



Our Ref: ep284/let005/DS

05th November 2008

Planning Policy Team
Planning and Environmental Service
Woodhill House
Westburn Road
Aberdeen
AB16 5GB

Dear Sir/Madam

**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN - LAND TO THE EAST AND SOUTH OF
BRAIKLAY PARK – TARVES**

We write on behalf of our clients Mr and Mrs John Bain of Braiklay Park, Tarves who are the owners of a parcel of land measuring approximately 0.62 hectares (1.5 acres) which is located between Braiklay Park and Duthie Road on the western edge of Tarves as outlined in red on the attached plan. We wish to promote the said land for residential purposes in the emerging Aberdeenshire Local Development Plan.

We are aware that the site is allocated in the existing Aberdeenshire Local Plan as part of a larger area encompassing land to the east all of which is allocated for mixed use purposes (employment use and around 15 houses (2006-2010) subject to a development brief) under the annotation EmpA. The said development brief which was approved by elected members of the Formartine Area Committee in February 2008 identifies our client's land as part of the area envisaged for employment use accessed from a single point off Duthie Road to which our client does not benefit from a right of access to. An area of land further to the east which also falls within the EmpA area has been allocated for residential use. Planning permission has been granted on this land for 28 dwellings under Planning Application Register Reference Number F/APP/2005/4569 and they are now substantially complete. A further area of land measuring approximately 1.2 hectares lying between these dwellings and our client's land has been granted outline planning permission for employment purposes under Planning Application Reference Number F/APP/2006/0079.

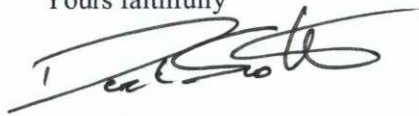
Located to the north of our client's land is a meat and poultry processing factory which is currently in the process of being vacated by Mathers (Inverurie) Limited. An application for outline planning permission for the development of eighteen houses was refused permission by your Council in September 2006 under Planning Application Register Reference Number F/APP/2006/0388 but subsequently granted on appeal by the Scottish Government under Appeal Register Reference Number P/PPA/110/624 in September 2007. In arriving at his decision to sustain the appeal and to grant permission for the proposal, the Reporter, Mr John Henderson concluded that there was a lack of interest for employment land in Tarves.

In light of the Reporter's decision to grant planning permission for residential development on the former meat processing factory site; the limited demand which exists for employment land in Tarves, which in any event can be satisfied on the land granted permission for employment uses

under Planning Application Register Reference No F/APP/2006/0079; the reluctance of our clients to release their land for employment purposes given its proximity to their existing dwelling house; and the sites physical attributes in terms of its relationship to existing and proposed residential development we consider that the site should be released for residential development in the interests of the proper planning and development of the area.

We would appreciate it if you could acknowledge receipt and registration of this submission to the emerging Local development Plan and thank you in anticipation for your assistance.

