



# INVERURIE

## Port Elphinstone

### Inverurie Paper Mills

### Kinkell Belt

### Ardmurdo Dene

### Kinkell Church (remains of)

102m

64m

82m

76m

78m



# 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: Knight Frank LLP  
Date:6 November 2008  
Postal Address:3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known)  
Postal address of landowner

To comply with the data protection Act1998 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 at Ardmurdo, Keithhall, Inverurie

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

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

NJ785196

S4 What is the current use of the site? Agricultural land

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 and/or Business Development and infrastructure provision

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. N/A

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). Potential for future residential or employment land development. No further detail on numbers at this stage.

Land could be utilised as part of wider development of the Thainstone to Uryside corridor, including Keith Hall Estate, to facilitate growth to support the Structure Plan strategy.

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?)  
The site slopes to the west and south west with excellent open aspect and views over the Don River Valley. The site is in close proximity to International Paper's Thainstone Mill, albeit on the east side of the river.

Given the uncertainty surrounding the future of the mill, combined with the strategic potential to facilitate growth of Inverurie in this area through new business land and residential development through construction of a new link road between the A96 at Thainstone and the B9170 Inverurie to Oldmeldrum road at Souterford there is a clear opportunity to include the land at Ardmurdo as part of any future integrated development masterplan. The purpose of this bid is to highlight the availability of the land identified in the attached plan for future development within this strategic context.

The site is close to but outwith the River Don floodplain - a flood risk assessment would be undertaken should the site progress.

Further work would be required in respect of the site's capacity, landscape appraisal and design issues, depending on the nature of the use coming forward for consideration.

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?

The proposed development would be able deliver 25% affordable housing as well as developer contributions that could be used for community facilities.

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 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 checked="" type="checkbox"/>		<input type="checkbox"/>
Residential areas	<input type="checkbox"/>		<input type="checkbox"/>		<input checked="" 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 checked="" 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. 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](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 site is located in a strategic position between major service and employment centres in the form of Inverurie and Kintore. It occupies a key position adjacent to the line of a potential new link road being considered at a strategic level to facilitate future growth of Inverurie whilst providing relief to the town centre. The purpose of this bid is to highlight the availability of the site for consideration as part of a wider masterplan for this area. The final use mix will be dictated by a number of factors including the availability of infrastructure, the future of the Paper Mill and the scale of any development within the Keith Hall Estate.

**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.