

## 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: *David Murray Associates* Date: *03.11.08*

Postal Address:

*The Radar Station*

*38 Donmouth Road*

*Bridge of Don*

*Aberdeen*

*AB23 8DR*

N2 Name of landowner (if known): *The New Hope Trust*

Postal address of landowner:

*Faith Acres*

*Peterhead*

*AB42 3DQ*

To comply with the data protection Act 1998 this information will not be made public

### The site and your proposals

S1 Under what name would you like the site to be identified?

*Faith Acres*

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : No

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

409900, 846900

S4 What is the current use of the site?  
*Agricultural*

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?  
*Mixed use development including housing – subject to Master Plan.*

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.

*A development of this nature will have to be phased. A number of factors will influence how this is best achieved and these will be explored in more detail following discussions with the community council and planning officers. A Master Plan for the development will be developed for the project after these discussions have taken place and a phasing plan will be form part of this.*

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).

*We anticipate that houses will be detached and semi-detached, but other forms may be deemed appropriate. The exact number, style and mix will be determined only by careful site analysis and following the dialogue process referred to in S6 above.*

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.

*There are a wide number and variety of existing uses on this site including, housing, residential accommodation for visitors, church, coffee shop, office, nursery, conference and hospitality functions, workshop, storage and distribution, leisure and recreation.*

*The proposal will for enhancement of these with such things as additional employment use, housing, residential accommodation for visitors, church related facilities, training/ educational space, performance space.*

*The desire is to build upon the vibrant community uses and facilities and strengthen community involvement and participation at this location in a way which is in keeping with the philosophy of the New Hope Trust.*

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?)

*Faith Acres is located outwith the settlement boundary of Peterhead but is part of an existing dispersed settlement pattern lying to the West of Peterhead and to the south of Inverurie.*

*Faith Acres is a local destination which provides a wide variety of services and facilities to the community with a distinctive sense of place. The site has excellent access and its location close to the town but within a landscaped setting already enhances the experience of users of the facilities on offer.*

*Controlled development will provide the means to built upon and safeguard all these qualities.*

*The land available on the site identified in this bid provides adequate space to carry out a comprehensive programme of landscape enhancement. It is fundamental to the concept being put forward that detailed studies will be carried out to indentify all aspects of the existing natural environment and habitat to ensure its protection and allow enhanced safe access to site users and members of the wider community.*

*The Formartine and Buchan Way lies to the north-east of the site and provides the opportunity of direct access.*

*The incorporation of strategic landscape planting within the site to provide shelterbelt functions will be considered as part of an overall sustainable approach to development on the site.*

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

*David Murray Associates as a practice always apply the principles of sustainable siting and design to all design proposals. This will be fundamental to the concept design for development proposals on this site and will be supported in due course with a design statement.*

*Maximising beneficial solar gain will be a feature of all new building design.*

*Consideration will be given to incorporating renewable energy and a preliminary assessment has shown that the site has potential for wind, water, geothermal and solar energy utilisation.*

If you have undertaken a site assessment please provide details

*Statement attached*

The Code for Sustainable homes or [WWW.index21.org.uk](http://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.

*Once a formal site assessment has been completed indicative conceptual proposals will be brought to the local Community Council for comment and guidance. This may lead to further dialogue and engagement or a more formal public consultation exercise. Design proposals will be led by the results of this process in terms of number, mix, style, siting, access, landscaping, etc.*

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

*No preconceived ideas on this issue but we fully recognise the need for integrated affordable housing.*

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

*Faith Acres already has contributed widely to the local community in terms of the facilities and services on offer. The proposal is to enhance and extent these.*

*The whole ethos of Faith Acres is concerned with serving people and a wide range of community benefits will be integral to the development being proposed. These benefits will include:*

- Access to and increased utilisation of Formartine and Buchan Way*
- Enhanced provision of Arts, Music and Leisure provisions*
- Landscape improvements and community access*
- Under consideration – covered play facility, horse riding, market garden to grow organics produce*
- Increased employment opportunities*
- Enhanced provision for residential courses*
- Enhanced provision for youth activities*
- Environmental improvements and sustainable mixed use development which can provide training and be a model project. (The project will be commercially viable and economically sustainable but will be driven by altruistic objectives prioritising community, environmental, economic development, inclusion and artistic benefits above commercial profit).*

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 type="checkbox"/>		<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input 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"/>

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"/>

*Note: Preliminary consideration had been given to all of these and no technical difficulties are envisaged with any of them. The appropriate studies will be identified in consultation with the various authorities in due course*

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](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

**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](mailto: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.