

PROPOSED ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2020 RESPONSE FORM

As part of the production of the Local Development Plan, a 'Main Issues Report' was published in January 2019. The responses from these consultations have helped to inform the content of the Proposed Local Development Plan ("the Proposed Plan").

The Aberdeenshire Local Development Plan will direct decision-making on land-use planning issues and planning applications in Aberdeenshire for the 10-year period from 2021 to 2031. The Proposed Plan was agreed by Aberdeenshire Council in March 2020 as the settled view of the Council. However, the Proposed Plan will be subjected to an independent examination and is now open for public comment.

This is your opportunity to tell us if anything should be changed in the Proposed Plan, and why.

When writing a response to the Proposed Plan it is important to specifically state the modification(s) that you would wish to see to the Plan.

This is the only remaining opportunity to comment on the Proposed Plan. The reasons for any requested changes will be analysed and reported to Scottish Ministers. They will then appoint a person known as a Reporter to conduct a public examination of the Proposed Plan, focusing particularly on any unresolved issues and the changes sought.

Ministers expect representations (or responses) to be concise (no more than 2000 words) and accompanied by limited supporting documents. It is important to ensure that all of the information that you wish to be considered is submitted during this consultation period as there is no further opportunity to provide information, unless specifically asked.

Please email comments to ldp@aberdeenshire.gov.uk or send this form to reach us by 31 July 2020*.

We recommend that you keep a copy of your representation for your own records.

**UPDATE 16 June 2020: Consultation period was extended from 17 July 2020 for a further two-week period.*



ACCESSIBILITY

If you need information from this document in an alternative language or in a Large Print, Easy Read, Braille or BSL, please telephone 01467 536230.

Jeigu pageidaujate šio dokumento kita kalba arba atspausdinto stambiu šriftu, supaprastinta kalba, parašyta Brailio raštu arba britų gestų kalba, prašome skambinti 01467 536230.

Dacă aveți nevoie de informații din acest document într-o altă limbă sau într-un format cu scrisul mare, ușor de citit, tipar pentru nevăzători sau în limbajul semnelor, vă rugăm să telefonați la 01467 536230.

Jeśli potrzebowali będą Państwo informacji z niniejszego dokumentu w innym języku, pisanych dużą czcionką, w wersji łatwej do czytania, w alfabecie Braille'a lub w brytyjskim języku migowym, proszę o telefoniczny kontakt na numer 01467 536230.

Ja jums nepieciešama šai dokumentā sniegtā informācija kādā citā valodā vai lielā drukā, viegli lasāmā tekstā, Braila rakstā vai BSL (britu zīmju valodā), lūdzu, zvaniem uz 01467 536230.

Aberdeenshire Local Development Plan
Woodhill House, Westburn Road, Aberdeen, AB16 5GB

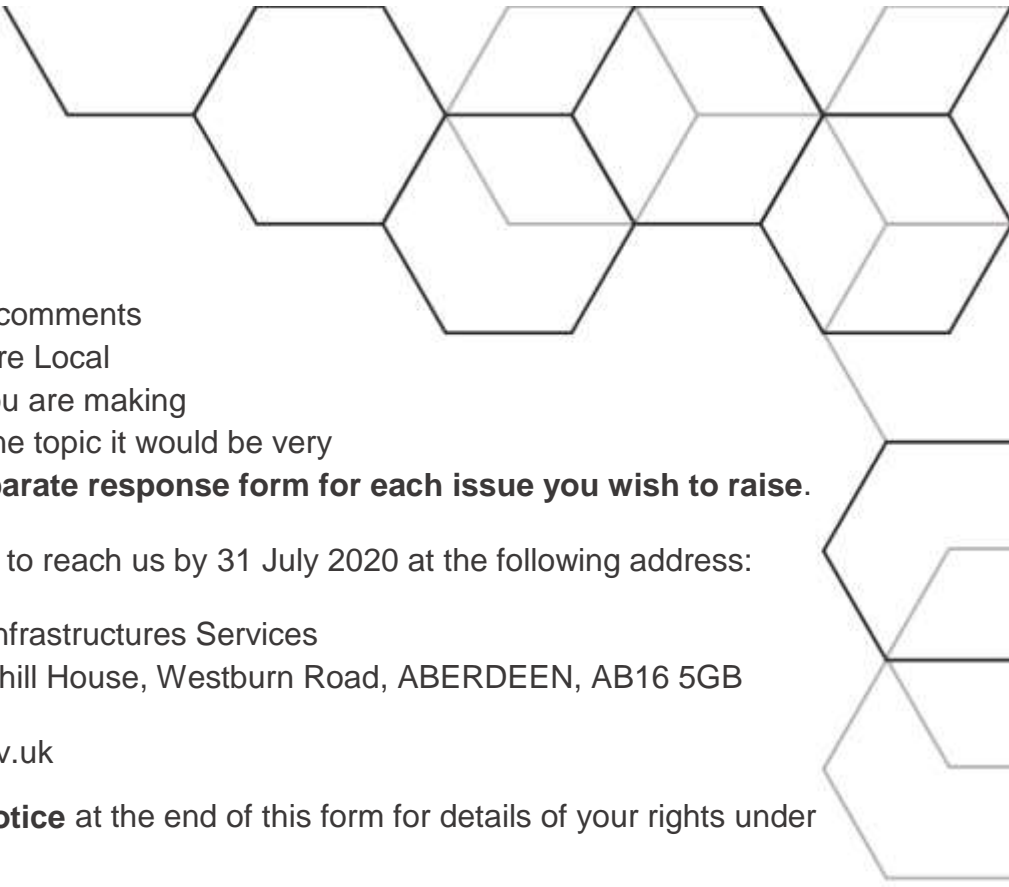
Tel: 01467 536230

Email: ldp@aberdeenshire.gov.uk

Web: www.aberdeenshire.gov.uk/ldp

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If you wish to contact one of the area planning offices, please call 01467 534333 and ask for the relevant planning office or email planning@aberdeenshire.gov.uk.



Please use this form to make comments on the Proposed Aberdeenshire Local Development Plan 2020. If you are making comments about more than one topic it would be very helpful if you could fill in **a separate response form for each issue you wish to raise**.

Please email or send the form to reach us by 31 July 2020 at the following address:

Post: Planning Policy Team, Infrastructures Services
Aberdeenshire Council, Woodhill House, Westburn Road, ABERDEEN, AB16 5GB

Email: ldp@aberdeenshire.gov.uk

Please refer to our **Privacy Notice** at the end of this form for details of your rights under the Data Protection Act.

YOUR DETAILS

Title:	Mrs
First Name:	Claire
Surname:	Coutts
Date:	24 July 2020
Postal Address:	Ryden LLP, [REDACTED]
Postcode:	[REDACTED]
Telephone Number:	[REDACTED]
Email:	[REDACTED]

Are you happy to receive future correspondence only by email? Yes No

Are you responding on behalf of another person? Yes No

If yes who are you representing?

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

An acknowledgement will be sent to this address soon after the close of consultation.

YOUR COMMENTS

Please provide us with your comments below. We will summarise comments and in our analysis will consider every point that is made. Once we have done this we will write back to you with Aberdeenshire Council's views on the submissions made. We will publish your name as the author of the comment, but will not make your address public.

Modification that you wish to see (please make specific reference to the section of the Proposed Plan you wish to see modified if possible, for example Section 9, paragraph E1.1):

It is welcomed that the land granted planning permission under Reference: APP/2014/1943 at Fordoun Aerodrome is now designated as BUS2 in the Proposed Plan. However, objection is made to the failure of the Proposed Plan to identify the land immediately to the south of this.

It is therefore requested that the settlement statement for Fordoun Aerodrome (as shown on page 673 of the Proposed Plan) should be amended to identify this site as an opportunity site for business uses within the LDP 2021. The uses permitted should include Class 5 (General Industrial) use and Class 6, (Storage and Distribution) use. Provision should also be allowed for ancillary Class 4 (Business) use. Alternatively, the BUS designation could be extended over this site to allow proposals for business use to come forward in due course.

As a result of this change, Appendix 1: Employment Land Allocations should be amended to include this change.

