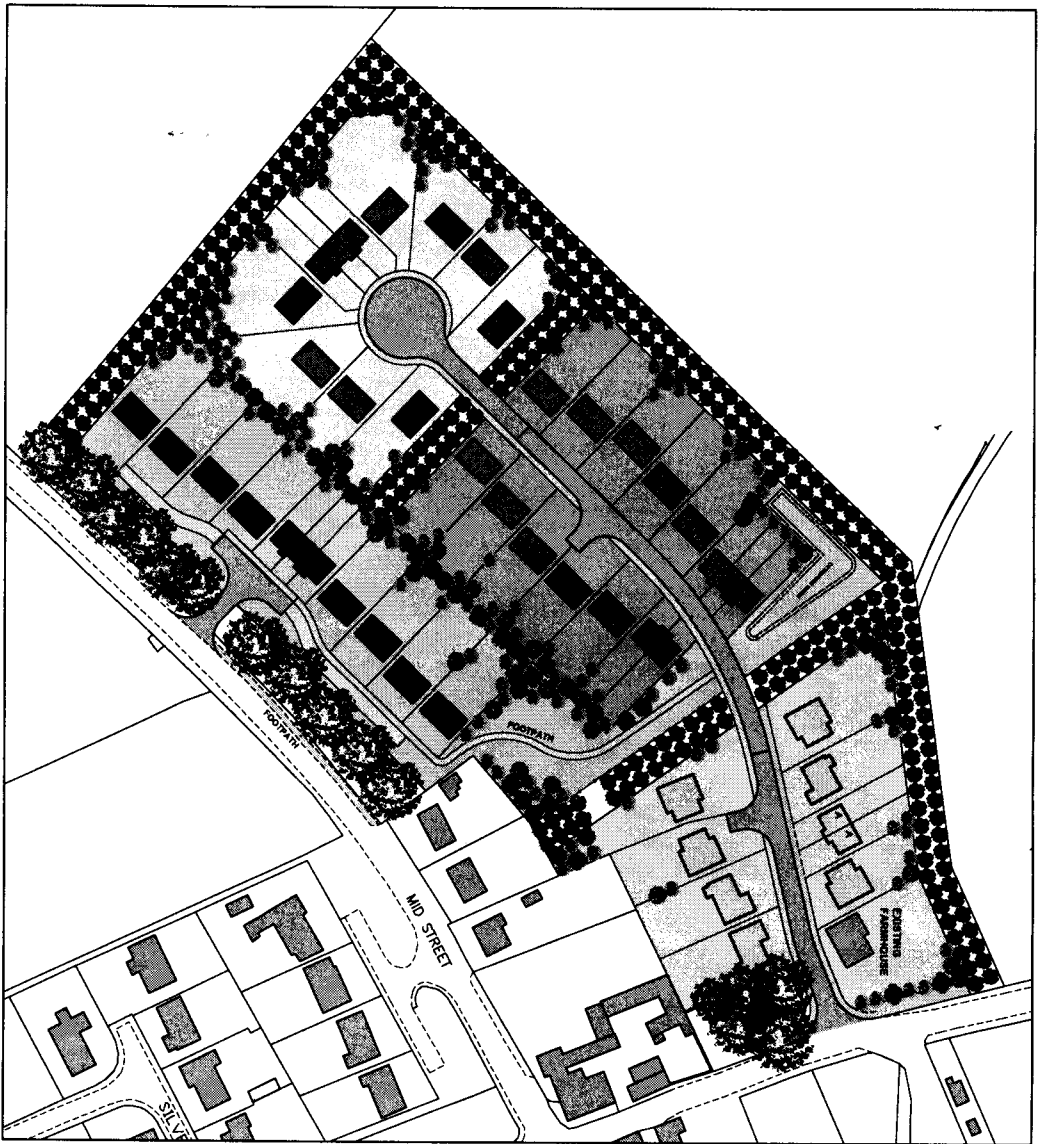


**Land at Midtown, Cornhill**  
**Site Assessment for Sustainable Siting and Design**

A3 Tree belts are to be established to the north and west to provide shelter from the northerly winds.

