

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:02 February 2009
Postal Address:3 Rubislaw Terrace, Aberdeen AB10 1XE

N2

Name of landowner (if known) MT Mitchell
Postal address of landowner Castleton Farm, Fordoun, Aberdeenshire, AB30 1JX

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 former airfield, Fordoun

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

N0 765 775

S4

What is the current use of the site? Agricultural/scrubland (former airfield)

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 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. 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). 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?) This location is currently characterised by the wide range of commercial and industrial uses present. The topography of the land and landscaping features can ensure that the allocation of the site for employment uses can be accommodated without any adverse impacts on the landscape setting of the area.

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.

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 allocation of land at the former airfield at Fordoun would utilise an area of brownfield land which would increase the supply of land for employment uses in this part of Aberdeenshire.

The allocation of the land would also increase the range and choice of locations for businesses that may wish to locate in the area. This will also provide greater opportunities and choice for people to access places of employment in a location that is close to existing settlements (i.e. Fordoun, Stonehaven) and with good access to the A90 Trunk Road. This would also help to sustain and develop the rural economy and encourage inward investment to the area.

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 checked="" type="checkbox"/>		<input type="checkbox"/>
Sports facilities (eg playing fields)		<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Employment areas		<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Residential areas		<input type="checkbox"/>		<input checked="" 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 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. 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

See attached planning 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.



Supporting Statement – Future Employment Land Land at former airfield, Fordoun, Aberdeenshire



Prepared by Knight Frank LLP

On behalf of MT Mitchell

February 2009

Contents

1. Introduction	2
2. Details of the Site	3
3. Planning Policy Context	4
4. Development Proposals	6
5. Conclusions	7

List of Figures

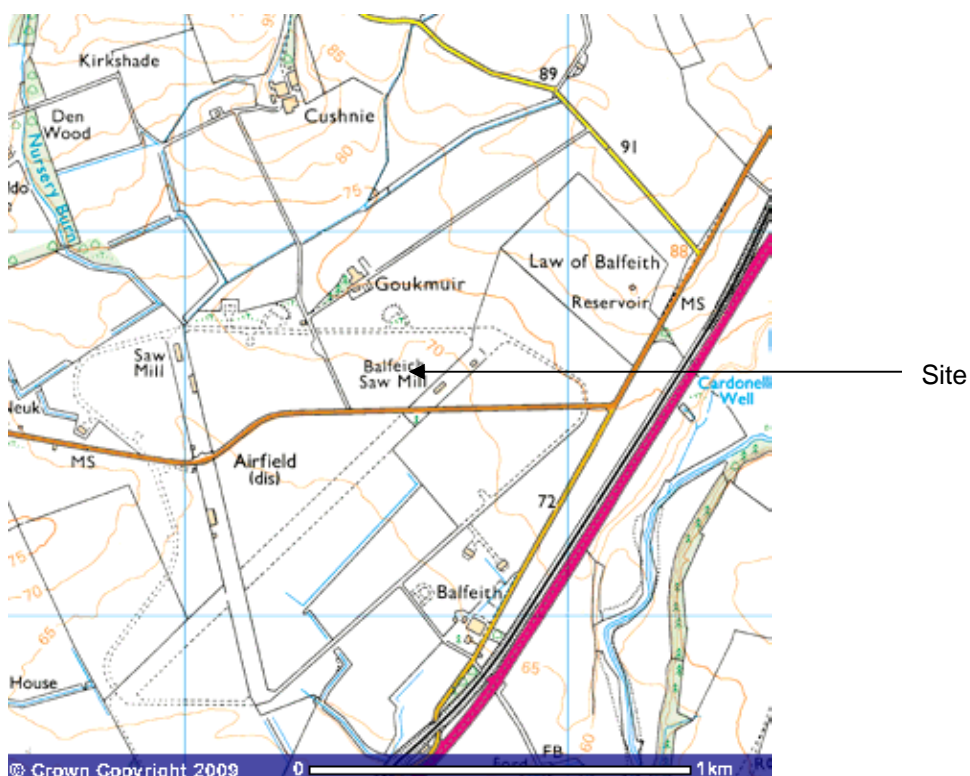
Figure 1 – Location Plan	2
Figure 2 – Aerial Photograph	3
Figure 3 – Extract from the draft Structure Plan	5
Figure 4 – Site Layout Plan	6
Figure 5 – Photographs	8
Appendix 1 – Scoring Sheet	10

1. Introduction

1.1 This development bid is submitted on behalf of MT Mitchell who own land at the former airfield to the north of Fordoun.

