



**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 4 November 2008.

N1 Name of proposer: MR CHRISTOPHER SHEPHERD Date: 3/11/08  
 Postal Address: C/O GRAHAM + SIBBALD (CLAIRE PETERS)  
 18 NEWTON PLACE  
 GLASGOW  
 G3 7PY

F067

N2 Name of landowner (if known) [REDACTED]  
 Postal address of landowner [REDACTED]  
 [REDACTED]  
 [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?  
 LAND TO SOUTH EAST OF NEWBURGH ROAD JUNCTION, RASHIERIEVE

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?  
 Yes  No

Please provide the National Grid reference of the site  
 NJ 972 223

S4 What is the current use of the site?

**AGRICULTURE**

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?

**EMPLOYMENT / COMMERCIAL 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.

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?)

PLEASE 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](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?

PLEASE SEE ATTACHED STATEMENT

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
	<small>Please tick appropriate box</small>		
Local Shops	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>

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



**Graham  
+ Sibbald**

G-S/384/CP

**Aberdeenshire Local Development Plan  
Development Proposals for Inclusion in the Main Issues Report**

**Land to South East of Newburgh Road Junction, Rashierieve – Submission on Behalf of Mr Christopher Shepherd**

**Agent:** Claire Peters, Graham and Sibbald, 18 Newton Place, Glasgow, G3 7PY. Email: [cpeters@g-s.co.uk](mailto:cpeters@g-s.co.uk). Tel: 0141 332 1194, Mobile: 07717 321 449.

Contact may also be made via Ian Kelly, Head of Planning, Graham and Sibbald, 3 Charlotte Street, Perth PH1 5LW. Email: [ikelly@g-s.co.uk](mailto:ikelly@g-s.co.uk). Tel: 01738 445733, Mobile: 07887 60 55 61.

18 Newton Place  
GLASGOW, G3 7PY

T: +44 (0)141 332 1194  
F: +44 (0)141 332 5914  
[glasgow@g-s.co.uk](mailto:glasgow@g-s.co.uk)

[www.g-s.co.uk](http://www.g-s.co.uk)

**Introduction**

This statement supplements the information provided on the Council's Local Development Plan submission form in relation to our client's land at Newburgh Road Junction, Rashierieve, extending to and including Mains of Newtyle Farm.

The sections in this statement are in the same order as on the forms.

In summary; this submission seeks the allocation of the land highlighted on the attached plan for **employment uses / commercial purposes** (specifically, Use Classes 4, 5 and 6 potentially with a degree of trade counter use). We can confirm that we have submitted a separate bid for this same site for residential use. It is considered that this site would be suitable for either purpose, and our client is giving ongoing consideration to the preferred use in terms of developer interest. At this stage we wish each bid for this site to be considered separately.

**A1 – Siting and Design**

It is considered that any commercial / employment uses at this location would take the form of a number of workshops. Their scale and materials would seek to be sympathetic to the surrounding area (for example the units may be set in relatively large plots; ensuring low density development and with native landscaping planting to minimise visual impact).

This site and surrounding area is to be extensively altered due to the proposed A90 dualling from Balmedie to Tippetry. This site, whilst immediately to the east of the existing A90 will thus become slightly more remote. It is considered that a low density development of workshop units could be incorporated into this wider landscape.

Mains of Newtyle is included in the land to which this submission relates – it may be appropriate to utilise this land for employment purposes – the existing farmhouse may be converted into a small office, or, alternatively; this dwelling may be renovated and used as a single dwelling, in which case a reasonable degree of associated land would be incorporated into private amenity ground.

**A3 – Sustainable Siting and Design**

It is our intention to incorporate the principles outlined in Planning Advice Note (PAN) 84: 'Reducing Carbon Emissions in New Development' into development proposals; in terms of on-site zero and low carbon equipment contributing to at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standards.

PAN 84 guidance in relation to designing for reduced energy consumption will also be followed. This is as set out in PAN 84 paragraphs 28 to 33, and includes reference to:

Sustainable Urban Drainage Systems will be incorporated into the design and layout.

