 555)

Modification Sought:

- i) Allocate sites 'a' and 'b' within GR131 for 13ha of employment land as an extension to site OP10, or as 13ha of strategic reserve employment land.
- ii) Allocate site 'c' within GR131 for up to 30 ha of strategic reserve employment land.

Reason for change:

PLEASE SEE SUPPORTING STATEMENT

**PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020**

**RESPONSE TO PLDP**

**SITE GR131 THAINSTONE INVERURIE**

**JULY 2020**

On behalf of  
ANM Group Ltd



HALLIDAY FRASER MUNRO  
CHARTERED ARCHITECTS & PLANNING CONSULTANTS



# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

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**TS1: Bid Document**

**TS2: MIR Site Assessment Response**

**TS3: Thainstone Park Marketing Brochure**



# HALLIDAY FRASER MUNRO

CHARTERED ARCHITECTS & PLANNING CONSULTANTS

## 1. Introduction

- 1.1. This report has been prepared by Halliday Fraser Munro, Town Planning Consultants and Chartered Architects, on behalf of ANM Group Ltd. It is written in response to the Proposed Aberdeenshire Local Development Plan 2020 (PLDP).
- 1.2. ANM Group Ltd are one of the north east's largest and longest established businesses. Inspired by the innovative spirit of the pioneering farmers who established the original business in 1872, ANM Group is acknowledged today as one of the most dynamic, progressive and forward-looking businesses serving the UK farming, commercial and industrial sectors and playing a major role in the Scottish economy.
- 1.3. The development of modern auction centres, the pioneering of electronic and video auctions, diversification into non-agricultural auctions and the move into the high-quality catering and hospitality market are examples of the innovative approach which has made ANM Group one of the most successful farmer-owned businesses in the UK, with annual throughput of [REDACTED], an asset base of around [REDACTED] and shareholder capital of [REDACTED].
- 1.4. ANM Group Ltd's landholdings at Thainstone comprise the Thainstone Centre, a multi-functional auction and event destination, Thainstone Business Centre and parts of Thainstone Business Park. The Thainstone Agricultural Centre is the largest agricultural centre of its kind in western Europe. An employment hub has existed at Thainstone since the early 1990s when the agricultural centre, was relocated here.
- 1.5. ANM Group has already been involved in the successful development of the Thainstone Business Park and the ongoing development at Thainstone Park. The LDP preparation process provides the opportunity to consider the future planning and diversity of the key employment hub at Thainstone.
- 1.6. At the 'Call for Sites' stage in March 2018, a development bid was lodged for three parcels of land south of the Thainstone Centre and at Braeside Farm, Thainstone, Inverurie. These were collectively described as bid GR131 in the Main Issues Report, but can be split into three individual parcels of land. The two parcels closest to the existing operation, sites 'a' and 'b' are considered to offer significant potential in expanding the existing park and meeting employment land requirements. Site 'c' to the west of the site is considered to offer long term expansion potential. The sites extend to a total of 43 hectares and are proposed to be allocated for employment uses (Class 1, 4, 5, and 6) as the next phase around the key Thainstone commercial hub.
- 1.7. The GR131 bid sites have not been allocated in the Proposed Local Development Plan. This report sets out the reasons and justification for including GR131 as an employment allocation in the Proposed LDP. For clarity, the modification sought to the PLDP is outlined below:

### **Modification Sought:**

- i) *Allocate sites 'a' and 'b' within GR131 for 13ha of employment land as an extension to site OP10, or as 14ha of strategic reserve employment land.*
- ii) *Allocate site 'c' within GR131 for up to 30 ha of strategic reserve employment land.*

**Reason for Change:** *To ensure there is sufficient opportunity for the expansion of the Thainstone Business Park, and that there is sufficient strategic reserve employment land available in the Aberdeen to Huntly SGA, in line with the Proposed Strategic Development*



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*Plan. The sites at Thainstone are highly deliverable in a sustainable, accessible location, which provides opportunity to expand a successful existing business location.*

## 2. The Site (GR131)

2.1 There are three separate parcels of land adjacent to the existing Thainstone operation (site 'a' to the south of the Thainstone Centre extends to 8ha, site 'b' beside the business park extends to 4.9ha and land around Braeside Farm, site 'c' to the north of the sites extends to 30.3ha. All sites share boundaries contiguous with existing employment land allocations in the current 2017 Local Development Plan, although sites 'a' and 'b' are more integrated into the existing operation. The sites are presently in agricultural use.

