



Policy Planning Team
Planning Policy and Environment Service
Woodhill Road
Aberdeen
AB16 5GB

5 November 2008

Ref: DI/

Dear Sir

Aberdeenshire Local Development Plan 2008

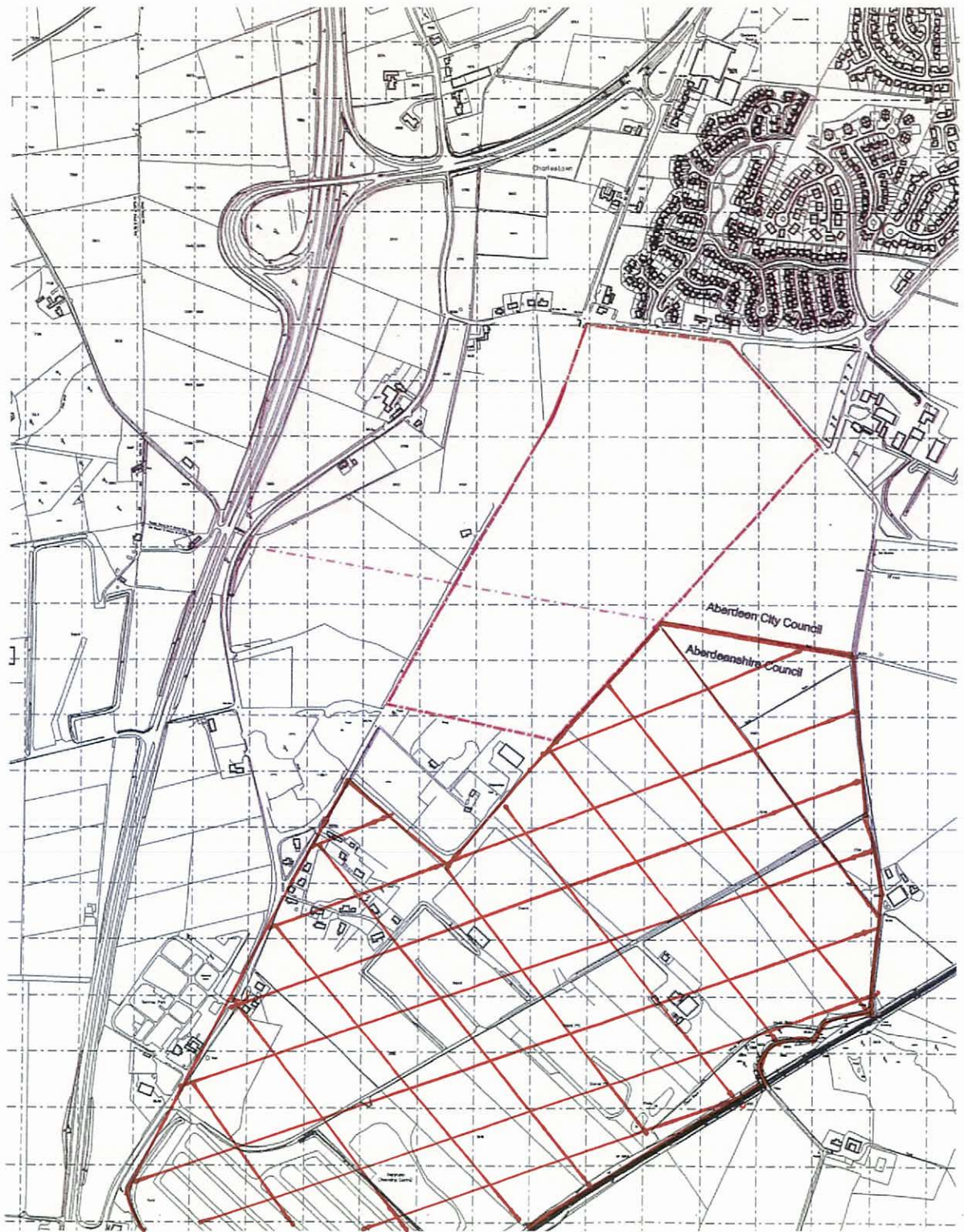
Knight Frank LLP act on behalf of Stockland Muir Ltd in respect of their land interest at Aberdeen Gateway, Moss-side and the surrounding area. Please find enclosed our response/comments to the initial consultation on the forthcoming Main Issues Report for the Aberdeenshire Local Development Plan 2008. A map of our clients site and the surrounding area is attached to this letter.

We trust the above comments will be taken into consideration by you in the preparation of the Aberdeenshire Local Development Plan 2008. We would welcome the opportunity to discuss the content of this response with you further.

Yours sincerely

David Innes
Partner, Planning & Development

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☒ LAND AT MAINS OF CAIRNROBIN.

□ ABERDEEN GATEWAY.

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: Stockland Muir Ltd
Date:05/11/08

Postal Address:

Stockland Muir Ltd
c/o Knight Frank LLP
120 Bothwell Street
Glasgow
G2 7JS

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner

[REDACTED]

[REDACTED]

[REDACTED]

WF1 1DH

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 Mains of Cairnrobin

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

393643.2, 799079.5

S4 What is the current use of the site?

Greenfield site currently designated for Employment Use within the adopted Local Plan.

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?

Continue to support the site for Employment Use.

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?)

The surrounding character of the area has changed in recent years with the ongoing development of Aberdeen Gateway to the north west of the land at Cairnrobin Mains. Our client therefore believes that supporting the current designation of the site will ensure that future end uses complement one and other. This will ensure that future developments at Cairnrobin and Aberdeen Gateway continue to integrate well into the landscape with appropriate landscape measures being incorporated at an early stage in the development process. Furthermore the site at Cairnrobin Mains is located within the strategic growth areas being promoted by the forthcoming Structure Plan.

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?

Our client considers that Land at Cairnrobin Mains is well positioned for Business and Employment uses and will meet the needs of the whole community, both now and in the future and will make the area an attractive place for local residents to work and live and for new businesses to move to.

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 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 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"/>

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 checked="" type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Drainage Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input 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_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

Our client are keen to see land located at Cairnrobin Mains remain designated for Employment Use. We consider that this site would strengthen the Business Park at Aberdeen Gateway in terms of the area being recognised as a strategic location for new businesses to locate to and will make efficient use of existing infrastructure.

Ensuring that the site remains designated for Employment Use will help to meet the targets of the Structure Plan and ensure that land allocations are available for business use at appropriate locations.

Our client supports the Governments aspirations for sustainable development and their current development at Aberdeen Gateway is focused on ensuring that the requirements of PAN 84: 'Reducing Carbon Emissions In New Development' published in March 2008 are adhered to.

Furthermore our client accepts that developers should make a contribution towards necessary infrastructure to off-set any impacts arising from a development. The level of contributions to be made should be related in scale and kind to the proposed development and negotiations will be required to be undertaken to establish the contributions to be provided. Our client would welcome a statement within the Local Development Plan that the public sector will also need to make an important contribution to new infrastructure.

We trust that the above comments will be taken into consideration by you in the preparation of the Local Development Plan. We would welcome the opportunity to discuss the content of this response with you further.

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.