

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: MR & MRS A. CUMMING Date: 31/10/08
 Postal Address: c/o JAMES PAUL ASSOCIATES
 4 BROOK STREET
 BROUGHTY FERRY
 DUNDEE DD5 1DP

N2 Name of landowner (if known) [REDACTED]
 Postal address of landowner [REDACTED]
 [REDACTED]
 [REDACTED]
 [REDACTED]

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?
 SITE EAST OF MARKET HILL INDUSTRIAL ESTATE, TURRIFF

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

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
 O.S. GRID '373128,850573

S4 What is the current use of the site? **AGRICULTURE, USED FOR GRAZING SHEEP.**

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?
INDUSTRIAL USE

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.

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.

SEE ATTACHED STATEMENT

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?)

SEE ATTACHED STATEMENT

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 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? **N/A** 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?

INCREASED EMPLOYMENT OPPORTUNITIES.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input 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.

- 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

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.

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.

SITE EAST OF MARKETHILL INDUSTRIAL ESTATE, TURRIFF.**PROPOSAL TO BE INCLUDED IN ABERDEENSHIRE LOCAL PLAN DEVELOPMENT PLAN 2008 MAIN ISSUES REPORT.**

The intention of this statement is to clarify the reasoning behind the promotion of this site as an extension to the site allocated in the Aberdeenshire Local Plan (Emp A).

There is an ongoing demand for industrial land in Turriff with all existing industrial sites at or near capacity.

Stated aims of the Aberdeenshire Local Plan in the section headed Employment Policies Issues is "to provide sufficient marketable land for employment uses", and in the same section under proposals is "to promote the marketability, servicing and landscaping of allocated employment land".

The object of this report is to highlight the risks associated with developing the site allocated in the Finalised Local Plan and present the option of extending same to provide in accordance with the aims of the Local Plan a more marketable, serviced and landscaped development without detriment to Turriff's townscape setting.

Landscape Setting

The site is visible mainly from the A947 Turriff - Banff road approaching from the Banff direction and vehicles are normally travelling at speed and concentrating on the approaching built up area and the various roadside developments outwith the town on the roadside. The road exits Turriff in a north east direction and sweeps round to the north at a point some 600 metres from the north east boundary of the site. The sweep and nature of the route encourages drivers to concentrate on the road and to be oblivious to the surrounding countryside at this time. Leaving the town the site is not visible from the extended lay-by parking area and beyond this the site lies mainly behind the drivers.

The mass of the buildings comprising Pelikan Scotland and the wooded area to the north of the factory forms the backdrop to the proposed industrial estate. The ground then rises gently to a high point approximately half way across the site then falls to a coniferous tree boundary, separating it from open ground with some building.

The positioning of a Tree Belt to visually screen the site to the maximum advantage of the Turriff area requires consideration. To be effective a broad band of trees would be beneficial but its location is in debate. If the location is on the highest point on the site then the site is split in two, leaving the north east half of the site which is nearest to the A947 Turriff - Banff road exposed. It has been decided to locate the tree screen to the north east boundary of the site encompassing the existing mature/semi mature coniferous boundary planting with additional planting along parts of the north west and south east boundaries. It is anticipated that this will produce an effective screening of the site particularly from the A947.

Because of the existing contours of the site the requirement for large ground level floor areas associated with industrial units it is inevitable that considerable cut and fill will have to be carried out, to allow desirable vehicle access from the road system, consequently the new buildings will be sunk into the site and be visually less obtrusive. Furthermore by careful re-grading and land modelling of displaced soil and the use of evergreen planting the buildings can be further substantially integrated into the site. The site has to be considered in totality to achieve satisfactory integration within the wider area, and this can be achieved.

Careful land modelling and earth mounding will be required to achieve site integration in the early stages until trees grow to a meaningful height. Additionally the generally simple and horizontal form of industrial type buildings allows for the controlled and sympathetic use of colour in the choice of cladding (which will be agreed with the Planning Authorities).

The selection of trees is dependent on local climatic conditions, soil, availability of species etc., but the priority will be for fast growing conifers in variety allowing for a mixture of colour and form. The inner edges of the tree belts will be planted and deciduous varieties that will be well established before the conifers are selectively removed when reaching maturity allowing re-planting over a time scale which will ensure the continuity of the desired vegetation mass.

Landscape proposals for the re-modelling interior of the site will be considered at the time of initial detailed planning but cannot be finalised until the demand for and format of buildings has been established.

Development Costings

The purpose of this section is to assess the viability of developing the site presently allocated for industrial use in the Aberdeenshire Local Plan as justification for the proposed extension of same.

On receipt of Planning Approval for the proposed access road to serve the existing allocated site, plans were prepared (see Ramsay & Chalmers plans numbers 190 and 200 attached) for tender purposes and five Contractors approached to price the road access and drainage works to service the site. The lowest tender received was approximately £295,000. This figure did not include any Utility Service costs. Quotes received in this regard were:-

SGN Connections	- Gas	-	£780,000
SSE Power Distribution	- Electricity	-	£ 65,000
BT Openreach	- Telephone	-	£ 5,000

A total utility cost of £850,000.

Clearly the development of the presently allocated site, circa 5.5 acres, with total servicing costs of £1,150,000, presents considerable risks to any potential developer. An extended site to circa 10.5 acres will allow sufficient scope to make the development of this ground in accordance with the aims of the Local Plan a marketable proposition.

JAMES PAUL ASSOCIATES £
29 OCTOBER, 2008