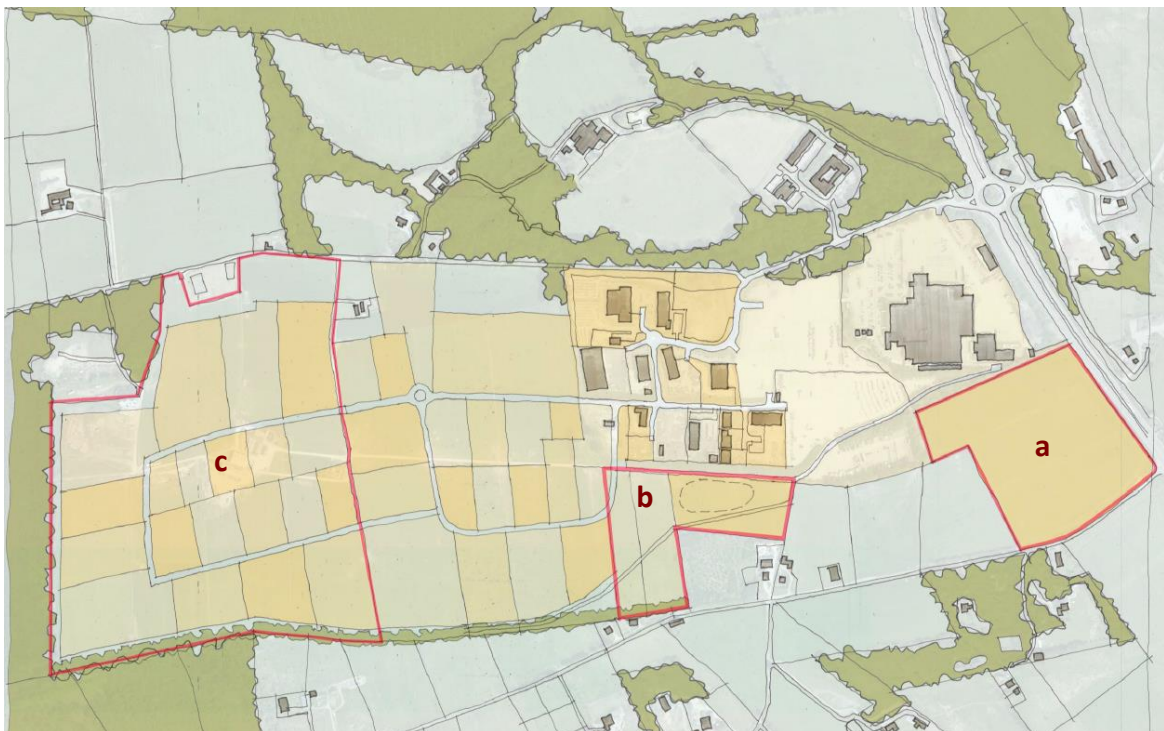


Figure 1: Site Location

2.2 Thainstone benefits from direct access onto the A96 trunk road network and excellent pedestrian, cycle and vehicular access to Inverurie and Kintore. Pedestrian, cycling and vehicular links will be provided within the development site in accordance with national guidance and relevant Council policy. Frequent public transport services are present on the adjacent A96. There is also scope for use of the re-opened Kintore Railway Station a short distance to the south. Indeed, financial contributions towards the Kintore rail station have been made to enable the current phase of the Thainstone Park. There is a shared pedestrian /cycle path between Inverurie and Kintore which is accessible for Thainstone.

2.3 The proposed development sites are presented as an extension to the current phased development of Thainstone, alongside the necessary infrastructure upgrades. They do not seek to establish a new commercial location, simply the ongoing phased development of an employment hub recognised in the Strategic Development Plan for the Region. ANM Group are successfully delivering 27ha of employment land at Thainstone Park which has planning permission in principle for class 4, 5, and 6 uses (see figure 2 below). The [REDACTED] abattoir has permission to relocate to the site (Reference:





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APP/2018/0428) and an MSC application for multi-let units is pending on the site. The site is being extensively marketed, see Appendix 3 for marketing information.