Reason for change:

Background

MT Mitchell, who own the land at Fordoun Aerodrome, are shareholders in [REDACTED] who are based at [REDACTED], Fordoun, immediately to the north of Fourdon Aerodrome. This family owned and operated fruit business has grown to be one of the largest commercial growers of fruit in Scotland, farming in excess of 600 hectares of land at [REDACTED] and [REDACTED] Farms. The business has contracts with all major supermarkets, including [REDACTED] and [REDACTED], and ensures premium quality through the chilling and packing of produce on site. Established in the early 1990s, it employs around 600 staff each year, with 450 personnel working on the farm during peak season. The business also operates a farm shop and café at its premises to the north of Fourdon Aerodrome.

Planning permission for the storage of poly tunnel components and frames associated with the fruit growing business was first granted in July 2009 (Ref: APP/2009/0274). Further consent for open Class 6, Storage and Distribution Use on the site was obtained on 15th August 2014, which has since been implemented.

The Main Issues Report (MIR) was published by Aberdeenshire Council in January 2019. The Settlement Statement for Fourdon noted that some of the hardstandings at Fourdon Aerodrome are used for employment purposes, including storage, and they will be safeguarded for employment uses that reflect where planning permission has been granted to date. Whilst the MIR did not provide a plan of the land to be covered by the employment designation, the Draft Proposed Local Development Plan (DPLDP) highlighted the extent of the area to be covered by the BUS2 designation. However, it failed to identify that part of the former Aerodrome runway to the south of Goukmuir, which is occupied by [REDACTED] and benefits from the implemented planning permission for Class 6 (Storage and Distribution) use.

A representation to the MIR was therefore submitted on behalf of the landowner, M T Mitchell, in April 2019 (Appendix 1). While it welcomed recognition of the existing business sites at Fordoun Aerodrome in both the Main Issues Report (MIR), and the Draft Proposed Local Development Plan (LDP) 2021, objection was made to the failure of the MIR to identify that part of the Aerodrome within their ownership as falling within the BUS2 designation. They also objected to the failure to identify additional land for business and industrial development at Fordoun Aerodrome.

Justification

The Proposed Plan accepts part of the objection made at the MIR stage, in identifying the land which benefits from planning permission, within the boundary of the BUS2 designation at Fordoun Aerodrome. Support is given to this amendment. However, the Proposed Plan fails to identify additional land for business and industrial development at this location. This representation should be read in conjunction with the MIR representation (Appendix 1) which demonstrates that this site is suitable for the development proposed.

That land, which extends to approximately 6.6 hectares or thereby is bound to the north by the area that currently benefits from the planning permission referred to above, to the east by [REDACTED], which is covered by the proposed BUS2 designation, to the south by the B966 Fettercairn road, and to the west by the access to the consented storage & distribution area. Beyond that lies a further sawmill operated by [REDACTED]. It is clear from the Proposed Plan settlement statement map for Fordoun Aerodrome that the land proposed for development would be seen as infill development, surrounded in all sides by existing business land.

This is recognised by the MIR and DPLDP, which acknowledges that Fordoun Aerodrome is characterised by a range of existing employment uses. These include various engineering firms and sawmills resulting in the area being semi-industrial in character. The former Aerodrome has been incrementally redeveloped for business and industrial uses which focus on the storage of

materials and the processing of large scale products, such as drilling pipes for the oil industry. Existing businesses include [REDACTED], [REDACTED], [REDACTED] and [REDACTED]. More recently, additional businesses have located in the area, including [REDACTED] and [REDACTED].

Given the existing nature of development at Fordoun Aerodrome, it is envisaged that demand will be for Classes 5, General Industrial, and 6, Storage and Distribution uses. Some minor ancillary office accommodation may also be required. It has proved an attractive location for such uses benefitting from the infrastructure associated with the former airfield and its proximity to the A90 trunk road. This provides easy access to Aberdeen and the main centres of population at Portlethen and Stonehaven. To the south it provides easy connection to Laurencekirk and beyond that to Dundee.

In terms of its setting within the landscape the site must be considered in the context of adjoining development. The site is some distance from Fordoun and will be screened by intervening development. Views from the A90(T) to the east are screened by the existing railway embankment. In topographic terms the land is relatively flat and is currently in agricultural use. The site already benefits from strategic landscaping implemented under Condition 5 of the Planning Permission Reference: APP/2014/1943. Details of the approved and implemented landscaping are attached with the MIR Representation (Appendix 1).

Therefore, the topography of the site, the maturing landscaping planted as part of the previous planning consent and the landscape features which contain existing development within the landscape, all serve to minimise any potential impacts arising from development of the proposal site and demonstrates that there would be minimal impact on the surrounding landscape as a result of the proposals.

With regard to infrastructure, the proposal site would share the same access as the currently consented site. Taken from the B966 sufficient land is available to further upgrade this should it be necessary. Water and mains drainage connections are available with adequate capacity to accommodate further development of the nature proposed. The proposal site is not located within SEPA's indicative 1 in 200 year flood plain and there is no history of flooding at this location. A pipeline corridor runs in proximity to the Aerodrome, but this has not curtailed development at the Aerodrome. As such, it is not considered an impediment to the development of the proposal site.

The proposal site, and indeed the wider Aerodrome, is located within a Strategic Growth Area as defined by the Strategic Development Plan. These are the focus of major development along key transport corridors and business and industrial development at this location will provide opportunities which will encourage economic development and create new employment, with minimum impact due to its location within an existing business location. The proposal would also help to support the diversification and growth of the rural economy in line with the over-arching aims of Scottish Planning Policy. There is also widespread community support for employment development to be located at the former airfield and further development would be an appropriate addition to this.

On the basis of the above there is justification for the allocation of additional employment land at Fordoun Aerodrome. Accordingly, the proposal site should be identified as an opportunity site for business and industrial development within the LDP 2021. Alternatively, the BUS designation could be extended to cover this site which would allow proposals for the proposed uses to come forward in due course.

PRIVACY NOTICE

LOCAL DEVELOPMENT PLAN PUBLIC COMMENT

The Data Controller of the information being collected is Aberdeenshire Council.

The Data Protection Officer can be contacted at Town House, 34 Low Street, Banff, AB45 1AY.

Email: dataprotection@aberdeenshire.gov.uk

Your information is being collected to use for the following purposes:

- To provide public comment on the Aberdeenshire Local Development Plan. The data on the form will be used to inform Scottish Ministers and individual(s) appointed to examine the Proposed Local Development Plan 2020. It will inform the content of the Aberdeenshire Local Development Plan 2021.

Your information is:

Being collected by Aberdeenshire Council	X
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The Legal Basis for collecting the information is:

Personal Data	
Legal Obligations	X

Where the Legal Basis for processing is either Performance of a Contract or Legal Obligation, please note the following consequences of failure to provide the information:

It is a Statutory Obligation under Section 18 of the Town and Country (Scotland) Act 1997, as amended, for Aberdeenshire Council to prepare and publish a Proposed Local Development plan on which representations must be made to the planning authority within a prescribed period of time. Failure to provide details requested in the 'Your Details' section of this form will result in Aberdeenshire Council being unable to accept your representation.

Your information will be shared with the following recipients or categories of recipient:

Members of the public are being given this final opportunity to comment on the Proposed Aberdeenshire Local Development Plan. The reasons for any changes that the Council receives will be analysed and reported to Scottish Ministers. They will then appoint a person to conduct a public examination of the Proposed Plan, focusing particularly on the unresolved issues raised and the changes sought.

Your name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your

submission) will be published alongside a copy of your completed response on the Proposed Local Development Plan website (contact details and information that is deemed commercially sensitive will not be made available to the public).

In accordance with Regulation 22 of the Town and Country (Development Planning) (Scotland) Regulations 2008 where the appointed person determines that further representations should be made or further information should be provided by any person in connection with the examination of the Proposed Plan the appointed person may by notice request that person to make such further representations or to provide such further information.

Your information will be transferred to or stored in the following countries and the following safeguards are in place:

Not applicable.

