

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.

Name of proposer: R.Forbes on behalf of Forbes, Slater & Others Date: 3 November 2008
Postal Address: Mr R Forbes, 44 Pitsligo Street, Rosehearty, Fraserburgh AB43 7JL

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Name of landowner (if known) Postal address of landowner
<small>To comply with the data protection Act1998 this information will not be made public</small>

The site and your proposals

Under what name would you like the site to be identified? Land to the South West of Castle Street, Rosehearty
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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)

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 - **NJ 9351. 6710**

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

Has the land been built upon before (Brownfield Land)? **No** Yes

Is there any suspicion that the land is contaminated? **No** Yes

If yes Please provide a statement of the nature and extent of the contamination suspected *Statement attached*

What use(s) do you propose for your site?**Housing**

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

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. **Undetermined at this stage. Given the size of the site it is anticipated that the site would be phased to suit local housing need. However, the infrastructure costs will determine the scale of housing to be released to ensure that early infrastructure requirements are provided, for example - formation of road access and realignment of roadside boundary or possible realignment of the public road to achieve required visibility along the public road where a bend in the road currently exists. Also infrastructure requirements of Scottish Water given the existence of a water main (Peathill to Castle reservoir) running north-south through the site. Discussions will be required with Scottish Water to determine the constraints or wayleaves affecting the development**

of the site.

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). **Proposals have not been drawn up at this early stage. It is anticipated that the site would be a mixed development of housing units - detached, semi-detached or possibly flats if there is local housing need for flatted accomodation - the densities will therefore vary across the site. Much of the recent housing developed in the settlement has consisted of detached family properties rather providing housing with a mix of tenure and size of units. Consultation with the Local Housing Service and local Community Council will determine the need and this will shape the form and density of the development.**

The size of the site 3.77ha (9.32acres) of non-prime agricultural land.

If you have a design statement or other details about what you would like to see on the site, please include it.

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.**None**

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?)

It is anticipated that the development of this 3.77 ha (9.3 acres) site will consist of a housing scheme of mixed density to reflect a mix of housing type and tenure to meet local need. It is the landowners desire that the design concept will be based on principles of sustainability and a high standard of design creating a sense of place and identity. The final layout and shape will be dictated by a number of factors:

(1) topography of the site - the site is sloping in nature with the southern boundaries of the site appearing prominent in the landscape when viewed from lower down Castle Street and over more distant intermittent views from the main Sandhaven - Rosehearty road when approaching from the north-east. The site is not prominent from the west or from the adjacent road which sits at the same level as the site and follows the same topography . While prominent from the north-east, the site is not skyline as it sits below the top of the hillside which rises above the site on the opposite side of the Cairnhill track. Any development on site should respect the existing topography in terms of site layout and levels.

(2) landscape impact - the wider landscape surrounding the village is designated an area of landscape significance. Any development should recognise that the southern edge of the site sits up in the landscape when viewed from the north-east and that these areas should avoid development of the built form. It is anticipated that the southern edge of the site will consist of tree planting to provide a soft visual edge to the village interspersed with walks/cycle ways linking into the track at Cairnhill. The exact depth and form of the landcape belt will require to be assessed to maximise the landscape setting of the site and its integration with the

village. The development of the site, through careful siting and design, will seek to provide an expansion to the settlement that respects the character and landscape setting of the village.

(2) accessibility - the provision of pedestrian and cycle links with the village, linking into existing footways at Castle Street and providing new links through the site linking into the track at Cairnhill, a popular village walk and part of the proposed Core path network. Given the location of the site on the edge of the village and immediately south of Castle street, it has good links with public transport with the bus stop being located at the bottom of Castle Street.

(3) respecting cultural and built heritage - the development of the site will acknowledge its proximity to Pitsligo Castle, a listed structure and scheduled monument, located uphill and east of the site. Given the topography of the site and the fact that it sits at a lower level in the landscape than the castle, it is not anticipated that the development of the site would affect the setting of the castle. The main view of the castle is from the north and the north-east. The development site is located on the opposite side of the road and downhill of the castle, and therefore it is not considered the development would affect the mid or distant views of the castle from the village or the main Sandhaven to Rosehearty road.

To the far south-west and located uphill from the site is the Rosehearty War Memorial, a listed structure and locally important cultural site. The War Memorial is located at a higher level and to the far west of the site, thereby development on the site would not affect the setting of this locally important structure. The careful siting within the site, coupled with landscape planting on the prominent southern edges, will ensure that the setting of the War Memorial is not adversely impacted upon.

(4) promotion and investigation of low carbon buildings, incorporating energy efficient and renewable sources of energy on the site, including sustainable water management technology.

(5) the site layout will be based on providing better living spaces with priorities given to pedestrians rather than the car. The road layout to be based on the principles of the "Manual for Streets" creating safe and attractive layouts whilst also respecting the edge of village location.

(6) a minimum of 25% affordable housing to be provided.

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

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.