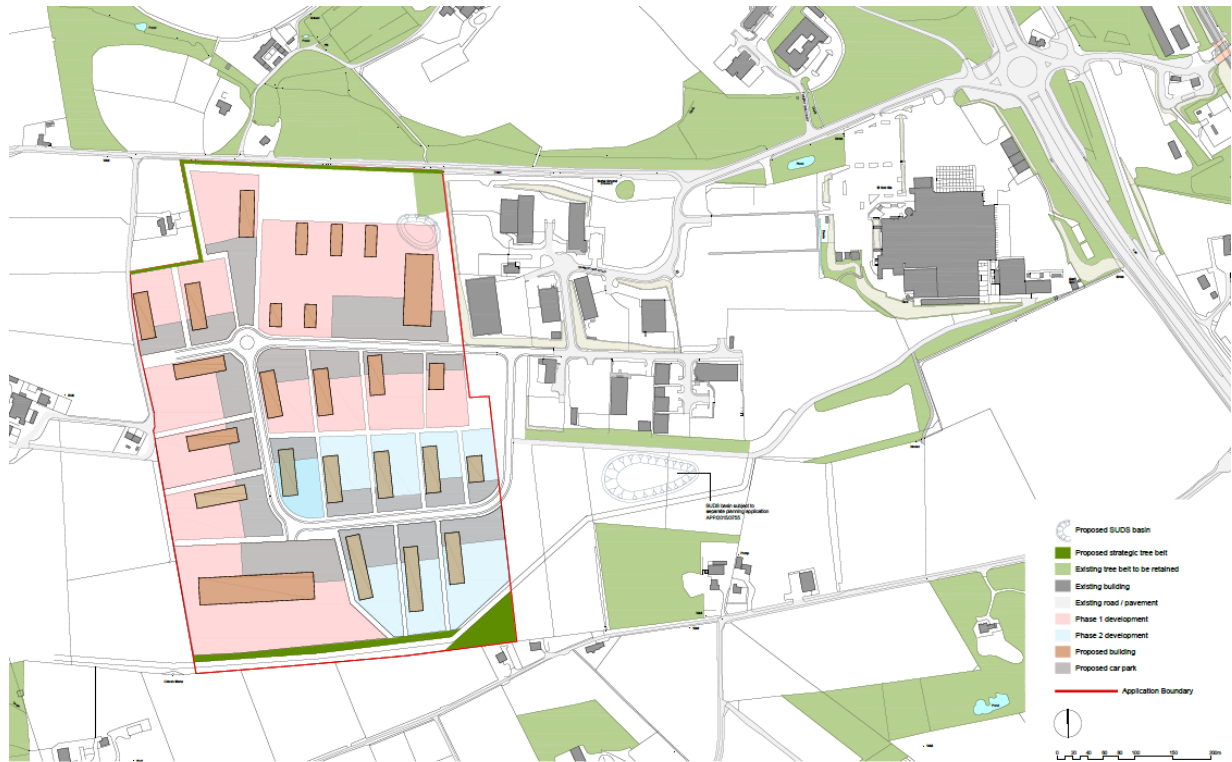


Figure 2: Indicative Layout for site OP10 (previously allocated as site OP13 and SR2 in the 2017 LDP)

- 2.4 Thainstone Park has been delivered with appropriate physical infrastructure upgrades and financial contributions relative to the current and short to medium term infrastructure requirements. Delivering future employment development at Thainstone GR131 would be done in the same manner.
- 2.5 Transport Scotland are currently considering options for dualling of the A96, we understand the preferred option to be to the north east of Inverurie. This route would have no impact on future development allocations at Thainstone and so A96 dualling does not prevent the allocation of site GR131.
- 2.6 Gas pipelines pose no constraint to the development of these sites. The gas pipeline which runs along the southern boundary of the Thainstone Centre is not a 'major' pipeline. There may be some mitigation to be applied to development, such as set back from the pipe but this does not constrain the majority of the site. Existing development has been successfully designed around the pipeline, and future development can be as well. The presence of this pipeline does not therefore constitute a reason not to allocate land that is the subject of the GR131 bid.
- 2.7 In summary, the three sites offer excellent opportunities to deliver high quality employment land in line with the requirements of the SDP. Sites 'a' and 'b' in particular are located adjacent to the existing park and offer the potential to expand an existing successful commercial location, which has excellent



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accessibility. All proposed sites fit well into the landscape, with an established woodland setting and existing topography.

### 3. Justification for inclusion of site GR131 in the Proposed Local Development Plan

- 3.1 The Issues and Actions Paper for Inverurie states that site GR131 should not be allocated as sufficient employment land is available through existing sites to meet the requirements of the SDP. There is not considered to be a particular need for additional employment land within Inverurie and Port Elphinstone and existing sites are available without constraint.
- 3.2 ANM disagree with this assessment, but welcome that the only reason against allocating the site is based on need. The sites proposed are therefore considered suitable for development.
- 3.3 In relation to need, the PLDP suggests that 'employment land is not an issue'. The PLDP suggests that given the 2017/2018 Employment Land Audit identified 553 hectares of established employment land in Aberdeenshire, and taking a ten year average take up rate of 15 hectares per year, they are confident that the PSDP target of a minimum of 60 hectares to be available at all times in the SGA's will be maintained well beyond the lifespan of the LDP.
- 3.4 We believe this is a rather blunt and overly simplistic approach to future employment land allocations. Additional allocations, in appropriate successful locations, particularly in the SGAs are required to deliver and maintain the SDP's employment land requirement. Successful, accessible locations such as Thainstone and bid site GR131 present such a deliverable opportunity.
- 3.5 We would note that site OP10 is identified in the Employment Land Allocations table for 25.8 hectares, yet this is a site which has planning permission for a business park and the majority of the site is identified as marketable employment land in the 2019 Employment Land Audit (see figure 4). We would also question the deliverability of site OP6 as this site has been allocated since 2012 and it is identified as constrained in the 2019 Employment Land Audit (see figure 4).