The retention period for the data is:

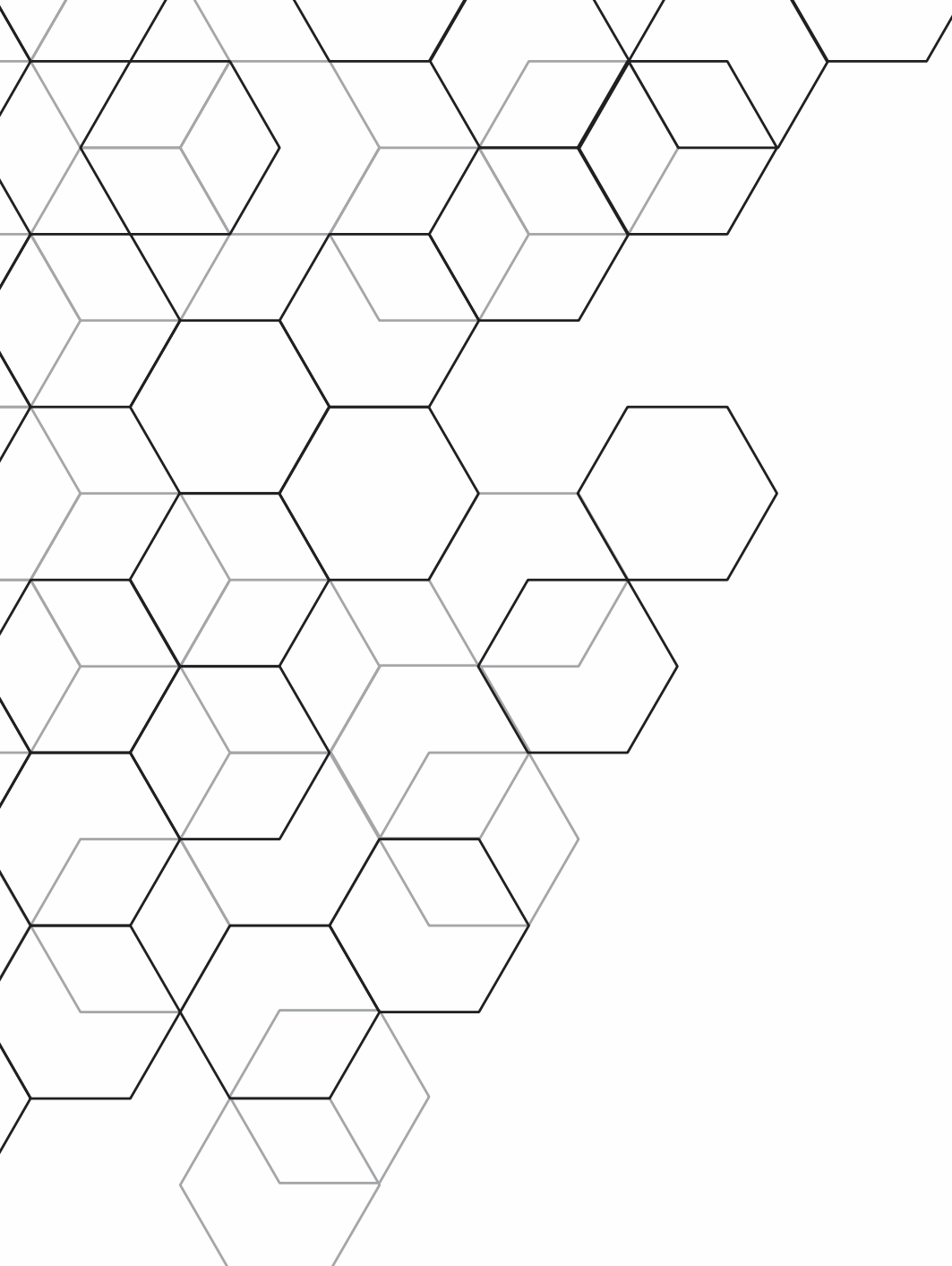
Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037.

The following automated decision-making, including profiling, will be undertaken:

Not applicable.

Please note that you have the following rights:

- to withdraw consent at any time, where the Legal Basis specified above is Consent;
- to lodge a complaint with the Information Commissioner's Office (after raising the issue with the Data Protection Officer first);
- to request access to your personal data;
- to data portability, where the legal basis specified above is:
 - (i) Consent; or
 - (ii) Performance of a Contract;
- to request rectification or erasure of your personal data, as so far as the legislation permits.



Appendix 1 – MIR Representation

Aberdeenshire Local Development Plan 2021: Main Issues Report 2019

Main Issues Report Response Form

Important Information: Please Read

The Main Issues Report (MIR) is a key stage in preparing the Aberdeenshire Local Development Plan 2021 (LDP 2021). The MIR sets out options for how the LDP 2021 could be improved both in terms of the policies that Aberdeenshire Council will use to determine planning applications as well as identifying land allocations for development. The MIR has been published along with a Monitoring Report and Interim Environmental Report of the Strategic Environmental Assessment. These, along with other supporting documents are available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2021/main-issues-report/>.

Comments are sought on the MIR and Interim Environmental Report, or indeed any other matter that you feel that we need to consider, by 5pm on Monday, 8 April 2019. Responses can be emailed to us at ldp@aberdeenshire.gov.uk or received via post, Planning Policy Team, Infrastructure Services, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Please note that in order for comments to be considered as valid you must include your contact details.

We will use these details to confirm receipt of your comments and to seek clarification or request further information as required. Should you have any concerns regarding the holding of such information please contact ldp@aberdeenshire.gov.uk. Anonymous comments will not be considered as part of the consultation process. Petitions will only be noted in the name of the person submitting the document.

All comments received will be carefully assessed and will be used to inform the preparation of the Proposed Aberdeenshire Local Development Plan. There will be a further opportunity to comment on the Proposed Plan when it is published in December 2019.

Name	██████████
Organisation (optional)	Ryden LLP
On behalf of (if relevant)	M T Mitchell
Address	██████████ ██████████
Postcode	██████████
Telephone (optional)	██████████
E-mail (optional)	████████████████████

Doing things digitally is our preference. Tick the box if you are not happy to receive correspondence via email:

Tick the box if you would like to subscribe to the Aberdeenshire LDP eNewsletter:

Fair processing notice

Please tick to confirm your agreement to the following statements:

By submitting a response to the consultation, I agree that Aberdeenshire Council can use the information provided in this form, including my personal data, as part of the review of the Aberdeenshire Local Development Plan. This will include consultation on the Main Issues Report (including any subsequent Proposed Plan).

I also agree that following the end of the consultation, i.e. after 8 April 2019, my name and respondent identification number (provided to you by Aberdeenshire Council on receipt of your submission) can be published alongside a copy of my completed response on the Main Issues Report website (contact details and information that is deemed commercially sensitive will not be made available to the public).

The data controller for this information is Aberdeenshire Council. The data on the form will be used to inform a public debate of the issues and choices presented in the Main Issues Report of the Aberdeenshire Local Development Plan 2021. It will inform the content of the Proposed Aberdeenshire Local Development Plan.

Aberdeenshire Council will only keep your personal data for as long as is needed. Aberdeenshire Council will retain your response and personal data for a retention period of 5 years from the date upon which it was collected. After 5 years Aberdeenshire Council will review whether it is necessary to continue to retain your information for a longer period. A redacted copy of your submission will be retained for 5 years beyond the life of the Local Development Plan 2021, possibly until 2037

Your Data, Your Rights

You have got legal rights about the way Aberdeenshire Council handles and uses your data, which include the right to ask for a copy of it, and to ask us to stop doing something with your data.

If you are unhappy with the way that Aberdeenshire Council or the Joint Data Controllers have processed your personal data then you do have the right to complain to the Information Commissioner's Officer, but you should raise the issue with the Data Protection Officers first. The Data Protection Officers can be contacted by writing to:

- [REDACTED], Data Protection Officer, Aberdeenshire Council, Business Services, Town House, 34 Low Street, Banff, AB45 1AY

If you have difficulty understanding this document and require a translation, or you need help reading this document (for example if you need it in a different format or in another language), please phone us on 01467 536230.

Which document(s) are you committing on?	Main Issues Report	<input checked="" type="checkbox"/>
	Draft Proposed Aberdeenshire Local Development Plan	<input checked="" type="checkbox"/>
	Strategic Environmental Assessment Interim Environmental Assessment	<input type="checkbox"/>
	Other	<input type="checkbox"/>

Your comments

Representations to the Main Issues Report and Draft Proposed Local Development Plan 2021 on behalf of M T Mitchell in relation to land at Fordoun Aerodrome, Fordoun.