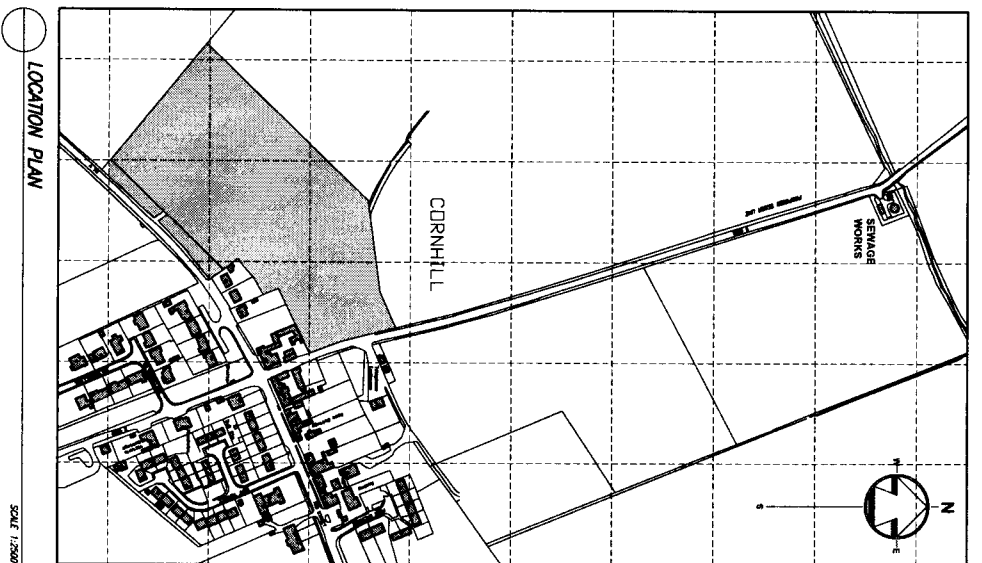
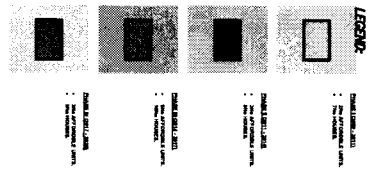
The housing units will either be heated by geo thermal heating or by bio-mass wood pellet boilers.

The proposed houses would be of contemporary design with the larger areas of glass oriented to take advantage of solar gain wherever possible. They would also endeavour to maximise on the use of sustainable technologies and would have high levels of thermal insulation to minimise energy consumption.



SITE LAYOUT PLAN


SCALE 1:250



LOCATION PLAN

SCALE 1:2500

NO.	DATE	DESCRIPTION


**Ian Duncan**  
 ARCHITECTS

PROJECT TITLE: **PROPOSED RESIDENTIAL DEVELOPMENT AT MIDTOWN, CORNHILL, DARTING FABRIKLE**  
 DRAWING NO: **LD/09011/01**  
 DRAWING DESCRIPTION: **LANDSCAPE PLAN**

DATE: **FEBRUARY 2009** DRAWN BY: **CD**  
 CHECKED BY:

## 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: Ian Duncan Architects Ltd

Date: 09/02/09

Postal Address: 25 Market Place, Inverurie, Aberdeenshire AB51 3PU

N2  
To comply with the data protection Act1998 this information will not be made public

### The site and your proposals

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

Land at Midtown Farm, Cornhill.

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

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

NJ5830 5823

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?

Residential

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.

Phase 1 to be built between 2009 and 2011(land is currently within village boundaries) and comprises: 2 No affordable and 7 No houses.

Phase 2 between 2011 and 2014 and comprises: 3No affordable and 8 No houses.

Phase 3 between 2015 and 2018 and comprises: 5 No affordable and 10 No houses.

Phase 4 between 2018 and 2021 and comprises: 3No affordable and 8 No houses.

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 propose a mix of detached and semi-detached houses of varying sizes to give the variety that already exists in Cornhill.

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.

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?)

The site provides a natural extension of the village to the west and balances the spread of development around the crossroads that forms the centre of the village.

Phase 1 utilises a brownfield site in the form of a dilapidated farm steading and proposes to retain the existing farmhouse as part of the development. Tree belts have already been established and will form a new boundary to the north.

Phase 2 is accessed from the A95 Glenbarry road, which would become an extension of Mid Street, and comprises a line of houses set behind a mature tree belt. These houses are at a higher level than phase 1 as are the existing houses to the east which are also accessed off Mid Street. Viewed from the north or west the houses would be set against a backdrop of mature trees. A footpath and foul sewer running through a green open space would connect phase 2 to phase 1.

Phases 3 and 4 are an extension of phase 1 and are accessed through the phase 1 site. It is proposed to extend the existing phase 1 tree belt to fully establish the north and west boundaries of the village.

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

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.

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?

The community will benefit from the provision of affordable housing as part of the development and the house holders near to the farm steading will benefit from the noise and smells of the existing farmyard being removed.

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Hotel			

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	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 checked="" type="checkbox"/>	No <input 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"/>

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).**