

B 38

06 NOV 2008

Aberdeenshire Local Development Plan 2008

ID NO: 17045
ACK BY: _____
REPLY BY: _____

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 like to be included in the Main Issues Report for consideration as a proposed site in the Aberdeenshire Local Development Plan.

B 38

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: Bruce Mackie	Date: 23 Oct 2008
Postal Address:	
Middleton of Rora,	
Longside,	
Peterhead,	
Aberdeenshire.	
AB42 4US	

N2

Name of landowner (if known) As above
Postal address of landowner As above

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?

Rora Village, in the gap site between the Street and the Spittal that is adjacent to the Village Hall.

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)

S2

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Have you provided a map showing the exact boundaries of the site you would like considered?

Yes No

Please provide the National Grid reference of the site

NK 061504

S4

What is the current use of the site? Agricultural Land

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? Housing, public park

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. An initial group of 4 houses followed by another 4 at a later stage

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). 4 houses joining the houses along the Rora Spittal with those at the Hall. A further group of 4 providing depth to the first group and giving a context for the new park.

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.

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

Please continue on additional sheets as required.

The wider area

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?) See the attached Landscape and Design Statements.

The desire is to create a development that will enhance the centre of Rora through good design and increased amenity for the community.

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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 <input type="checkbox"/> No <input type="checkbox"/> Not Yet <input checked="" type="checkbox"/>
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.	

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 x
25% or Less

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

The Rora Community Association have requested a playpark come village green adjacent to the Rora Hall and this will become an integral part of the development. (planning permission has been granted for this).

The 'line of sight' on the road to St. Fergus will be improved at the corner opposite the village hall.

Provision of a path from the Spittal to the Rora Hall – at present there is no footpath along the public road and this will contribute to public safety, not least after evening functions in the Hall.

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
	<small>Please tick appropriate box</small>		
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input 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 checked="" type="checkbox"/>	No	<input 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 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 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

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.

Landscape Statement for Rora Village

The Rora Village Proposal provides an opportunity to add architectural focus to the centre of Rora in a manner which is sympathetic to the area. The aim is to join the two streets within the Rora community, the Street and the Spittal by providing a cohesive and identifiable centre next to the existing Rora Village Hall which has been recently refurbished.

The owner of the land has considerable experience in enhancing the local landscape and environment through new planting of trees, shrubs and hedges including 4 ha of riparian tree planting along the River Ugie in the past 10 years – almost entirely of native species (Middleton of Rora was used to launch the Ugie Wetland Project in 1997). Much of this planting followed the traditional landscape design principles established by Humphry Repton in the 18th Century and re-interpreted by the late Graham Stuart Thomas of the National Trust. This experience will help to mould the houses into the landscape through strategic planting of trees and hedges.

Design Statement for Rora Village

The aim is to draw on the design principles of the 'Aberdeenshire Planned Villages' of the 19th Century. Specifically using house shapes and features drawn from the vernacular, but interpreting these in a manner that is relevant to the 21st Century – especially in terms of energy efficiency. It is the intention to create designs that are neither pastiches nor 'stuck in aspic', but fit in with the existing house types both in design and by using complementary materials.

Spacing of houses and therefore size of garden would replicate the existing pattern of the Spittal and Street at Rora thus enhancing the impression of continuity within the community.

Central to the plan is the creation of village green which has been requested by the local community (and indeed planning permission has been granted for this).

The aim is to achieve:

- environmental enhancement through low emission housing and good planting
- create visual enhancement through good planning, good architecture and good landscaping.
- provide cohesive focus to the centre of Rora
- benefit the community improving road safety and the provision of public space