M T Mitchell, whilst welcoming recognition of the existing business sites at Fordoun Aerodrome in both the Main Issues Report (MIR), and the Draft Proposed Local Development Plan (LDP) 2021, object to the failure to identify that part of the Aerodrome within their ownership as falling within the BUS2 designation. They further object to the failure to identify additional land for business and industrial development at Fordoun Aerodrome. A Plan of the respective areas is attached at Appendix 1.

M T Mitchell, who own the land at Fordoun Aerodrome, are shareholders in [REDACTED] who are based at [REDACTED], Fordoun, immediately to the north of Fordoun Aerodrome. The family owned and operated fruit business has grown to be one of the largest commercial growers of fruit in Scotland, farming in excess of 600 hectares of land at [REDACTED] and [REDACTED] Farms. The business has contracts with all major supermarkets, including [REDACTED] and [REDACTED], and ensures premium quality through the chilling and packing of produce on site. Established in the early 1990s, it employs around 600 staff each year, with 450 personnel working on the farm during peak season. M T Mitchell also operate a farm shop and café at its premises to the north of Fordoun Aerodrome.

The MIR Settlement Statement for Fordoun notes that some of the hardstandings at Fordoun Aerodrome are used for employment purposes, including storage, and will be safeguarded for employment uses that reflect where planning permission has been granted to date. This follows community support for employment development to be located at the former airfield. Whilst the MIR does not provide a Plan of the land to be covered by the employment designation, the Draft Proposed Local Development Plan highlights the extent of the area to be covered by the BUS2 designation. Supporting text advises that this land will be safeguarded for business uses and notes that a Transport Assessment may be required for new developments.

Unfortunately, it fails to identify that part of the former Aerodrome runway to the south of Goukmuir, in the ownership of M T Mitchell and leased to [REDACTED], which benefits from an implemented planning permission for Class 6, Storage and Distribution use. That planning permission Reference: APP/2014/1943 was granted on 15 August 2014 and has been implemented. A copy of the permission and approved site plan is attached at Appendix 2.

The site, which extends to just over 1.0 hectare or thereby, was first granted planning permission on 17 July 2009 under Application Reference: APP/2009/0274. That consent was for the storage of poly tunnel components and frames associated with the fruit growing business. The subsequent implemented permission was for open Class 6, Storage and Distribution uses.

On the basis of the above and, in particular, to ensure a consistent approach across the Aerodrome, the land granted planning permission for Storage and Distribution use under Application Reference: APP/2014/1943 should be encompassed within the BUS2 designation within the proposed LDP 2021.

It is further contended that additional land immediately to the south of the consented area should be identified as an Opportunity Site for employment uses. That land, which extends to approximately 6.6 hectares or thereby, is shown on the plan in Appendix 1. The site is bound to the north by the area that currently benefits from the planning permission referred to above, to the east by [REDACTED], which is to be covered by the proposed BUS2 designation, to the south by the B966 Fettercairn road, and to the west by the access to the consented storage & distribution area. Beyond that lies a further sawmill operated by [REDACTED]. In topographic terms the land is relatively flat and is currently in agricultural use. The site already benefits from strategic landscaping implemented under Condition 5 of the Planning Permission Reference: APP/2014/1943. Details of the approved and implemented landscaping are attached at Appendix 3.

As recognised by the MIR and draft proposed LDP, Fordoun Aerodrome is characterised by a range of existing employment uses. These include various engineering firms and sawmills resulting in the area being semi-industrial in character. The former Aerodrome has been incrementally redeveloped for business and industrial uses which focus on the storage of materials and the processing of large scale products, such as drilling pipes for the oil industry. Existing businesses include [REDACTED], [REDACTED], [REDACTED], [REDACTED], and, more recently, [REDACTED] who are constructing a compressed natural gas station immediately to the south of [REDACTED].

Given the existing nature of development at Fordoun Aerodrome, it is envisaged that demand will be for Classes 5, General Industrial, and 6, Storage and Distribution uses. Some minor ancillary office accommodation may also be required. It has proved an attractive location for such uses benefitting from the infrastructure associated with the former airfield and its proximity to the A90 trunk road. This provides easy access to Aberdeen and the main centres of population at Portlethen and Stonehaven. To the south it provides easy connection to Laurencekirk and beyond that to Dundee.

In terms of its setting within the landscape the site must be considered in the context of adjoining development. The site is some distance from Fordoun and will be screened by intervening development. Views from the A90(T) to the east are screened by the existing railway embankment. The topography of the site, the maturing landscaping planted as part of Planning Permission Reference: APP/2014/1943, and the landscape features which contain existing development within the landscape, all serve to minimise any potential impacts arising from development of the proposal site.

In terms of infrastructure, the proposal site would share the same access as the currently consented site. Taken from the B966 sufficient land is available to further upgrade this should it be necessary. Water and mains drainage connections are available with adequate capacity to accommodate further development of the nature proposed. The proposal site is not located within SEPA's indicative 1 in 200 year flood plain and there is no history of flooding at this location. A pipeline corridor runs in proximity to the Aerodrome, but this has not curtailed development at the Aerodrome. As such, it is not considered an impediment to the development of the proposal site.

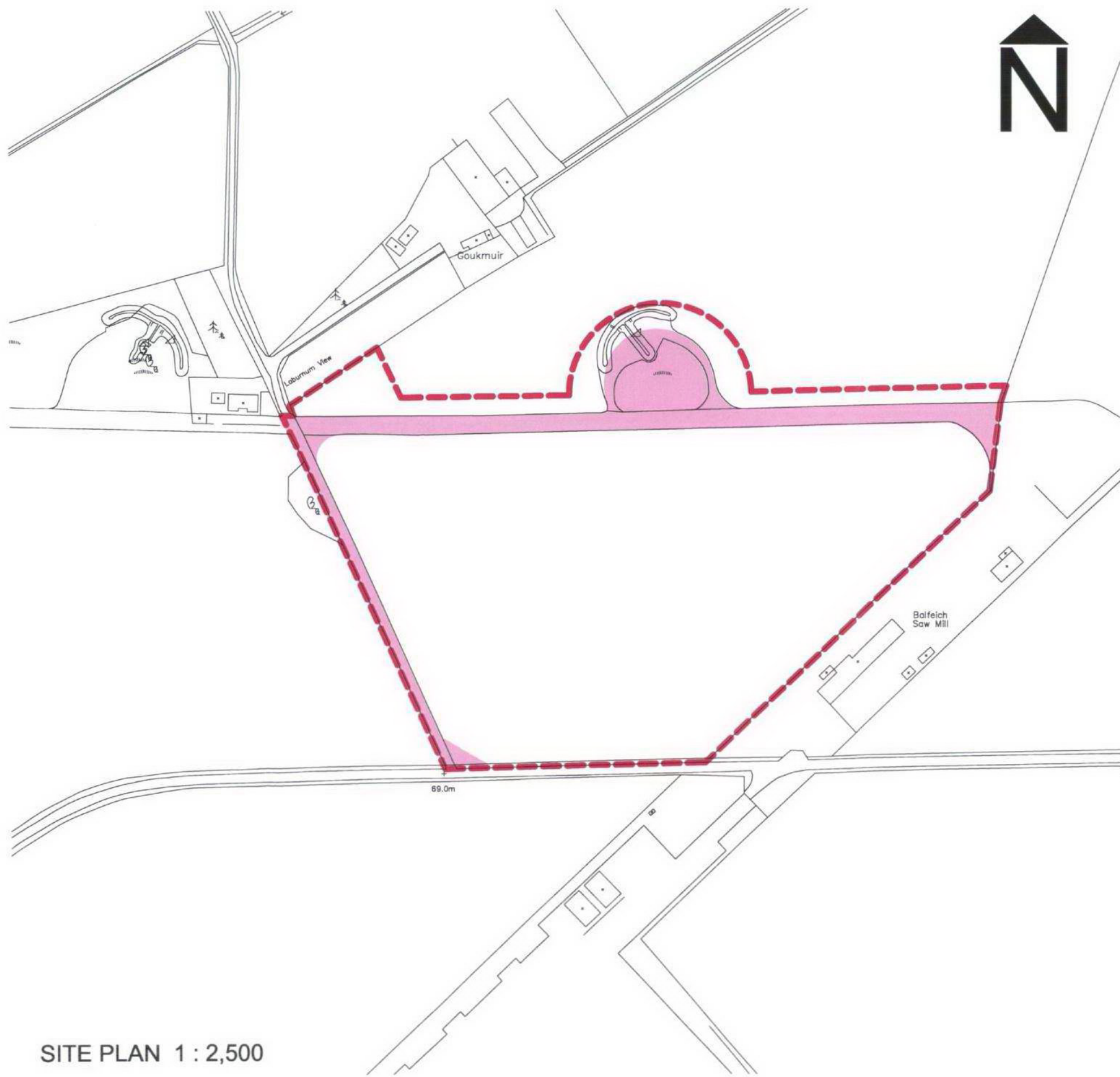
The proposal site, and indeed the wider Aerodrome, is located within a Strategic Growth Area as defined by the Strategic Development Plan. These are the focus of major development along key transport corridors and business and industrial development at this location will provide opportunities which will encourage economic development and create new employment. The proposal would also help to support the diversification and growth of the rural economy in line with the over-arching aims of Scottish Planning Policy.