1.2 The former airfield is located approximately 11 miles to the south of Stonehaven and 26 miles to the south of Aberdeen. The site can be accessed from the A90(T) via the B966 road leading to Fettercairn as illustrated by Figure 1 below.

Figure 1: Location Plan



1.3 The site is located within the Kincardine & Mearns administrative area of Aberdeenshire and the land is currently designated as Countryside within the adopted Aberdeenshire Local Plan. The site consists of agricultural fields/scrubland which previously formed part of the former airfield at Fordoun. The site is bound to the north by an existing area of hard-standing, to the south by the B966, to the west by an existing farm access track, and to the east by the Sawmill and various workshops.

1.4 We believe that this site represents an excellent opportunity to utilise under-used agricultural/scrubland at the former airfield for future employment land. The allocation of the site for employment uses can be justified in terms of the economic benefits that the potential new business uses would bring and potential for wider benefits arising for the community from potential new job creation in the future.

2. Details of the site

2.1 The whole site measures a total of around 15 acres and is situated on land which was previously part of the former airfield at Fordoun. The land is currently used as open farmland/scrubland. The landscape setting of the area is characterised by the presence of various business/industrial enterprises such as Hunting Oilfield Services, a Sawmill, a haulage business, and various workshops/warehouses as illustrated in Figure 2 below.

2.2 The land is designated as Countryside within the adopted Aberdeenshire Local Plan. The site lies approximately 600m to the north of the village of Fordoun. The site can be accessed from an existing farm access track which adjoins the B966 road to Fettercairn. The B966 itself joins the A90(T) providing excellent links to Aberdeen, Stonehaven and further afield.

Figure 2: Aerial Photograph



2.3 Given the range of existing business/industrial uses in the area and the accessibility of the site in terms of its proximity to the trunk road network, it is considered that the land at the former airfield at Fordoun is an ideal location for the provision of future employment land. The proposal would include the provision of a mix of employment uses between general industrial and storage and distribution.

3. Planning Policy Context

National Policy

3.1 Government policy broadly encourages diversification of the rural economy. It is recognised that the range of businesses that can be successfully located in the rural areas is increasing and that many commercial activities can take place in rural areas without causing any unacceptable impacts.

3.2 *Scottish Planning Policy 2 (Economic Development)* states that “Marketable land should be provided in sufficient quantity and quality to meet the diverse range of industrial, business and commercial requirements including the expansion and growth of indigenous firms”.

3.3 *Scottish Planning Policy 15 (Planning for Rural Development)* states that “Further diversification of the rural economy should be encouraged and there is enormous scope to exercise initiative and creativity.” SPP15 also states that “Planning authorities along with others can support diversification in ways that benefit the economy and lead to good development on the ground.”

3.4 *Scottish Planning Policy 17 (Planning for Transport)* aims to have a prosperous rural economy, with a stable or increasing population and states that “proposals for development and regeneration should support and build upon the capacity of the transport network, giving greater weight to locations able to be well integrated into effective networks for walking, cycling and public transport”.

3.5 *Planning Advice Note 73 (Rural Diversification)* states that planners should respond positively to proposals to promote diversification and that successful diversification means supporting existing businesses whilst embracing innovation, new activities and new business ideas. Affording people the opportunity to continue to work in rural areas helps them to stay connected with their communities rather than become detached. Planning can respond positively to these demands of diversification and assist in ensuring that the vitality and vibrancy of our rural areas is maintained.

Emerging Context

3.6 The draft Structure Plan for Aberdeen City and Shire was published for public consultation in June 2008. Whilst the draft Structure Plan is not yet adopted, it represents the City Region’s most up-to-date strategic vision for the north-east.

