

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: DLD Associates
Date: 13 February 2009

Postal Address:

c/o Fox Planning Consultancy

24 Glengate

Kirriemuir

ANGUS

DD8 4HD

N2

Name of landowner (if known)

Postal address of landowner

The site and your proposals

S1

Under what name would you like the site to be identified? Land south of Marywell

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

E928: N988

S4

What is the current use of the site?

Part of the site is currently used for industrial purposes the remainder of the site is vacant land left over following the recent A90 intersection upgrading works.

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?

Option A: Hotel, drive-through restaurant, non-food retail units

Option B: Hotel, drive-through restaurant, business/industrial units and childrens day nursery..

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.

The site is located to the west of the safeguarded employment land EmpB identified in the adopted Local Plan. The indicative site layout plans Options A & B demonstrate how the site could be developed. A need for additional hotel accommodation in the area has been identified. The hotel development would provide a buffer between the proposed business/retail uses and the adjacent residential uses. It is envisaged that the childrens day nursery would serve the local community, employees on the proposed site together with employees on the adjacent proposed employment site EmpB.

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 is situated adjacent to the A90 and recently constructed intersection serving Marywell and surrounding area. The vacant ground within the site was surplus to the requirements of the recent A90 intersection upgrading works. Development of the site with provision of landscaping would enhance the character and appearance of the area and would provide an ideal opportunity to enhance the approach into Marywell.

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 development of the site would provide economic benefits for the local community including employment opportunities in the proposed hotel, restaurant and retail/business uses. The provision of a childrens day nursery would cater for the needs of the local community in addition to nearby employees. A need for additional hotel accommodation in the area has already been identified and it is considered that a hotel in this location would be ideally situated adjacent to the main traffic corridor of the A90 where it would serve businesses and visitors/tourists to Aberdeenshire and Aberdeen to the benefit of the local and wider economy The development would utilise a vacant area of ground and together with provision of landscaping would enhance the visual amenity and character of 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
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (Please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please tick appropriate box

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 type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes	<input checked="" type="checkbox"/>	No	<input 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 type="checkbox"/>	NA	<input checked="" 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 site benefits from its strategic location situated adjacent to the A90 and recently upgraded intersection serving Marywell and surrounding area.

The vacant ground within the site was surplus to the requirements of the recent A90 intersection upgrading works. This site is larger than the area considered by the Local Plan Reporter in the last review of the Aberdeenshire Local Plan. Agricultural use of the site would not be viable given its relatively small size, its position on a virtual traffic island, and its remoteness from other agricultural land. The most appropriate use of the site is considered to be for the uses as submitted. The attached plans contain indicative site layouts for Options A & B with the variable use of non-food retail or industrial/business units. The indicative plan shows a possible site access position; DLD Associates also have a right of access over the existing access which serves North East Reographics Ltd and adjacent industrial use.

The proposed development would complement the existing industrial uses, including North East Reographics Ltd, and also the proposed business/industrial/leisure developments on the adjacent Local Plan allocated site EmpB which is safeguarded for employment land.

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.