On the basis of the above there is justification for the allocation of additional employment land at Fordoun Aerodrome. Accordingly, the proposal site should be identified as an opportunity site for business and industrial development within the Proposed LDP 2021.

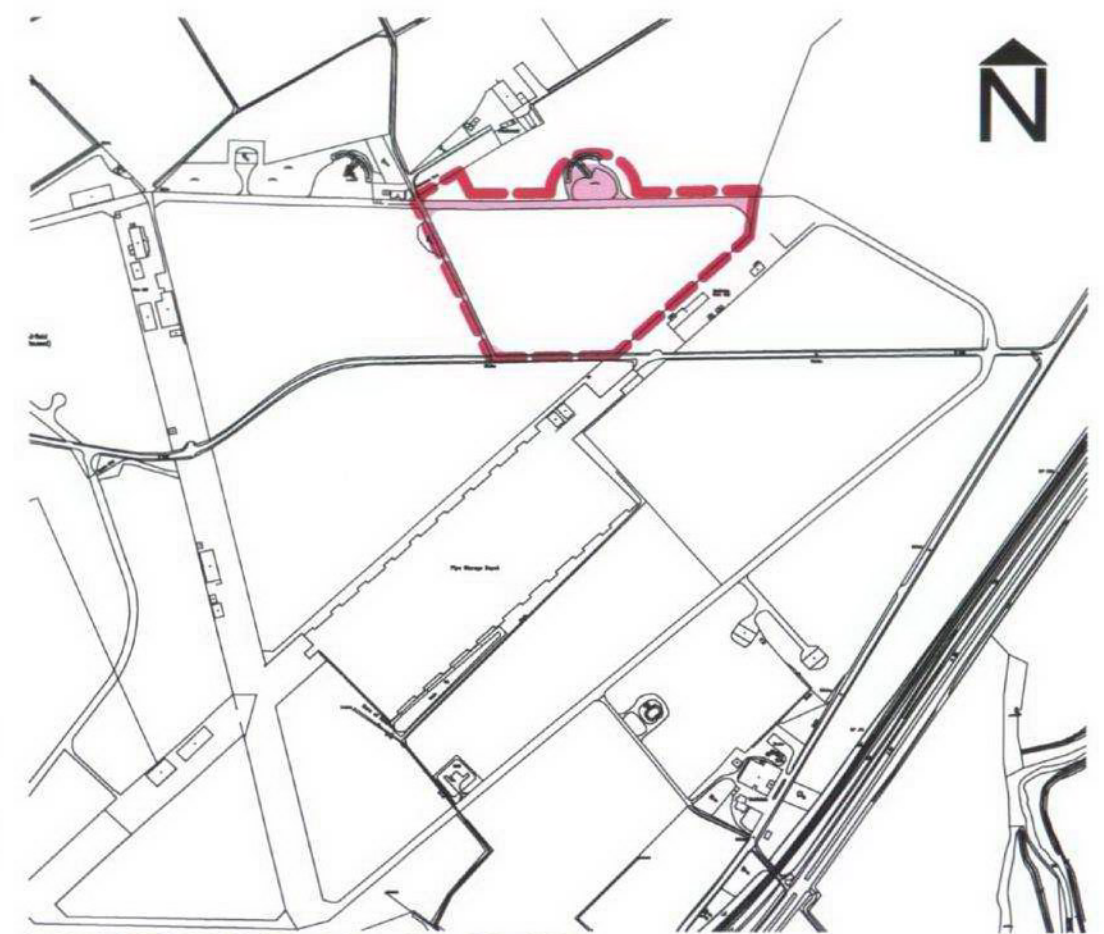
In summary, it is respectfully requested that on the basis of all of the above, the land granted planning permission under Reference: APP/2014/1943 should be designated as BUS2 in the proposed LDP 2021.

Furthermore, the land immediately to the south should be allocated as an opportunity site within the proposed LDP 2021. The uses permitted should include Class 5, General Industrial Use, and Class 6, Storage and Distribution Use. Provision should also be allowed for ancillary Class 4 Business Use.

Appendix 1.





SITE PLAN 1 : 2,500



LOCATION PLAN 1 : 10,000



KEY

-  Proposed Opportunity Site Boundary
-  Area with Planning Permission for Storage & Distribution Use (APP/2014/1943)

PROJECT:
 FORDOUN EMPLOYMENT LAND DEVELOPMENT
 FOR MR M T MITCHELL
 [REDACTED]

DRAWING TITLE:
 Location Plan and Site Plan

SCALE @A3	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
1:2500	[REDACTED]	June '11				
PROJECT No.	276	DRAWING No.	P1	REVISION		

© DEP Landscape Initiatives LTD SHEET SIZE : A3

DEP landscape initiatives
 urban design landscape architecture environmental planning

Appendix 2.



TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997

Application Reference: APP/2014/1943

TO:



FOR: Mr [REDACTED] Mitchell
As Per Agent

In pursuance of the powers exercised by them as Planning Authority, this Council having considered your application for the following:

Full Planning Permission for Change of Use from Former Airfield to Class 6 (Storage and Distribution) including Alterations to Access and Site Levelling at Land At Former Airfield, Fordoun, Laurencekirk

and in accordance with the plan(s) docquetted as relative hereto and the particulars given in the application, do hereby give notice of their decision to **GRANT Full Planning Permission** for the said development subject to compliance with the following conditions:

- (1) This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development is begun within that period. [See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].

Reason: In order to retain control over this temporary form of development and to enable the impact of the development on the amenity of the surrounding area to be reviewed.

- (2) That within one month of the date of the expiry of this permission the use hereby approved shall cease and the site shall be restored all in accordance with a scheme of restoration, which shall be submitted to and approved in writing prior to the expiry of the temporary planning permission.

Reason: In order to ensure the timeous reinstatement of the site following the expiry of this temporary permission in the interests of the amenity of the area.

- (3) That the use hereby granted shall enure solely for the benefit of the applicant(s), namely M T Mitchell, [REDACTED], Fordoun, Aberdeenshire.

Reason: In order that the permission can be reviewed in the event of the present applicant(s) relinquishing ownership of the site.

**IMPORTANT – THIS IS A LEGAL DOCUMENT PLEASE RETAIN WITH YOUR
TITLE DEEDS**



- (4) That notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended or the Town and Country Planning (Use Classes) (Scotland) Order 1997 the land shall be used only for Class 6 (Storage & Distribution) and shall not be used for any other purpose without an express grant of planning permission from the Planning Authority.

Reason: To enable the Planning Authority to consider the implications of any subsequent change of use on the amenities of the area.

- (5) That no works in connection with the development hereby approved shall take place unless a scheme of hard and soft landscaping works has been submitted to and approved in writing by the Planning Authority. Details of the scheme shall include:
- (i) Existing and proposed finished ground levels relative to a fixed datum point;
 - (ii) Existing landscape features and vegetation to be retained;
 - (iii) Existing and proposed services including cables, pipelines and substations;
 - (iv) The location of new trees, shrubs, hedges, and grassed areas;
 - (v) A schedule of plants to comprise species, plant sizes and proposed numbers and density;
 - (vi) The location, design and materials of all hard landscaping works including walls, fences and gates;
 - (vii) An indication of existing trees, shrubs and hedges to be removed;
 - (viii) A programme for the completion and subsequent maintenance of the proposed landscaping to be completed by 1st April 2015.