All Figures in Hectares	Allocation (hectares)	Built	Strategic Growth Area (SGA)	Strategic Reserve – beyond 2032	Local Growth Area (AHMA)	Local Growth Area (RHMA)
Garioch			Aberdeen to Huntly			
Insch OP3	5		5			
Inverurie OP6	23.7		23.7			
Inverurie OP9	1.5		1.5			
Inverurie OP10	25.8		25.8			
Inverurie OP13	3.8	1.3	2.5			
Inverurie OP15	2		2			
Inverurie SR1	9.4			9.4		
Inverurie SR2	17			17		
Kemnay OP2	1				1	
Kintore OP1/OP4/OP5	20		20			
Kintore OP3	6		6			
Millbank OP1	0.0270				0.0270	
Newmachar OP3	11.10				11.10	
Old Rayne OP2	0.3		0.3			
<b>TOTAL</b>	<b>126.627</b>		<b>86.8</b>	<b>26.4</b>	<b>12.127</b>	

Figure 3: Extract from Appendix 1 of the PLDP (page 100)



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Site Ref No	Location	Settlement	LDP 2017 Code	Main Developer	Constraints	Serviced	Established	Constrained	Marketable Total	Imm Available	Under Const
G/IV/E/013	Crichie	Inverurie	OP11	Crichie Dev Ltd/Dandara	Infrastructure	No	19	19	0	0	0
G/IV/E/015	Thainstone	Inverurie	OP13	ANM Group Ltd	None	No	18	0	18	0	0

Figure 4: Extract from Employment Land Audit 2018/19 - Appendix 3 'Employment Land Supply in Aberdeenshire'

**Strategic Reserve Employment Land**

3.6 The PLDP does not identify sufficient strategic reserve land to satisfy the PSDP. The PSDP requires 28 hectares of strategic reserve land in the Aberdeen-Huntly SGA (see Figure 5). The PLDP Appendix 1 'Employment Land Allocations' includes site SR2 for 17 hectares of strategic reserve land (see Figure 3). Site SR2 is now part of site OP10 which is marketable employment land, as the site enabling works are now complete. We would therefore suggest this should not count towards strategic reserve land. We also note that delivery of the 23.7 hectares at OP6 (Crichie) and 9.4 hectares of strategic reserve land at SR1 (Crichie) is uncertain given that there is an MSC for the first phase of development on this site pending and it has been an allocated site since 2012. There should therefore be additional strategic reserve land identified at Thainstone to ensure that there is sufficient strategic reserve employment land available in the Aberdeen to Huntly corridor. Thainstone Park is already starting to deliver employment land, and future provision should therefore be made available.

Table 4: Employment Land Allocations (all hectares)						
	Established Land 2016 *	Marketable Land 2016 *	Minimum Land Available At All Times	Local Development Plan Allocations to 2032	Strategic Reserve Land 2033 - 2040	
Aberdeen City Council	269	205	60	105	70	
Aberdeenshire Council	558	341	60	150	113	
Aberdeen City and Shire	Total	827	546	120	255	183

\* Taken from Aberdeen City and Shire Employment Land Audit 2015-2016

Table 5: Employment Land Allocations by Strategic Growth Area (SGA) (all hectares)				
	Local Development Plan Allocations to 2032	Strategic Reserve Land 2033 - 2040	Total	
Aberdeen City SGA	105	70	175	
Aberdeen to Peterhead SGA (Blackdog – Peterhead)	45	43	88	
Aberdeen to Huntly SGA (Blackburn - Huntly)	42	28	70	
Aberdeen to Laurencekirk SGA (Portlethen – Laurencekirk)	62	42	104	
Aberdeen City and Shire	Total	254	183	437

Figure 5: Proposed Strategic Development Plan Employment Land Allocations

**4. Strategy**

4.1 Thainstone lies within the Aberdeen to Huntly Strategic Growth Area with a direct access onto the A96 Trunk Road. It has been an aim of both the 2012 and 2017 Local Development Plans to maintain and enhance Thainstone's status as the area's key employment hub, and we suggest this should continue. The Aberdeen City and Shire Proposed Strategic Development Plan (August 2018) states that:



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*'The Strategic Growth Areas will be the main focus for development in the area up to 2040. Over this period, we expect that at least 75% of all homes built and employment land developed will be in the Strategic Growth Areas.'*

- 4.2 It is important to ensure that this regional employment and agriculture hub has capacity to expand to secure opportunities for local businesses.

