# SITE

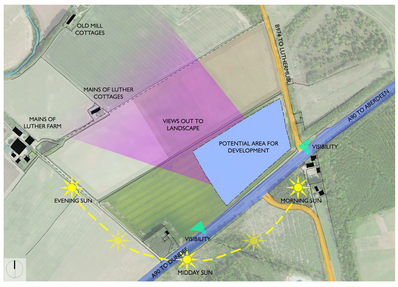
## SITE CONTEXT

The site is located around 3.5 miles south of Laurencekirk, half way between Dundee (34 miles) and Aberdeen (33 miles) near the village of Luthermuir to the north. The proposed planning application site area is highlighted in the diagrams adjacent; an area of approximately 20 hectares.

The site itself is situated in the south-east corner of Mains of Luther Farm, between the A90 (northbound) and the B974. It sits in a wider rural landscape but adjacent to the A90 trunk road, a busy national road network.

The site is flat agricultural land at present. Crops are seasonally rotated on the land, but the proposed development site is an area of poorer quality land which is more difficult to farm.

THE SITE

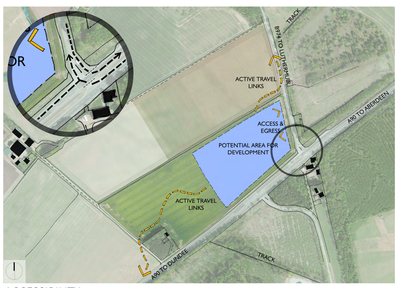


SITE ANALYSIS

## TRANSPORT

Road safety is a very important factor when considering any new development, but particularly one where a major trunk road is located close by. We have already discussed the project with Transport Scotland and Aberdeenshire Council's Roads Section to make sure that the correct design, infrastructure, markings and signage are put in place moving forward.

The most significant piece of infrastructure locally that has the potential to be affected is the A90 / B974 junction and we are working with both Roads Authorities to make sure that we get this right. The junction is a high standard, high capacity 'at grade' junction with good visibility in all directions. This is also one of the quieter sections of the A90 given that it's not carrying the same volume of 'local' traffic as it does nearer Aberdeen and Dundee. The access to the development is also being carefully designed so that vehicles entering the site are unobstructed and pass easily so there is no potential for queuing back onto the public road.



ACCESSIBILITY

Most of the future visitors will be travelling on the A90 and will stop off into Mains of Luther before resuming their journey, reducing the potential additional trips, or 'trip generation'. We also expect that most people will use more than one aspect of the facility ('joint trips' - for example the shop and restaurant, or café and petrol station) and this cuts down the expected number of vehicles that need to access the site. We anticipate that there will be some local interest in many of the facilities and that some traffic will also come from Luthermuir and Laurencekirk. All of the traffic movements that may be associated with the new facilities will be taken into account when we prepare the Transport Assessment.

bottom 30cm (beneath 214.5cm) will be in roller