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**EXTENSION TO INVERURIE BUSINESS PARK, SOUTERFORD AVENUE INVERURIE
ABERDEENSHIRE.**

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : NOT AVAILABLE

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

NJ 7775,2163

S4 What is the current use of the site? 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? EMPLOYMENT LAND

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).

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If you have a design statement or other details about what you would like to see on the site, please include it.

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?)
THE DEVELOPMENT PROPOSED IS A SIMPLE EXTENSION TO THE EXISTING BUSINESS USES AT SOUTERFORD AVENUE. IT WILL BE BOUNDED TO THE NORTH BY THE EXISTING BUSINESS PARK, TO THE WEST BY THE EXISTING SETTLEMENT AND AN EXISTING TRACK ADJACENT TO THE MAIN ABERDEEN TO INVERNESS RAILWAY LINE, TO THE EAST BY AGRICULTURAL LAND AND TO THE SOUTH BY WOODED AREAS & FURTHER AGRICULTURAL USES.

THE SITE WILL FIT WELL INTO AN EXPANDED SETTLEMENT ENVELOPE TO ACCOMMODATE IT AND WILL HAVE NO DETRIMENTAL VISUAL IMPACT FROM SURROUNDING VANTAGE POINTS AND MAIN ARTERIAL ROADS TO THE TOWN
PLANTING BELTS AND BUNDING WILL BE STRATIGICALLY PLACED TO CREATE A SOFTENED ENVIROMENT AND A BUFFER FROM THE EXISTING BUILDINGS AS NECESSARY

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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.

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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?

INVERURIE HAS SEEN MUCH EXPANSION IN RECENT YEARS AND IS THE MAIN SETTLEMENT OUTWITH THE CITY ON THE HUNTLY TO LAURENCEKIRK ROAD AND RAIL CORRIDOR WHICH FORMS A KEY PART OF THE EMERGING ABERDEEN AND ABERDEENSHIRE STRUCTURE PLAN BEING RECOGNISED AS A STRATEGIC GROWTH AREA IN LINE FOR SIGNIFICANT ECONOMIC GROWTH.

IT HAS BEEN WELL DOCUMENTED IN RECENT TIMES THAT THE SUPPLY OF AVAILABLE EMPLOYMENT LAND IN THE INVERURIE AREA HAS CONSTRAINED THE GROWTH OF LOCAL BUSINESSES AND HAMPERED THOSE WISHING TO RELOCATE TO THE AREA.

THE MAIN COMMUNITY BENEFIT TO BE DERIVED FROM THIS DEVELOPMENT IS TO ALLOW THE ECONOMY TO GROW AND PROSPER BY FACILITATING SUITABLE SITES FOR NEW AND EXISTING BUSINESSES. WITH THE CONSIDERABLE EXPANSION ENVISAGED FOR THE AREA THROUGH THE EMERGING STRUCTURE PLAN IT IS VITAL THAT EMPLOYMENT OPPORTUNITIES ARE READILY AVAILABLE IN ORDER TO ACHIEVE A MOVE TOWARDS A MORE SUSTAINABLE COMMUNITY WHERE PEOPLE CAN LIVE AND WORK.

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 checked="" type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

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 checked="" type="checkbox"/>	No	<input 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. Information on water and sewage capacity is available online at :
http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH

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

THE SOUTERFORD AVENUE SITE IS CURRENTLY ZONED IN THE EXISTING ABERDEENSHIRE LOCAL PLAN AS SITE EMPG ALTHOUGH YOU WILL NOTE THE BOUNDARIES DIFFER FROM WHAT WE NOW PROPOSE.

THE SITE HAS LARGELY REMAINED UNDEVELOPED TO DATE DUE TO LEGAL ACCESS PROBLEMS. THIS ISSUE HAS NOW BEEN RESOLVED WITH THE AREA FOR ACCESS NOW IN THE OWNERSHIP OF THE PROPOSER.

THE SITE NOW PUT FORWARD HAS BEEN EXAMINED BY ENGINEERS IN RESPECT OF POTENTIAL FLOODING ISSUES. THE AREA THAT IS DEVELOPABLE TAKES ACCOUNT OF THE 1 IN 200 YEAR FLOOD LEVELS IN THE AREA PLUS CLIMATE CHANGE HENCE THE RE-CONFIGURATION OF THE SITES BOUNDARIES.

RELEASE OF THIS RE-CONFIGURED SITE IS VITAL TO SUSTAIN AND ENHANCE THE ECONOMIC BASE OF INVERURIE BOTH IN TERMS OF WHAT EXISTS AT PRESENT AND IN TERMS OF WHAT IS ENVISAGED THROUGH THE EMERGING STRUCTURE PLAN.