### **5. Conclusion**

- 5.1 Thainstone is an extremely important regional business destination. The phased expansion of the commercial park is underway, and it is important that there is future provision for growth, particularly as the local development plan is being promoted as a ten year plan. Sites 'a' and 'b' of bid GR131 are extremely well located to extend the existing business park operations at Thainstone. The larger site 'c' to the north offers a long-term expansion opportunity and is therefore well suited to being identified as Strategic Reserve. The sites represent deliverable development sites that can assist in delivering the employment land requirement for the Aberdeen to Huntly Strategic Growth Area in the forthcoming LDP, and assist with meeting the requirements of the PSDP. The proposed sites are a natural extension to the key employment and commercial hub that already exists at Thainstone. We believe there are no constraints to development, and the PLDP should be allowing for future growth in this LDP.
- 5.2 We would respectfully request that sites 'a' and 'b' within site GR131 are included in the LDP for 13 hectares of employment or strategic reserve employment land. We also believe that all, or part, of site 'c' should be identified for strategic reserve employment land to ensure that the opportunity for future economic growth is provided for both at Thainstone and to meet the wider needs of the growth corridor.

## **SUPPORTING DOCUMENTS**

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TS1 – Development Bid

TS2 – MIR Assessment - Response

TS3 – Marketing Brochure

TS1 – Development Bid





**ANM**  
**GROUP**  
ESTABLISHED 1872

LAND AT BRAESIDE & THAINSTONE, INVERURIE

LOCAL DEVELOPMENT PLAN BID  
MARCH 2018

PREPARED BY HALLIDAY FRASER MUNRO FOR ANM GROUP LTD







## INTRODUCTION

The purpose of this document is to support the Local Development Plan bid submission which has been prepared on behalf of ANM Group Ltd by Halliday Fraser Munro Architects and Planning Consultants. We consider that the land at Braeside and Thainstone put forward through this bid is suitable for future commercial development, is free from constraints and is viable and deliverable.

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 future phase of development at Thainstone.

***“The vision for Braeside, Thainstone is to create a sensitive and measured extension to the well— established, successful mixed—use commercial hub at Thainstone, respecting the setting and landscape character of the area”***





# BACKGROUND

## Thainstone

ANM Group Ltd's landholdings at Thainstone comprise the Thainstone Centre, a multi-functional auction and event destination, Thainstone Business Centre and parts of Thainstone Business Park. The Thainstone Agricultural Centre is the largest agricultural centre of its kind in western Europe. An employment hub has existed at Thainstone since the early 1990s when the agricultural centre, was relocated here. The Thainstone Centre today is a fully diversified business, comprising livestock sales, lairage, retail, machinery, vehicle and specialist auctions. Thainstone Agricultural Centre covers an area of 17 ha. Directly adjacent to the Thainstone Centre is the Thainstone Business Park, occupied by a variety of commercial uses including oil and gas and construction related offices and yards. Thainstone Business Park extends to 10 ha. North of Camiestone Road, opposite Thainstone Agricultural Centre is Thainstone Business Centre, a group of three office buildings.

## Thainstone Park

Following the initial allocation of 27ha land as E3 and SR2 in the 2012 Local Development Plan and its subsequent carrying forward into the 2017 LDP, Planning Permission in Principle was granted in January 2018 for the 'Thainstone Park' commercial development on this land. This development is now moving forward with proposals for a new abattoir and Council depot.

The delivery of these developments is fully in line with the Strategic Development Plan and LDP strategy of creating a key employment hub at Thainstone.

The proposed bids seek to continue this strategy and safeguard future development land for the measured commercial expansion of Thainstone.









## LAND AT BRAESIDE & THAINSTONE

4.9 ha of land south of Thainstone Business Park, 8 ha of land south of the Thainstone Centre and 30.3 ha of land around Braeside is promoted.

All of the land put forward in the bids is presently in agricultural use. All of the land put forward is directly adjacent to an existing employment allocation in the current LDP. Further employment uses are proposed on the bid sites, representing the expansion of the existing allocations. The land put forward is presently open grazing land with roads and tree belts providing boundary features.

The proposed bid sites are not subject to any absolute technical, environmental or planning constraints. They comprise agricultural land immediately adjacent to existing areas of commercial use or land allocated for commercial use. A local gas pipeline passes through parts of the land. This does not however present an absolute constraint to development, it just requires any development proposals to be designed in accordance with HSE guidelines.

The bid sites will be served from the existing local road network serving the commercial areas, or extensions to this network. Appropriate upgrades to the existing junction on the A96 trunk road will be delivered in relation to the phasing and delivery of the current development allocations.

The site proposer considers that the sites are entirely viable, taking into account the development costs and market demand for the proposed commercial development areas. The fact that the proposer already owns two of the sites and has an agreement with the landowner on the third strengthens the anticipated residual

value. This is further supported by the take up of the Council depot and abattoir sites within the Thainstone Park development.