All soft and hard landscaping proposals shall be carried out in accordance with the approved scheme and shall be completed during the planting season immediately following the commencement of the development by the 1st April 2015. Any planting which, within a period of 5 years from the completion of the development, in the opinion of the Planning Authority is dying, being severely damaged or becoming seriously diseased, shall be replaced by plants of similar size and species to those originally required to be planted.

Reason: To ensure the implementation of a satisfactory scheme of landscaping which will help to integrate the proposed development into the local landscape in the interests of the visual amenity of the area.

- (6) That any plant, machinery and equipment installed or operated in connection with the carrying out of this permission should be so enclosed and/or attenuated that noise therefrom does not, at any time, increase the background level as measured according to British Standard BS4142:1997 at any adjoining or nearby residential property.

Reason: In the interests of public health and safety.



- (7) That no artificial lighting of the site shall be put into operation without the express consent of the Planning Authority.

Reason: In the interests of the visual amenity of the area.

- (8) Prior to the commencement of any development or preparatory site works an investigation of the site shall be undertaken in accordance with BS 10175:+A1:2013 - "Investigation of Potentially Contaminated Sites - Code of Practice" and a report shall be submitted for the consideration and written approval of the Planning Authority.

Where it is determined by the site investigation report that remediation of the site is required an appropriate remedial scheme shall be submitted and approved in writing by the Planning Authority prior to the commencement of any development or preparatory site works. The approved scheme of remediation shall be carried out, in its entirety, before the development is occupied. Any areas of hardstanding or clean cover within the application site boundary which are used as a part of the agreed remedial scheme shall be retained as such in perpetuity. No disturbance to such areas shall take place without the further written agreement of the planning authority in consultation with Environmental Health.

Reason: To ensure any potential contamination of the site is dealt with appropriately.

- (9) The development shall be served in accordance with the approved drawings and the following details:
- a) Prior to commencement of development, visibility splays measuring 2.4metres x 160metres; to be formed on either side of the junction of the vehicular access with the public road. The visibility splays so formed shall thereafter be kept free of all permanent obstructions above adjacent carriageway level.
 - b) Prior to occupancy of development a suitable vehicle turning area must be formed within the site to enable all vehicle movements onto or from the public road to be carried out in a forward gear.
 - c) The junction that the proposed vehicular access forms with the public road to be kerbed to radii of 7.6m, the minimum width at the throat of the bell mouth so formed to be 5.5m. The area within the bell mouth and for a minimum distance of 10.0m from the public road carriageway, to be constructed in accordance with the Council's Specification appropriate to the type of traffic which will use the access, and shall be surfaced with dense bitumen macadam or asphalt.

Reason: In order to ensure that the development is served by an appropriate standard of access and associated servicing in the interests of road safety.



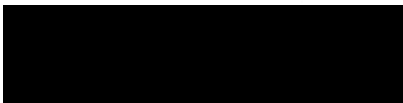
Informatives

- (1) This planning permission will lapse on the expiration of a period of three years from the date of this decision notice, unless the development is begun within that period. [See Section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)].
- (2) The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start the development. Failure to do so is a breach of planning control and could result in the planning authority taking enforcement action. [See Sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)]. Such notification shall contain the information set out in the 'Notification of Initiation of Development' Notice as appended.
- (3) As soon as possible after the development is finished, the person who completed the development must write to the planning authority to confirm that the development has been completed. [See Section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended)]. Such notification shall contain the information set out in the 'Notification of Completion of Development' Notice as appended.
- (4) Adequate provision to be made for internal surface water drainage to ensure that surface water does not run from the site onto the public road or vice versa.
- (5) Adequate precautions to be taken to protect any Statutory Undertaker's plant which may be affected by the works/development.
- (6) An application for a Road Excavation Permit must be submitted to Infrastructure Services, Area Roads Office at least 15 days prior to the commencement of any excavation works within the boundaries of the public road. Applicants should note that failure to obtain a Permit is an offence in terms of Section 56 of the Roads (Scotland) Act 1984. Note: The Public Road may incorporate carriageway, verge, cycleway/ footway and visibility envelopes.

Reason for Decision

The development complies with the relevant policies and supplementary guidance of the Aberdeenshire Local Development Plan 2012 and is recommended for approval.

