

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 - USE CLASSES 4, 5 & 6.

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).

NIA.

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.

NIA.

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

PLEASE SEE ATTACHED STATEMENT.

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

PLEASE SEE ATTACHED STATEMENT.

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
	Please tick appropriate box		
Local Shops	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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.

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.



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

Land at Ellon Road, Tippetry Junction – Submission on Behalf of Mr Christopher Shepherd

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Introduction

This statement supplements the information provided on the Council's Local Development Plan submission form in relation to our client's land at Ellon Road, Tippetry Junction.

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

This submission seeks the allocation of this site for employment purposes (Use Classes 4, 5 and 6)

We can confirm that we have also made representation to the Draft Aberdeen City and Shire Structure Plan with regard to development potential for this site. That submission should also be taken into account when considering this submission.

A1 – Siting and Design

In terms of the potential fit with the wider area, our client's development proposals for this site must not be seen in isolation. The proposed A90 dualling from Balmedie to Tippetry will have a significant impact upon this area, and upon this site in particular. The site fronts directly onto the existing A90, but under the proposed dualling; the realigned A90 will be moved approximately 100 metres to the east, thus separating the site from the main road, and from most traffic passing through this area.

It is considered that there is sufficient space within our client's ownership to allow boundary planting as required, utilising native species to blend with the proposed planting under the dualling scheme.

In terms of building design and scale, it would appear reasonable to use similar materials and colours to the existing buildings at West Pitmillan; since it would be in the context of these existing employment uses that this site would be viewed.

A3 – Sustainable Siting and Design

It is our client's 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.

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

As noted above, native species would be used for any landscape planting schemes.

C1 – Effect on Community

No community consultation has been undertaken by or on behalf of our client at this stage, albeit our client's development aspirations for this site are already in the public domain due to the submission

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of the consultation response regarding this site in relation to the Draft Aberdeen City and Shire Structure Plan.

Given the rural nature of the immediately surrounding area, and given that our client owns some of the land surrounding that site which is the subject of this representation; it may be that scope for any concern from neighbouring interests is somewhat reduced (and in suggesting this we note the lack of objections to the recent proposals at West Pitmillan; which are referred to in more detail below).

Notwithstanding this, we would be happy to undertake any community consultation that may be considered appropriate. However, we would also 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

Development of this site for employment purposes would contribute to employment opportunities in the local area.

C6 – Access Arrangements

The existing access arrangement would be straightforward – there is direct access from the A90 to the unclassified road on the western boundary of the site – the precise access point into our client's site would be determined at a later stage but given the site frontage of over 350 metres (to the unclassified road), there is ample scope to provide an access point with appropriate sightlines. We would not expect the Council as Planning Authority or Roads Authority to support direct access from the existing A90 to the eastern boundary of the site, but would welcome the opportunity to discuss this matter since it may be, after dualling; that direct access from the east would then be a preferred option.

O1 – Other information

We have looked at the planning history of this site, based upon the Council's Public Access website. Whilst no planning applications have been submitted on our client's site, we note several at West Pitmillan Farm; to the immediate west of our client's site. In this regard we are aware of several planning applications for extensions and erections of offices / stores and workshops at this site since 2003; and note that all have gained planning permission. Based upon the information which is on-line relating to those applications, it appears that there has been no concern from the Council as Planning Authority about the proposed use of these buildings and extensions, and no restrictions on who can use the properties (for example through granting 'personal' consent for use of the premises by a particular company only). It therefore appears that the Council as Planning Authority does not object to the use of land in this vicinity for employment uses.

Our client was neighbour notified of a proposal for 'Outline planning for light industrial units and store yards' at land to the immediate west of the site which is the subject of this submission. That neighbour notification was dated 25th August 2008, and the application site was noted as Westfield Farm, Foveran but we understand that, at the time of preparing this development bid; the planning application has not been registered as valid. We will monitor this situation and would be interested in how Planning Officers may view that outline planning application; since its approval may further consolidate the role of this area in terms of employment uses.

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."

It is considered that, providing economic need could be demonstrated, and based upon the approved development to the west; there may be support for employment use of this site under the existing Development Plan framework. However, our client seeks a suitable reallocation to give greater certainty with regard to future development potential for this site.

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.