43.2 ha of land around Thainstone, Inverurie are proposed to be allocated for employment use. Three separate areas of land have been identified as suitable for allocation. This development would represent the measured expansion of the existing commercial development areas and allocated land. The allocation of additional land in this location supports the LDP strategy of creating a successful employment hub at Thainstone. There is continued market demand for commercial land at Thainstone. The additional allocations as proposed will meet this demand and also allow the Thainstone Centre to further expand and diversify.

The sites are proposed to be allocated for employment uses. It is envisaged that this would allow for Class 1, 4, 5, and 6 commercial uses.

The proposed commercial development allocations represent the further expansion of the Thainstone employment hub. The area is already an extremely well established commercial centre that serves Aberdeenshire commercially and further afield in a agricultural context.

Thainstone benefits from direct access onto the A96 trunk road network and excellent pedestrian, cycle and vehicular access to Port Elphinstone and Inverurie. Adequate pedestrian, cycling and vehicular links will be provided within the development site in accordance with national guidance and relevant Council policy. Frequent public transport services are present on the adjacent A96. There is also scope for use of the re-opened Kintore Railway Station a short distance to the south.

The bid sites comprise open agricultural land around the existing employment hub. The land proposed for development sits further back, on the same contours as the existing Thainstone Centre. Existing tree belts to the south provide a landscape setting. Further structure planting will be proposed along the boundary of the bid sites. The land at Braeside sits behind the existing development but below the ridgeline. Existing woodland to the north further enhances the setting of the development bid area and minimises any landscape impact. These arrangements ensure that the sites and surrounding landscape have the capacity to accommodate the scale of development proposed. Neither Thainstone nor the bid sites lie within the Bennachie Special Landscape Area.

The character of Thainstone is that of a major employment hub set in an undulating rural landscape. The presence of the existing buildings, yards and the trunk road gives the area the feel of being the southern gateway to Inverurie, marking the transition between open countryside and the built up area.

No absolute capacity constraints have been identified. Upgrades to infrastructure such as access roads will be considered and progressed as necessary.

The surrounding landscape has the capacity to accommodate the bid sites as proposed. Shelter is provided by existing tree belts and landform. This will be enhanced as part of the development through further shelter belt planting along boundaries.

The development bid sites have excellent pedestrian, cycle, vehicular and public transport links to both Inverurie and Kintore.





## CONCLUSION + INDICATIVE MASTERPLAN

The foregoing sections have considered various aspects of the proposed future development allocations on land around Thainstone.

The allocation of these sites will create further development opportunities for local businesses to grow and diversify in accordance with the strategy of providing a sustainable employment hub at Thainstone.

This will also support local services and facilities. It is respectfully requested that the two areas identified at Braeside and Thainstone are allocated in the forthcoming Aberdeenshire Local Development Plan 2021 for employment and commercial uses.

- **Landscape backdrop from surrounding woodland;**
- **Established woodland setting;**
- **Increased employment opportunities through expanded hub;**
- **Access from Thainstone Park development;**
- **Logical expansion of existing Thainstone business park;**
- **Mixed use development;**
- **A96 frontage;**
- **Enhance and expand the existing Thainstone commercial hub;**
- **Natural rising topography helps screen the site from the surrounding area;**
- **Proposed tree belts provide shelter and visual breaks between development plots;**
- **Views from the west are screened by existing mature woodland planting.**











## TS2 – MIR Assessment – Response

The Main Issues Report (officer's summary and assessment of bid) states:

*"The proposed site is situated adjacent to the settlement boundary. There are a number of constraints associated with the site including landscape impact and its situation within the Health and Safety Executive's pipeline consultation zone. A Landscape and Visual Impact Assessment will be required as there is notable potential for significant visual effects on the surrounding landscape character given the relatively elevated nature of the most southerly bid site and also potential visual effects from the most northerly site on the A96 corridor. There are possible visual effects on the surrounding landscape character area from these potential development sites as indicated. Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known."*

*'There are a number of constraints associated with the site including ... its situation within the Health and Safety Executive's pipeline consultation zone...'*

This comment refers to the gas pipeline operated by Scottish Gas Networks that runs along the southern boundary of the Thainstone Centre and the currently allocated OP13 / SR2 / OP11 Thainstone Park site that is presently being developed. This pipeline serves local gas supplies and is not a 'major' pipeline associated with the oil and gas industry, such as the BP Forties pipeline that passes Westhill. As such, it only places a minimal constraint on development, requiring development to be set back around 20 metres from the pipeline. Existing development has been successfully designed around the pipeline, and future development can be as well. The presence of this pipeline does not therefore constitute a reason not to allocate land that is the subject of the GR131 bid.