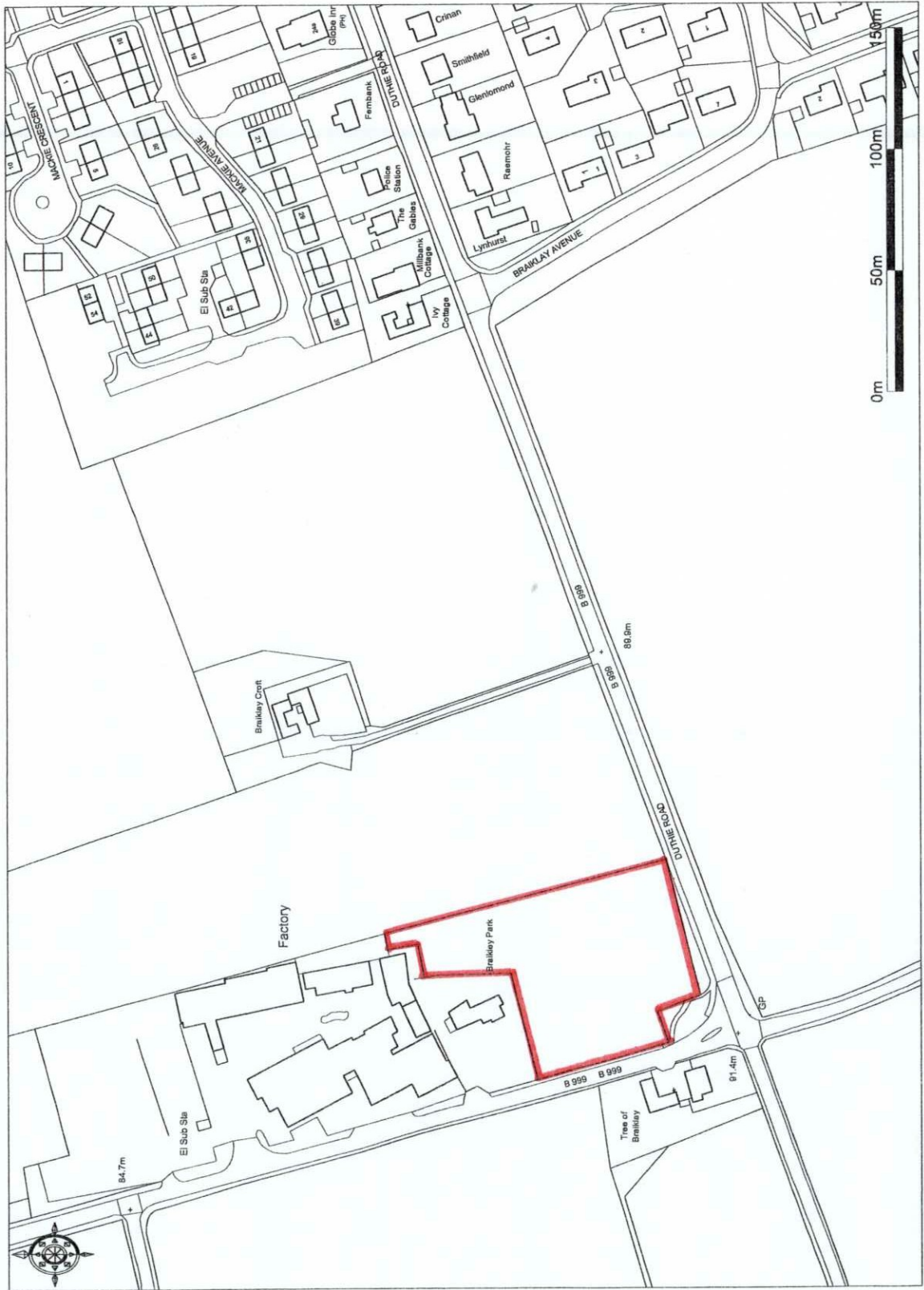
Yours faithfully

A handwritten signature in black ink, appearing to read 'Derek Scott', written over a horizontal line.

Derek Scott

enc.

cc. Mr and Mrs John Bain



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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.

Name of proposer: **DEREK SCOTT PLANNING**

Date:

Postal Address: **21 LANSDOWNE CRESCENT
EDINBURGH
EH12 5EH**

06/11/08

Name of landowner (if known) **MR AND MRS JOHN BAIN**

Postal address of landowner **BRAIKLEY PARK
TARVES
ELLON
ABERDEENSHIRE
AB41 7NS**

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

The site and your proposals

Under what name would you like the site to be identified?

BRAIKLEY PARK

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)

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

S4

What is the current use of the site?

VACANT / AGRICULTURAL

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?

RESIDENTIAL

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).

15-20 dwellings (Low rise housing)
- 2 storey

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.

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.



Please continue on additional sheets as required.

The wider area

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 REFER TO ATTACHED LETTER.

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

Have you applied principles of sustainable siting and design to your site? Yes
N/A. No

If you have undertaken a site assessment please provide details

N/A. *Statement attached*

The Code for Sustainable homes or WWW.index21.org.uk provides guidance on this issue

Effect on the community

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.

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
SUBJECT TO FURTHER DISCUSSION

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

REFER TO ATTACHED LETTER.

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)

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 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 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"/>

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

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 type="checkbox"/>	NA <input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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. Information on water and sewage capacity is available online at :
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CO_NNECTIONS/ASSET_CAPACITY_SE ARCH

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

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 REFER TO ATTACHED LETTER.

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.