**Partners**

JD Robb FRICS  
JB Christie FRICS  
IC Gillies FRICS MCIArb  
ID Leighton FRICS  
NR Fisher FRICS DipBS  
~~AC Todd FRICS~~  
BJ Devine FRICS  
P McEachran FRICS  
BD Murdoch BSc MRICS  
DS Ross MRICS DipBS  
L McAndrew BSc MRICS  
KA Murchie BSc MRICS  
IR Croall BSc MRICS  
KM Scobbie BSc(Hons) MRICS  
GR Louttit MRICS IRRV  
RW Buchanan DipSurv MRICS  
C Henderson MRICS  
S Buglass BSc FRICS ACIArb  
PE Docherty MRICS DipBS  
CMC McCash BSc MRICS  
MA Wilson BSc MRICS  
AW Dandie MRICS  
G Tonner MRICS  
C Campbell BSc MRICS MEI  
G Davidson BSc(Hons) MRICS  
DC Cameron BSc(Hons) MRICS  
J Cropper MA(Hons) DipLM MRICS

**Associates**

AP Clerk MCIArb ACIOB  
K Blair BSc MRICS  
I Johnstone BSc MRICS  
N MacFarlane MRICS DipBS  
AR Welch BSc(Hons) MRICS  
SE Drysdale BSc(Hons) MRICS

**Planning Consultant**

I Kelly BSc(Hons) DipTP MRTF

**Consultant**

JA Sharp FRICS



Regulated by RICS  
Chartered Surveyors  
A Quality Assured Firm

As noted above, landscape planting would use native species.

### **C1 – Effect on Community**

No community consultation has been undertaken by or on behalf of our client at this stage. We would be happy to undertake any appropriate consultation; however we would wish to ensure that any community consultation was properly integrated with the Council's community consultation work in relation to the Local Development Plan.

### **C3 – Community Benefits**

The key aim of this proposal would be to enhance the employment-generating potential in this area. In particular, workshops with associated trade counter use would be likely to encourage visitors to this area, which may otherwise be seriously affected by the dualling.

### **C6 – Access Arrangements**

The access arrangements will be considered in more detail as part of the design process. If appropriate, each unit may have a separate access point and parking area, or alternatively a single access point may be created leading to parking and servicing space to the rear.

### **O1 – Other information**

It is noted that, in terms of the Adopted Aberdeenshire Local Plan (June 2006); this site, which is situated in the Fortmartine area, is outwith any settlement boundary, and therefore is considered in terms of Countryside Policies (but it is not within neither the Green Belt nor an Area of Landscape Significance). The key Adopted Local Plan policy in relation to this site and to our client's proposed use of the site, is therefore Policy Emp 3.

“New employment development and the conversion of an existing building for employment use in the Countryside will be approved, in principle, if:

- a) the developer demonstrates there is an economic need and that benefits to the community outweigh any adverse environmental impacts of the development;
- b) the development respects the natural and built environment and protects the character and amenity of the surrounding area ensuring there is no significant adverse impact upon the nature conservation, landscape character or amenity value of the countryside;
- c) the proposal is located as close as possible to the existing population in order to provide employment opportunities for people close to their homes and help promote social inclusion;
- d) the proposal takes account of the availability of, and the need for, access and infrastructure;
- e) the proposal has regard to the proximity of existing and potential public transport corridors, where available;
- f) reasonable account has been taken by the developer of the possibility of using disused / derelict buildings or of locating a new building either on brownfield or on allocated employment land;
- g) new development is designed in accordance with the provisions of Appendix 1;
- h) where conversion of a traditional building is concerned the developer, when requested, submits a structural survey undertaken by an appropriate professional demonstrating the building is capable of conversion, and that this would not involve extensive demolition and rebuilding AND
- i) where the conversion includes a proposed extension, in the case of traditional vernacular buildings it complies with Appendix 2.

The expansion or intensification of an existing employment use will be approved, in principle, where the use and scale of development are appropriate to the rural character of the area.”



Whilst it is considered that there may be some support for limited employment use at this location; it appears that, under the Adopted Local Plan, support would only be on the basis of having an end-occupier identified in order to satisfy criterion (a). Given that our client wishes to be more ambitious in providing a number of units to strengthen the employment role of this area; we seek a suitable reallocation in order to ensure compliance with the emerging Local Development Plan.

We would expect the next Local Development Plan to protect the 'Undeveloped Coast', a designation which applies to this site. Our client would ensure that any development was sensitive to this designation through commissioning a landscape and visual assessment to fully assess the fit of any detailed proposals into this valuable landscape.

### **Next Stages**

We consider that it would be appropriate for the Council to be entering into a detailed dialogue in respect of submissions and we would confirm that such a course of action would be welcomed by our clients.