*'There are a number of constraints associated with the site including landscape impact ... A Landscape and Visual Impact Assessment will be required as there is notable potential for significant visual effects on the surrounding landscape character given the relatively elevated nature of the most southerly bid site and also potential visual effects from the most northerly site on the A96 corridor. There are possible visual effects on the surrounding landscape character area from these potential development sites as indicated.'*

It is accepted that any planning application for development on the GR131 bid sites should be accompanied by a Landscape and Visual Impact Assessment. The site does benefit from the existing established backdrops of the Thainstone Centre and Business Park, Thainstone House and woodland west of GR131. In terms of the Bennachie Special Landscape Area, this lies a distance of 0.5km to the north west of the westmost part of GR131. Having regard to this, we would not anticipate any adverse impacts on the SLA. Consideration of development areas, detailed proposals, development densities and appropriate strategic planting would however be considered and set out in the aforementioned LVIA, and we are confident that the development can be successfully integrated into the area's landscape setting. We do not therefore consider that landscape impact represents a reason not to allocate land that is the subject of the GR131 bid.

*'Additionally, the site cannot be considered until a preferred route for dualling of the A96 has been selected and the timescale for delivery is known.'*

A similar approach to development allocations was taken through the preparation of the 2017 Local Development Plan where a cautious approach was taken to development allocations due to perceived uncertainties around the route of a 'Keithhall Link Road' and the delivery of a grade separated interchange on the A96 between the Thainstone and Port Elphinstone roundabouts. Much development has taken place in and around Inverurie despite such concerns, due to the strength in both the commercial and residential markets in the area.

TS3 – Marketing Brochure



**thainstone**









## Thainstone location

The development is situated to the south west of Inverurie, a commuter town located 16 miles North West of Aberdeen. Inverurie has become an ever-popular commercial location for companies, which has been driven by the lack of supply in Aberdeen and the subsequent rising rental rates.

The park itself is located adjacent to the A96, the main Aberdeen to Inverness Road – offering excellent transport links. Aberdeen, the Energy Capital of Europe is a mere 15-20 minute drive away.

Aberdeen International Airport, handling over 3.5 million passengers per year, is located only 11.7 miles from the development. The airport is currently in the process of expanding, with daily flights from locations such as London, Paris, Frankfurt, Amsterdam, Stavanger and Copenhagen.

Connectivity is one of Thainstone Business Park's primary benefits – direct access to the A96 Aberdeen to Inverness road and close proximity to one of the main junctions linked to the forthcoming AWPR.

## Where town meets country

Thainstone Business Park is a modern commercial development, providing high quality offices, functional industrial accommodation along with ample yard areas. The aim of the Park is to offer modern work space within a breathtaking rural setting.

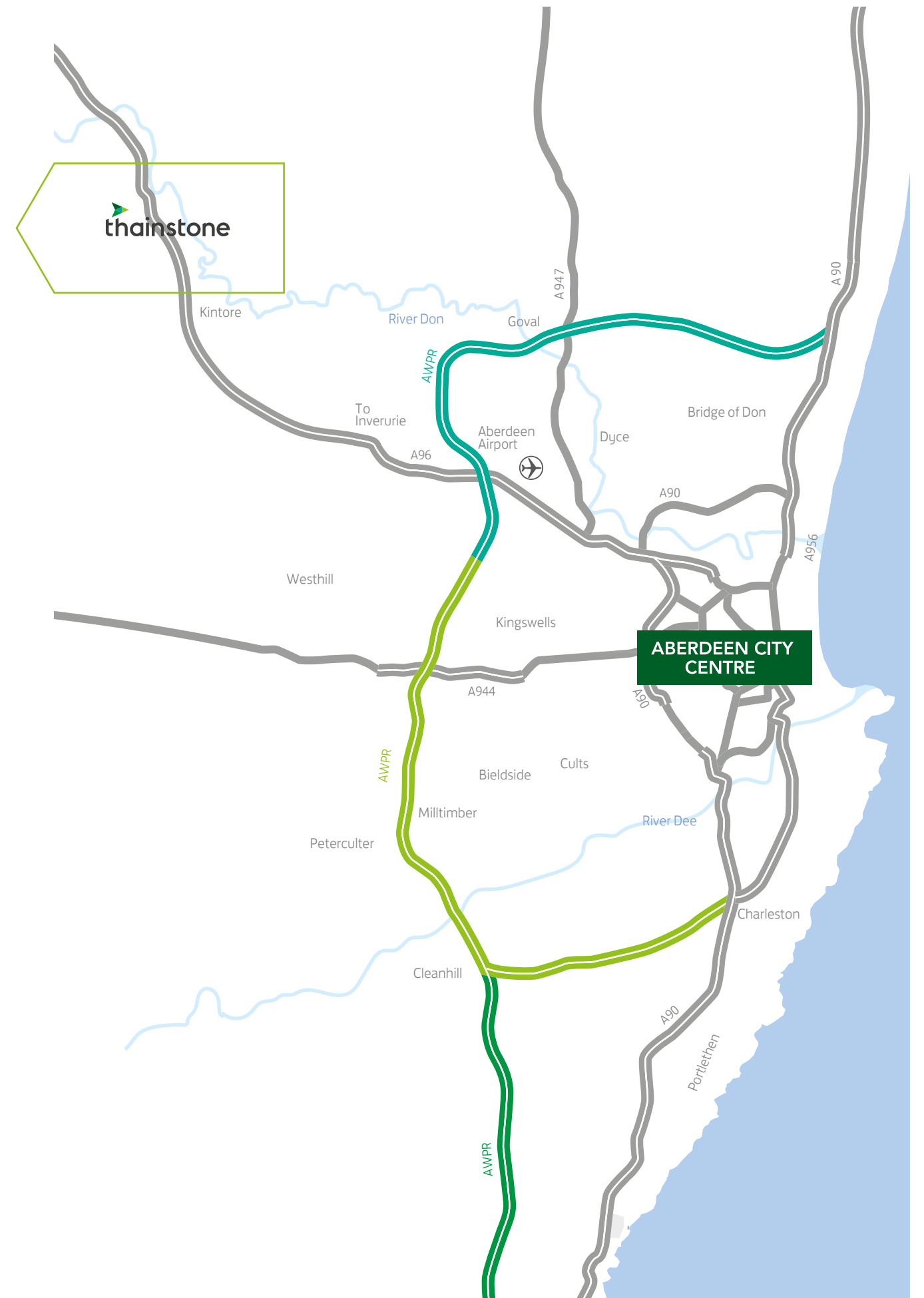
Situated adjacent to the A96 and in close proximity to Inverurie and Dyce, the Park occupies a key location with excellent access to Aberdeen Airport and the Aberdeen Western Peripheral Route (AWPR). This is scheduled for completion by the end of 2017 and will substantially improve links from the north and south of Aberdeen to the airport.