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

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

Community benefits will be the subject of discussions with the Council's Planning Gain Co-ordinator to determine the nature and extent of planning impacts and the measures required to mitigate the impact of development. This will be subject to consultation with the Community Council to ascertain the acceptability of the proposals, the impacts and the mitigation proposed.

It is envisaged that the development will bring about the following benefits:

- (1) provision of a range of housing types and choice to suit local need**
- (2) provision of affordable housing to suit local need**
- (3) the formation of the site access will bring about road visibility improvements to the south of Castle Street where the bend in the road currently obstructs access visibility to the access serving Council land immediately to the north of the site and existing garages adjacent. It would also remove the access restraint affecting the development of land immediately to the north.**
- (4) the development provides a key site on the edge of the village where the development of the site provides an opportunity to improve and enhance the approach into the village from the south (from Peathill) and the view from the north-east (Sandhaven/Fraserburgh road) through the development of a well laid out scheme, a high standard of design, planting on the prominent southern edges of the site to help provide a setting and visual edge to the village.**
- (5) a contribution towards community facilities as required as part of planning gain negotiations where such contributions are required to mitigate the impact of the development.**
- (6) pedestrian and cycle links within the site linking into the village, Castle Street (subject to agreement with the Council's Property Service who are responsible for land immediately to the north) and linking with the Cairnhill footpath to the south which is part of the proposed core paths for the village**

(7) the provision of an entrance feature adjacent the site to mark the entrance to the village (a gateway feature) - the design to be the subject of consultation with the Community Council.

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)

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		X	
Community facilities (eg Hall)		X	
Sports facilities (eg playing fields)		X	
Employment areas		X	
Residential areas		X	
Public Transport networks	Yes	No	NA
Other (Please specify)	Yes	No	NA

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

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 NA	Yes	No
Traffic Impact Assessment NA	Yes	No
Drainage Impact Assessment NA	Yes	No

Habitat / biodiversity Assessment <i>NA</i>	Yes	No
Other as applicable (eg noise, dust, smell Retail impact etc NA	Yes	No No

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

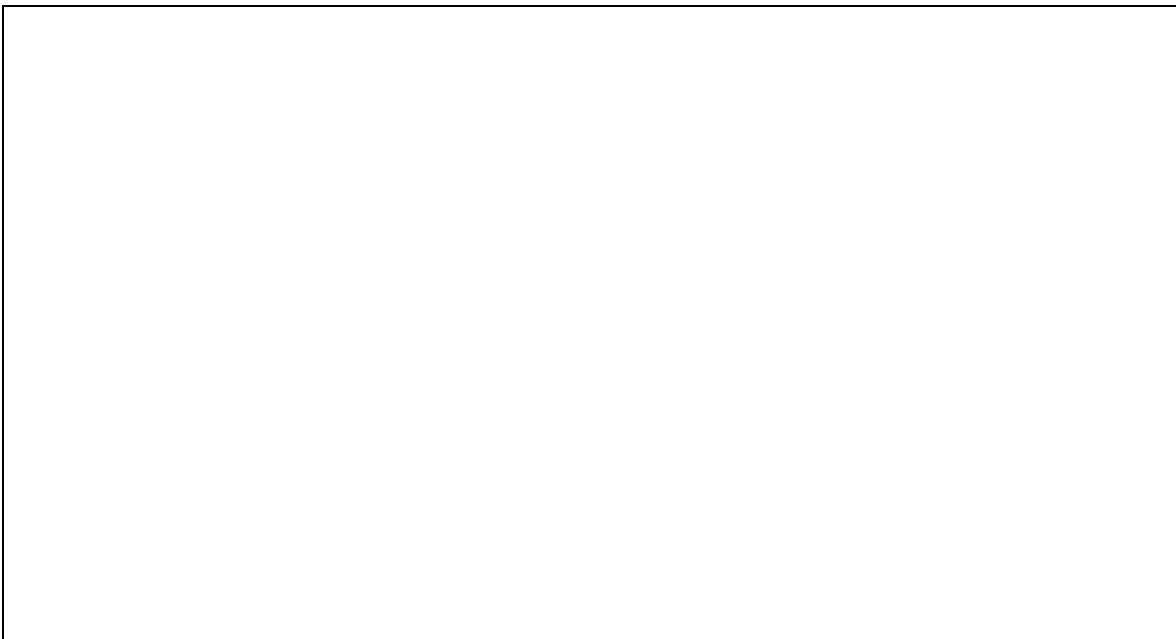
What are the access arrangements you propose for the site. Does your site plan clearly show where you propose to access the road network?
 Yes No **Approximate location based on VIS spalys of 4.5 X 120m**

Other information

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

The proposals are at an early stage with discussions commencing with key consultees on infrastructure requirements, namely vehicular access, foul drainage, surface water drainage, public water supply and planning gain requirements.

As the process developes and prior to the submission of a formal planning application key documents will be prepared, namely - a drainage impact assessment, SUDS Strategy, sustainabilty assessment, indicative layout masterplan.



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.