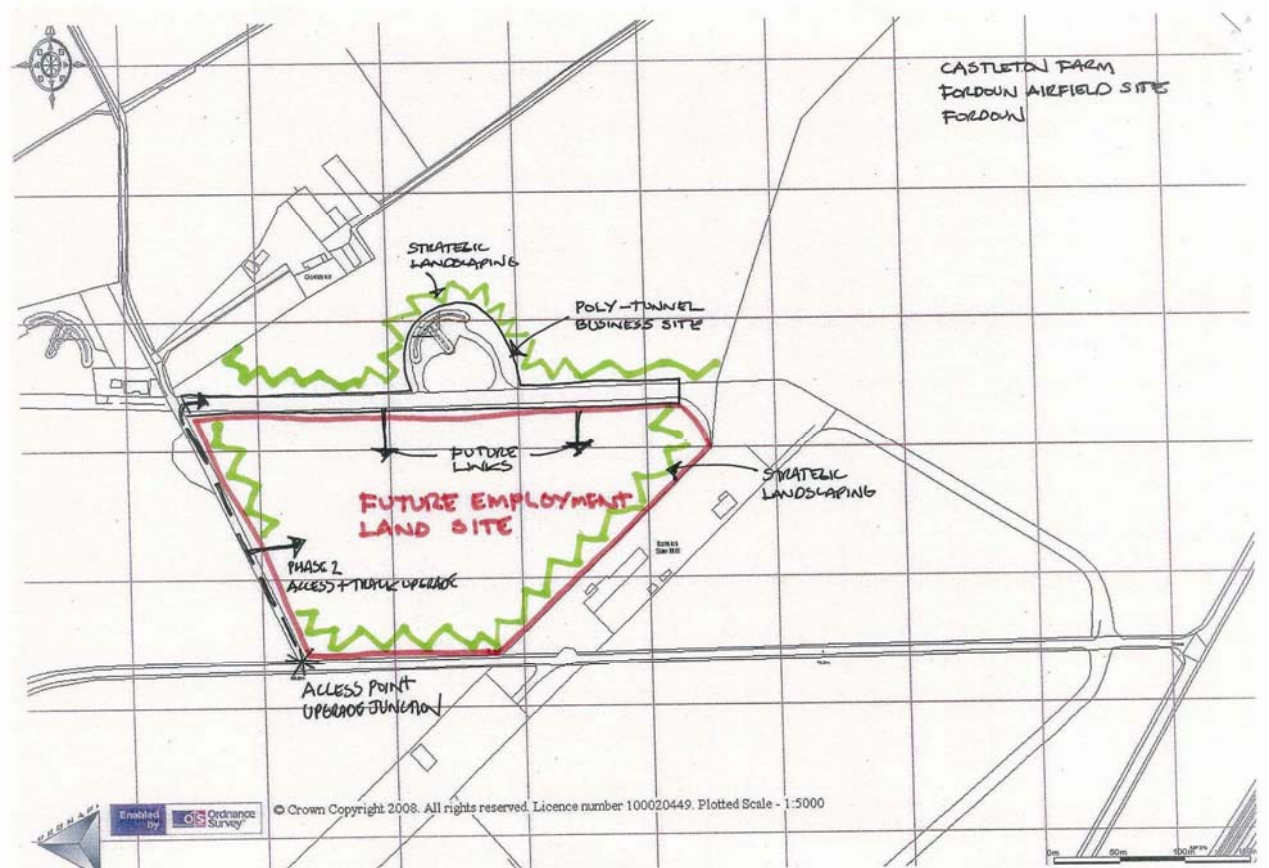
3.7 The strategy of the draft Structure Plan seeks a higher rate of growth in the region than in previous years. The draft Structure Plan also contains a spatial strategy which focuses the majority of new development within three Strategic Growth Areas (SGA) as shown in Figure 3 below.

4. Development Proposals

4.1 Given that there is already substantial business uses established in the area around the former airfield, we believe that the area of land outlined in red in Figure 3 below can be developed for employment uses within the context of the new Local Development Plan for Aberdeenshire.

4.2 We believe that the site would be a suitable location for a range of employment uses including general industrial (Use Class 5) and storage and distribution (Use Class 6). Direct access into the site can be taken from the B966 road and this existing access point can be upgraded in terms of visibility to meet with Aberdeenshire Council's standards. Future entry points into the site can be provided from the existing farm access track on the west-side of the site as well as from the existing hard-standing track to the north of the site.

Figure 4: Site Layout Plan



4.3 The B966 road itself joins the A90(T) giving the location distinct advantages in terms of its excellent transport links both north and south.

4.4 Parts of the former airfield at Fordoun are already well defined and screened from the A90(T) by the railway embankment. Strategic landscaping can be introduced around the perimeter of the site as shown in Figure 3 to minimise the impact of the proposed development on the landscape setting. In addition, there have been various planning approvals implemented for business/industrial enterprises within close proximity of the site and their visual impact has been minimised by landscaping. This approach could be incorporated within our future employment site should Aberdeenshire Council consider this to be appropriate.