## Travel Times

**Aberdeen Airport : 11.7 miles (17 minutes)**

**Inverurie Train Station : 2.7 miles (8 minutes)**

**Aberdeen City Centre : 15 miles (29 minutes)**







## Planning

The site has flexible designation within the current Local Plan and can accommodate a wide range of uses, including Office, Hotel, General Industrial and Warehousing uses.

## Development

Providing a total developable area of 65.03 acres (26.31 hectares). Fully serviced sites and bespoke building solutions can be made available for sale or for lease on flexible arrangements, subject to certain minimum requirements.

Design and specification can be tailored to meet individual requirements.

## Specification

- 65.03 acre business park set in a rural setting but with access to Inverurie, Blackburn, Kintore & Dyce
- One of Scotland's key north east commercial & industrial corridors
- Fully serviced for office & industrial developments, with opportunities for substantial secure storage yard
- On-site business centre
- On-site conference / function & meeting facilities
- On-site bar & restaurant

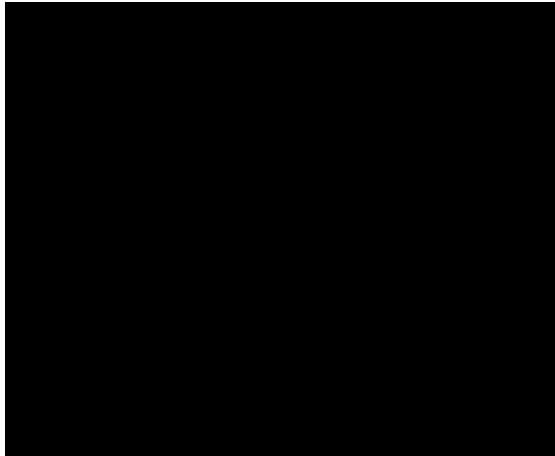
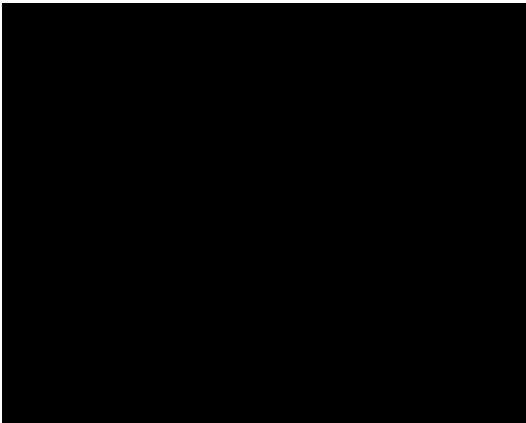
### Office Specification

- Open plan flexible floor plates
- 150mm fully raised floors
- Suspended ceiling
- LG7 compliment lighting
- 2.7m floor to ceiling height
- Male, female and disabled toilet facilities
- Shower facilities
- Modern Kitchen/Break out areas
- Generous on site car parking provision

### Workshop Specification

- Steel portal frame construction
- Concrete floor
- 7.5m eaves height
- Electronically operated roller shutter doors
- 3 phase power
- SubstantialSecure concrete yards





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