Dated: 15 August 2014



Head of Planning and Building Standards



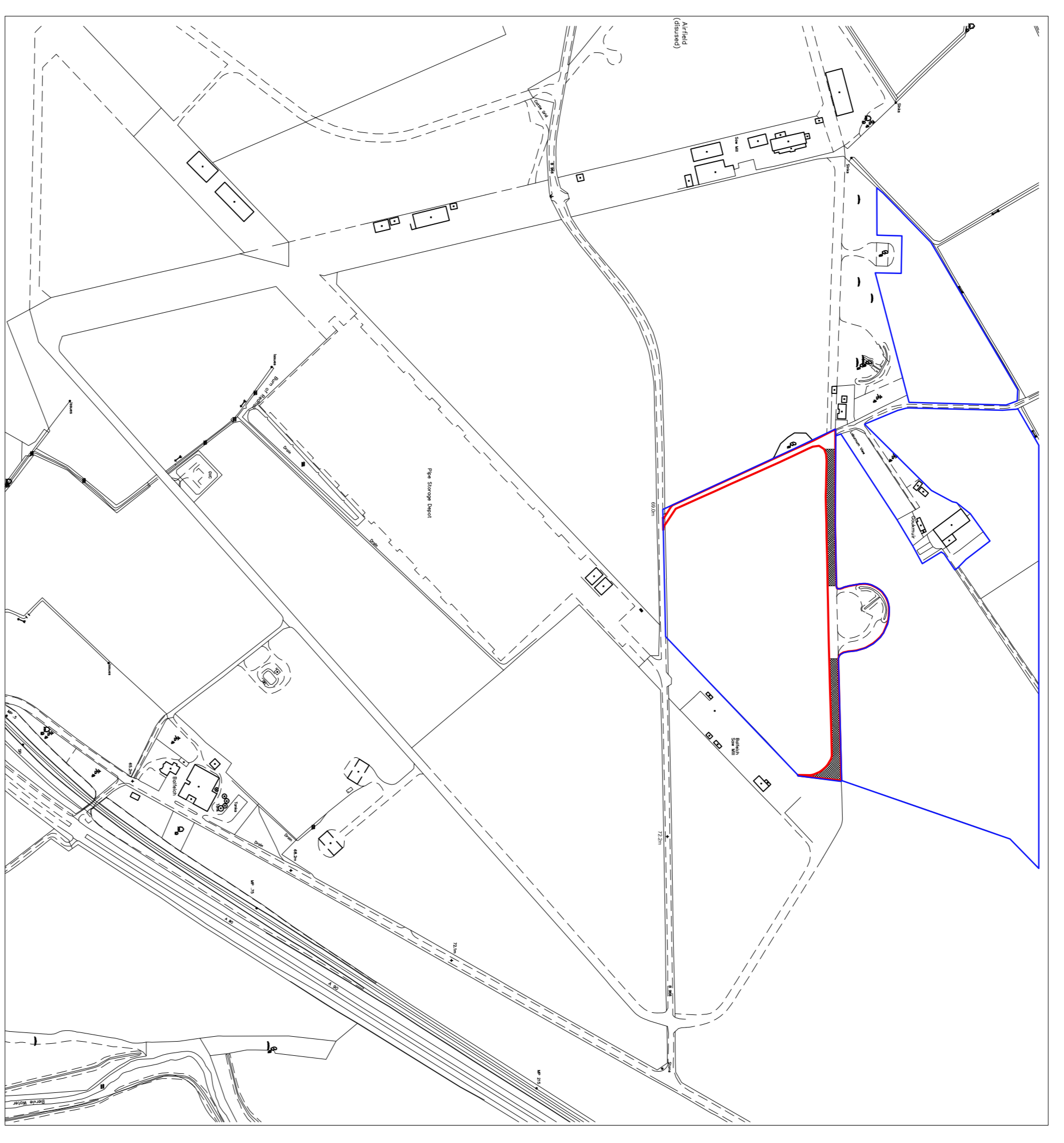
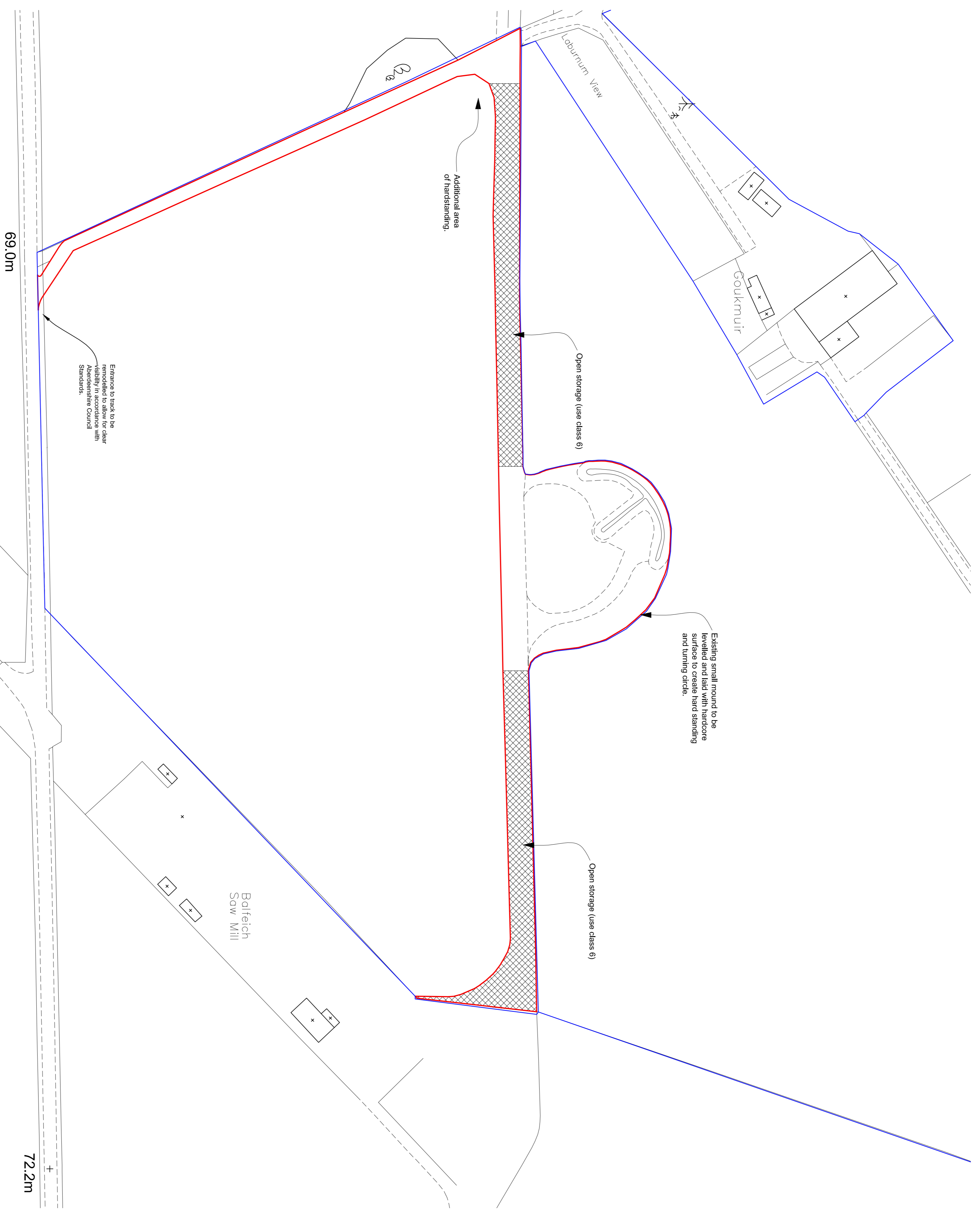
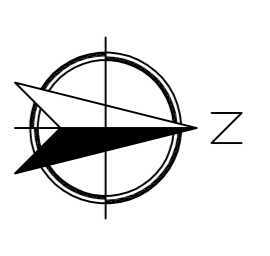
List of Plans and Drawings

Reference Number: 271034/01 Site & Location Plan

Reference Number: P3 Version Number Rev B Contours and Sections

Reference Number: P9 Version Number Rev B Landscaping Plan

NOTES:
 1. THIS DRAWING IS PROVIDED FOR INFORMATION ONLY. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND FOR OBTAINING ALL NECESSARY CONSENTS AND APPROVALS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES.
 2. THE CLIENT IS ADVISED THAT THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE DRAWING OFFICE.
 3. THE DRAWING OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING.



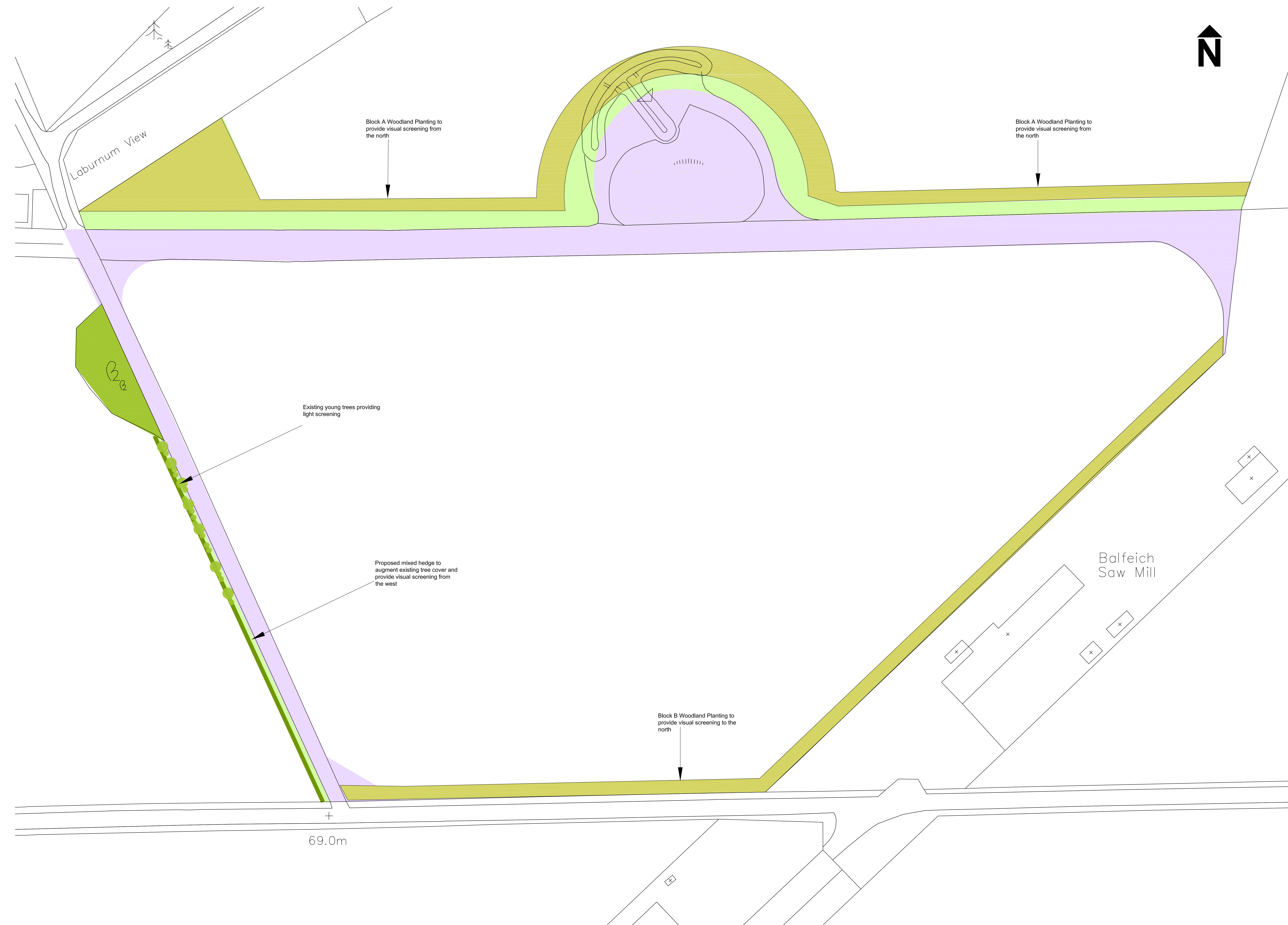
Location Plan Scale 1:5000

Proposed Application Site
 Land under the ownership of applicant
 N.B - Existing and Proposed Site Levels to be the same (small mound to North of site to be levelled as noted).