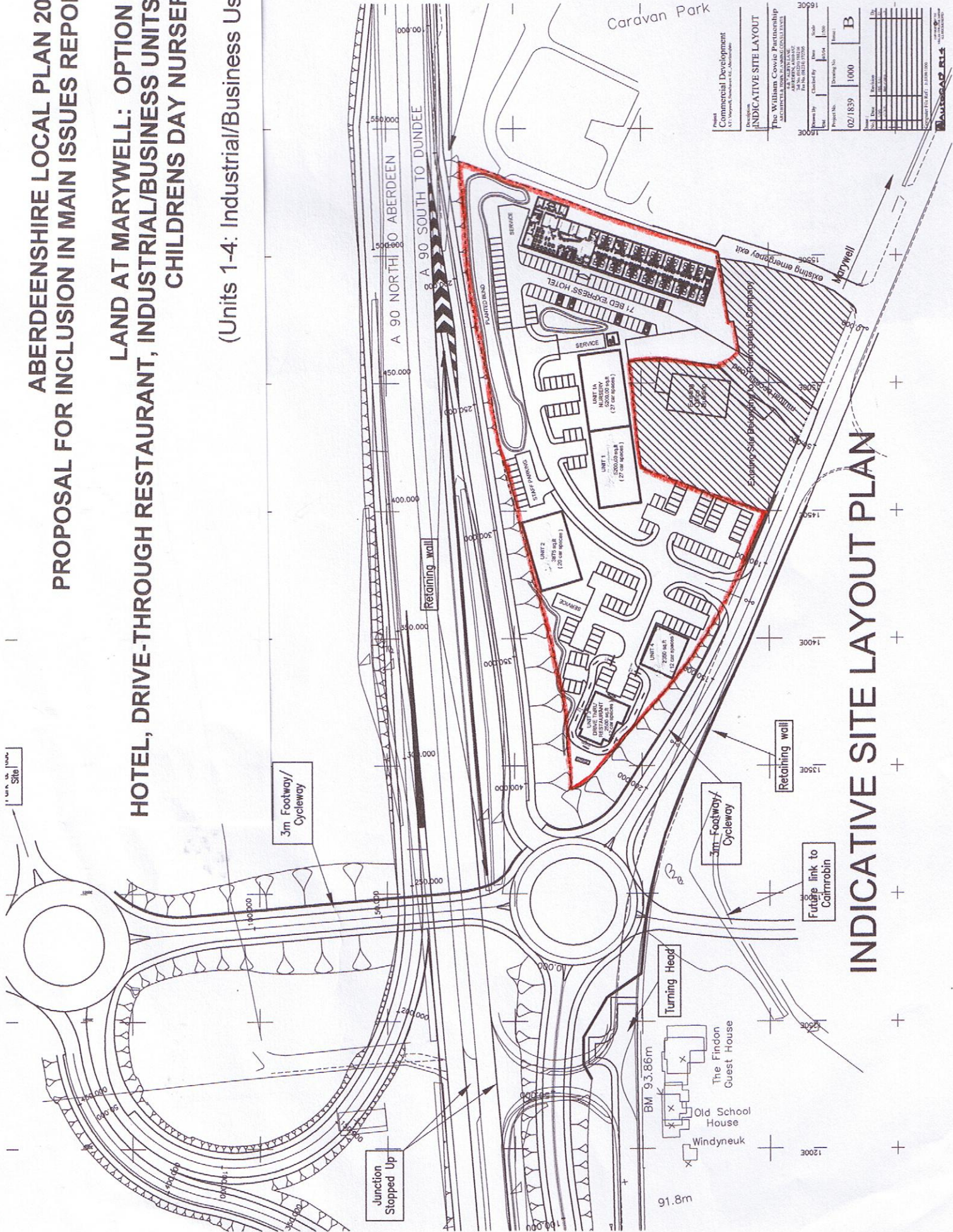
Fair Processing Notice

- 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.

**ABERDEENSHIRE LOCAL PLAN 2008
PROPOSAL FOR INCLUSION IN MAIN ISSUES REPORT**

**LAND AT MARYWELL: OPTION B:
HOTEL, DRIVE-THROUGH RESTAURANT, INDUSTRIAL/BUSINESS UNITS &
CHILDRENS DAY NURSERY**

(Units 1-4: Industrial/Business Use)



Project: Commercial Development
Development: INDICATIVE SITE LAYOUT
The William Cowie Partnership
100, Market Street, Aberdeen

Project No.	02/1839	1000	B
Drawn by	Checked by	Issue	Issue
Date	Date	Date	Date
Scale	Scale	Scale	Scale
Sheet	Sheet	Sheet	Sheet

Scale: 1:1000
Date: 11/01/08

INDICATIVE SITE LAYOUT PLAN