

## Aberdeenshire Local Development Plan 2008

### Proposal for a site to be included in the Main Issues Report

Please use this form to provide details of the site that you would wish to have included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

One of the purposes of this form is to inform a public debate on the merits of the different sites being proposed. All information submitted will therefore be made available to the public to promote a transparent and open process.

Please feel free to provide any further information you feel appropriate to support your submission. Please ensure your proposal is with us by 6 November 2008.

N1

Name of proposer: The Board of Management of Banff & Buchan College  
Date: 3/11/08

Postal Address: Henderson Road, Fraserburgh, AB43 9GA

N2

Name of landowner (if known)

To comply with the data protection Act 1998 this information will not be made public

### The site and your proposals

S1

Under what name would you like the site to be identified? Banff & Buchan College grounds, Henderson Road, Fraserburgh

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : None

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road, Aberdeen)

S2

Have you provided a map showing the exact boundaries of the site you would like considered?

S3

Yes  No

Please provide the National Grid reference of the site

NJ985662 (assumed)

S4

What is the current use of the site? Recreation / Unused greenfield

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? Business use - High quality employment and or hotel/leisure facilities which complement or have the potential to complement Banff & Buchan College activity. Total area for development is approximately 7 hectares.

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. We have no preference at this stage.

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). We are not proposing housing at this stage, although could consider this if there was sufficient demand.

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. As above, we are receptive to suggestions for the use of the land but would preferably make this available to business or industry which eventually offers quality employment opportunities to College students or which will complement the education of our students. This could potentially include hotel and/or leisure facilities which our students and/or commercial clients could benefit from.

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?) Banff and Buchan College of Further Education has served the communities of North East Scotland since its establishment in 1973. The main campus is in Henderson Road, Fraserburgh, with additional learning centres in Huntly, Macduff, Turriff, Keith, Ellon, Dyce and Peterhead.

There are currently over 10,000 full-time and part-time students enrolled at the College, supported by approximately 350 staff who ensure that clients receive the very highest quality of service and that everyone who studies with the College has a satisfying and rewarding experience.

Over the years, Banff & Buchan College has built up excellent relationships with numerous organisations and institutions from small local businesses to major Blue-chip organisations. Formal articulation agreements are in place with some of Scotland's top universities, giving students an access route into a huge variety of subjects and ultimately careers.

Significant funding has recently been earmarked for the College (subject to completion of full business case) to implement a major refurbishment of the main campus in Fraserburgh. This will provide our customer base from Fraserburgh and the surrounding communities of the North East of Scotland with access to first class educational facilities.

Within its main campus in Fraserburgh, the College owns over 7 hectares of greenfield land which is either unused or has occasional leisure use. We believe that more beneficial utilisation could be made of this land by making it available to business or industry which complements College activity and which helps to support the creation or sustainability of quality employment opportunities in the Fraserburgh area. It is also our hope that by

making this area of land available that long term sustainable economic benefit can be delivered.

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   
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 applicable, are you considering providing more or less than this? More   
25% or Less

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

The community in and around Fraserburgh and the North East of Scotland will continue to benefit from the provision of high quality educational and training opportunities across a broad spectrum of subjects and delivery mediums that Banff & Buchan College is able to provide. Having the right type of business or industrial partners situated closely to us ensures that our curriculum maintains its relevance and that staff and students can benefit from any partnership opportunities between education and industry which emerge.

We believe that education lies at the heart of economic development and that by growing and continually improving our curricular provision that the local area will benefit as a result. By providing quality jobs close to the College we will ensure that the students who graduate from Banff & Buchan College are able to take advantage of career opportunities which allow them to live and work within the community they have grown up in.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <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	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	NA	<input type="checkbox"/>
Drainage Impact Assessment	Yes	<input type="checkbox"/>	No	<input checked="" 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 checked="" type="checkbox"/>	NA	<input 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.

C5 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

Access to the site as indicated on the attached map is possible from a number of positions. As things stand we have no stated preference regarding these options and are happy to consider proposals.

**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)
- By completing and submitting this form, you are consenting to the above processing.