Site Plan Scale 1:1000

REV.	REVISION	DATE
1	ISSUED FOR PERMIT	15/09/2014
2	AS NOTED @ A1	27/10/2014
Planning PROJECT: Fordoun Airfield - DRAWING TITLE: Proposed Site Layout CLIENT: Mr T Mitchell DRAWING NO: 271034/01		
PROJECT: Fordoun Airfield - DRAWING TITLE: Proposed Site Layout CLIENT: Mr T Mitchell DRAWING NO: 271034/01		

Appendix 3.



PLANTING SCHEDULE						
%	Numbers	Botanical Name	Common Name	Specification	Density	
WOODLAND PLANTING BLOCK A (3,900m²)						
5	195	<i>Acer campestre</i>	Native Field Maple	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Alnus glutinosa</i>	Native Alder	1+1 bare root, 60/80cm ht.	1/m ²	
20	780	<i>Betula pendula</i>	Native Silver Birch	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Corylus avellana</i>	Native Hazel	1+1 bare root, 60/80cm ht.	1/m ²	
20	780	<i>Crataegus monogyna</i>	Native Hawthorn	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Ilex aquifolium</i>	Native Holly	SL pot grown, 60/80cm ht.	1/m ²	
5	195	<i>Populus tremula</i>	Native Aspen	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Prunus avium</i>	Native Gean	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Prunus padus</i>	Native Bird Cherry	1+1 bare root, 60/80cm ht.	1/m ²	
10	390	<i>Quercus robur</i>	Native Oak	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Sambucus nigra</i>	Native Elder	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Sorbus aucuparia</i>	Native Rowan	1+1 bare root, 60/80cm ht.	1/m ²	
5	195	<i>Viburnum opulus</i>	Native Guelder Rose	1+1 bare root, 60/80cm ht.	1/m ²	
WOODLAND PLANTING BLOCK B (1,900m²)						
5	95	<i>Acer campestre</i>	Native Field Maple	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Alnus glutinosa</i>	Native Alder	1+1 bare root, 60/80cm ht.	1/m ²	
20	380	<i>Betula pendula</i>	Native Silver Birch	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Corylus avellana</i>	Native Hazel	1+1 bare root, 60/80cm ht.	1/m ²	
20	380	<i>Crataegus monogyna</i>	Native Hawthorn	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Ilex aquifolium</i>	Native Holly	SL pot grown, 60/80cm ht.	1/m ²	
5	95	<i>Populus tremula</i>	Native Aspen	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Prunus avium</i>	Native Gean	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Prunus padus</i>	Native Bird Cherry	1+1 bare root, 60/80cm ht.	1/m ²	
10	190	<i>Quercus robur</i>	Native Oak	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Sambucus nigra</i>	Native Elder	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Sorbus aucuparia</i>	Native Rowan	1+1 bare root, 60/80cm ht.	1/m ²	
5	95	<i>Viburnum opulus</i>	Native Guelder Rose	1+1 bare root, 60/80cm ht.	1/m ²	
MIXED HEDGE PLANTING (145 lin. M)						
%	Botanical Name	Common Name	Size	Specification	Notes	m
30	<i>Prunus spinosa</i>	Blackthorn	40-60cm ht.	bare root, 1+1		8
116	<i>Acer campestre</i>	Field maple	40-60cm ht.	bare root, 1+1		8
116	<i>Corylus avellana</i>	Hazel	40-60cm ht.	bare root, 1+1		8
116	<i>Crataegus monogyna</i>	Hawthorn	40-60cm ht.	bare root, 1+1		8
116	<i>Prunus avium</i>	Wild Cherry	40-60cm ht.	bare root, 1+1		8
116	<i>Rosa canina</i>	Dog Rosa	40-60cm ht.	bare root, 1+1		8

SPECIFICATION NOTES

Shrubs and Transplants
The height of plant material as stated in the planting schedule is measured from ground level, excluding the rootball or any container. Bare root or open ground plants shall have been transplanted and, according to species, cut back or trimmed to encourage bushiness. A minimum of two stems must arise with a good proportion of fibrous roots and be conducive to successful transplantation.

Woodland Planting Generally
Services: Check for below and above ground services, including land drainage, in the vicinity. Give notice if they may be affected and obtain instructions before proceeding. Comply with Arboriculture and Forestry Advisory Group Safety leaflets.

Existing vegetation/weed removal
Surface vegetation clearance: Scream an area one metre diameter around each planting location and remove arisings. Retain any existing trees and seedlings.

Cultivation
Rotary cultivate to full depth of topsoil or rip at 300mm centres and leave to settle for one month. Retain soil within root spread of any existing trees, do not plough or cultivate.

Notch planting into cultivated soil
Make a vertical 'T', 'L', 'T' or 'H' notch deep enough to accommodate the full depth of roots. Plant tree/shrub, close notch with root collar at ground level and firm the soil.

Setting Out
Planting density: 1 per m².
Layout: random groups of no less than 3 or no more than 7 of the same species, ensuring that no three plants are aligned in any one direction.

Plant Protection
Install to each plant a Tubex round, polypropylene Shrub Shelter Plus, 0.6m high x 150mm diameter; colour green with single timber stake. Ensure that protection method does not impede natural movement of plants or restrict growth.

Watering
As directed by the landscape architect, the Contractor shall water in plants immediately after planting and shall keep all plants watered if dry spells occur during the contract and maintenance period or as directed by the landscape architect.

Fertilizer
After planting, the contractor shall fork into the top 50mm of soil around each plant, avoiding contact with the stem, a slow acting granular fertilizer to a formulation agreed with the landscape architect further to the recommendations detailed by the soil analysis.

Grass Seeding
All seeding operations shall conform to BS 4428.

Seed
Seed shall comply with BS 3969 and shall be certified from an approved source and reach prescribed standards of purity and germination. Unless otherwise agreed the seed mix shall be British Seed House mix BSH A19.

Preparation of seed bed
Carry out cultivation and site clearance of areas to be seeded as directed by the landscape architect and as specified below.

The contractor shall remove all debris, roots, rubbish, stones and brick over 50mm in diameter from areas to be seeded and remove arisings from site. Treat areas with a non-residual herbicide, Round Up or similar and approved to destroy all vegetation. Three days after the herbicide treatment all vegetation shall be cut to leave a 50mm stubble and all cuttings removed from site.

In preparation for sowing, the surface shall be lightly firmed and reduced to a friable tilth by harrowing to a depth of 25mm. All surface stones from 10-50mm shall be removed. Prior to sowing apply a pre-seeding fertilizer, 10:15:10 NPK at a rate of 70g/sq.m and worked into the top 50mm of soil at final tilth.

Sowing
The grass is to be sown at a rate of 20g/sq.m during calm weather conditions when there is not a danger of ground frost and when the soil is dry. The operation shall be carried out in two equal sowings in transverse directions. After sowing the ground should be lightly raked or harrowed and should then be firmed with lightweight roller having a ground pressure not greater than 25 kN/sq.m where rolling is practicable.



KEY

- Proposed woodland screen planting
- Proposed grass areas
- Extent of land with existing planning consent
- Mixed hedge of native species along existing fence

REV	DESCRIPTION	BY	CHK	APP	DATE

PROJECT: FORDOUN EMPLOYMENT LAND DEVELOPMENT FOR MR M T MITCHELL

DRAWING TITLE: Screen Planting Detailed Layout

SCALE @A0	DRAWN	DATE	CHECKED	DATE	APPROVED	DATE
1:500	snb	jul'14				

PROJECT No.	DRAWING No.	REVISION
276	P9	B

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