4.5 There is adequate capacity at the nearby Laurencekirk Waste Water Treatment Works to service the proposed employment uses on the site. Scottish Water's Strategic Asset Capacity and Development Plan states that additional strategic capacity projects are programmed for the area for during the period from 2007-2010.

5. Conclusions

5.1 The site represents an opportunity to provide additional employment development adjacent to a major transport corridor and near to existing business and industrial enterprises. The site is located within a SGA as identified in the draft Structure Plan which seeks to identify a sufficient supply of employment land in a wide range of appropriate locations to make the north-east an attractive place to business.

5.2 These proposal would ensure that new employment land would be co-location with other commercial/industrial enterprises. The site also has excellent links to the nearby transport corridors and is also reasonably close to other settlements such as Fordoun, Laurencekirk, Fettercairn and Stonehaven this reducing the need to travel.

5.3 The proposal to utilise the land which is currently agricultural/scrubland for employment uses has extremely strong economic advantages (i.e. in terms of the provision of future employment land supply and the potential creation of jobs) which will be of great benefit to both the rural economy and the local community. The topography of the land and the existing landscape features would ensure that new employment uses could be located on the site without causing any significantly adverse impact on the landscape setting of the area.

5.4 The site can be adequately serviced in terms of a connection to a water supply and drainage. Scottish Planning Policy supports proposals that will aid the diversification of the rural economy. The allocation of this site will encourage jobs and enterprise in an area which has excellent transport links with other parts of the region.

Figure 5: Photographs of the site

View looking North
across future
employment site



- ← Future employment site
- ← Potential access point into future employment site from existing track
- ← Existing farm access track

View looking East



- ← Future employment land (northern part of site)
- ← Existing area of hard-standing on the northern perimeter of the site

View looking South-East



- ← B966 road
- ← Future employment land (northern part of site)
- ← Existing farm access track

View looking East along B966 road



B966 main road leading to A90(T)

Future employment land (southern part of site)

Existing farm access track (to be upgraded/widened)

View looking West along B966 road



Neighbouring business/industrial uses

B966 road to Fettercairn

Existing farm access point (to be upgraded/widened)

View looking West



Neighbouring industrial/commercial uses

B966 road to Fettercairn

Neighbouring agricultural land

Appendix 1 – Scoring Sheet

	Criteria	Future Employment Land – Fordoun	Score
Sustainable Economic Development	Accessibility of existing centres of employment	The site is in excess of 1km from the nearest major employment centre. There are, however, various business/industrial uses within close proximity of the site.	0
	Provision of business land	Development of the site for Use Classes 5 and 6 would generate significant opportunities for new employment.	+1
	Distance to key services	The site is around 500m from the local services at the village of Fordoun and around 10 miles from key services in Stonehaven.	0
	Pedestrian/cycle links to key services, employment land and surrounding developments	Pedestrian and cycle links would be difficult to provide.	-1
Encourage and Support Regeneration	Brownfield development	Makes no use of brownfield land or existing buildings.	-1
	Enhancement of heritage	There would be no impact on the built and/or cultural heritage.	0
	Supporting quality of services including primary schools	The development will help to sustain existing services and help to improve the quality of existing services.	+1
	Resolves issues of contamination	The land is not known to be contaminated.	0
Maintain and enhance Quality of the Natural Heritage and Built Environment	Quality of agricultural land lost	Class 4 or above.	+1
	Degree of loss of biodiversity	There would be no impact on biodiversity of any level of importance: local,	0

		national, or international.	
	Setting of historic buildings affected	No impact to Historic Building(s).	0
	Archaeology affected	No archaeology on site.	0
Landscape	Shelter from cold winds	The site is sheltered from the prevailing winds by the topography of the land and existing vegetation and landscaping features.	+1
	Potential for passive solar gain	The east-facing slope of the land will provide some opportunities to maximise solar gain.	0
	Visual considerations	Neighbouring business/industrial uses have demonstrated that employment land can be integrated successfully into the landscape by incorporating planting/woodland to avoid any adverse impact on the landscape setting.	0
	Designed landscapes affected	There would be some impact on designated landscapes.	0
Technical Issues	Availability of water supply	Some costs to providing water.	0
	Ease of providing drainage	No constraints, low cost.	+1
	Costs of providing access	Access would be taken from the B966 road to Fettercairn which would involve the widening of an existing access point and the resurfacing of an existing farm track.	0
	Provision of new community services required.	No work required (except for water connection and drainage).	+1
	TOTAL SCORE		+4