

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: Mr D Jones
Date: 5 November 2008
Postal Address: Greens of Gaval, Fetterangus, Mintlaw, Peterhead

N2

Name of landowner (if known): [REDACTED]
Postal address of landowner: [REDACTED]

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?
Site at Fetterangus West.

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

NJ983507

S4 What is the current use of the site?
Agricultural field.

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.

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).

Site would be for a range of dwelling houses from semi-detached to detached with a minimum of 25% affordable housing. There would be approximately 29 units.

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)	<input type="checkbox"/>
Storage and distribution (Use Class 6)	<input type="checkbox"/>
Do you have a specific occupier in mind for the site?	Yes <input type="checkbox"/> No <input type="checkbox"/>
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?)

It is proposed to enhance the site by the incorporation of various landscaped areas throughout the development and this, in conjunction with the existing hedgerows and tree planting that exist around the site, would complement the existing character of the area.

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

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.

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

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

At present, the playing fields to the west of the village and the cemetery are not linked to the village by any public footpath infrastructure. There is also limited parking at the playing fields which causes road safety concerns as vehicles park on the public highway. The proposal would allow for additional land to be feued off adjacent to the playing fields to allow future expansion for car parking and a possible pavilion. The proposals would also incorporate a landscaped footpath link from the village direct to the playing fields, without the need to walk on the public road

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
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 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 checked="" type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

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 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"/>

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_SE
 ARCH

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 see development bid.

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.

Aberdeenshire Local Development Plan

Bid Submission

Fetterangus, Aberdeenshire

for

Mr D Jones



Baxter design

Architectural & Building Consultants

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

Tel. 01771 622296 Fax 01771 622572

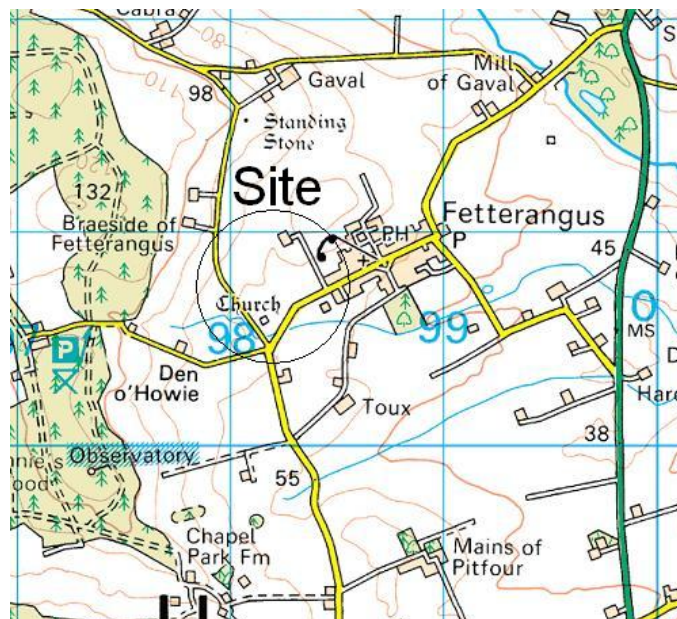
Introduction

- Baxter Design, on behalf of our client Mr David Jones, submit the following Development Bid in support of land being allocated for residential use at Fetterangus, Aberdeenshire
- The purpose of this statement is to set out the planning justification for the identification of the land in question as being suitable for future residential development and inclusion in the new Aberdeenshire Local Development Plan

Location

Fetterangus is situated approximately 2 1/2 miles north west of Mintlaw and 30 miles from Aberdeen City Centre.

Figure 1: Location plan

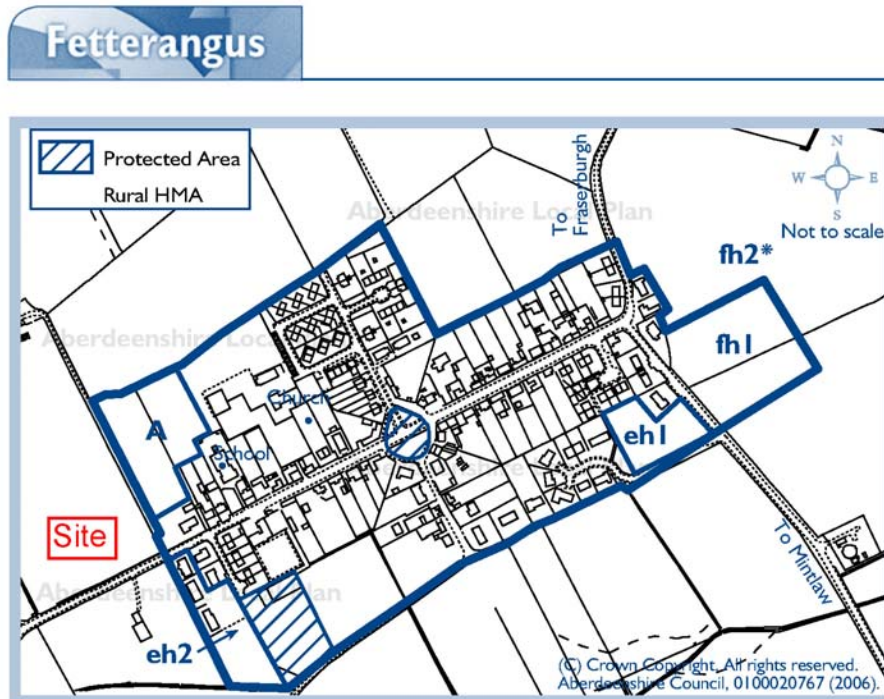


The Fetterangus site is located at the western side of the village, off Main Street. The site is in single ownership and comprises a field currently used for agriculture. The site subject of the development bid is identified in figure 2 below.

Figure 2: Site Plan



Extract from Local Plan.



In Fetterangus there are three main opportunities for new development.

- **Site eh1** is suitable for around 6 houses.
- **Site eh2** is suitable for around 3 houses.
- **Site A** is suitable for around 7 houses.

Future housing land is shown as **sites fh1**(10) & **fh2***.

Design Statement

Fetterangus

Our client would propose approximately 29 houses on a site situated to the west side of Fetterangus which would fill a gap between the cemetery and playing fields. We would propose high specification insulation and the use of locally produced sustainable building materials where possible. The applicant would propose a landscaped footpath access from the village to the playing fields (Aberdeenshire Council) as the playing fields are currently accessed only via the public road. There are also difficulties with parking space at the playing fields at present. Due to the limited car parking at the playing fields, vehicles park on the road verge entering the village when there is an event. This causes danger and traffic congestion because the public, including children, are forced to walk between the cars to get to the playing fields. Our client would propose to feu off a piece of his land for parking and a possible future pavilion for the pleasure parks to improve road safety, facilities etc.

Figure 3: Masterplan



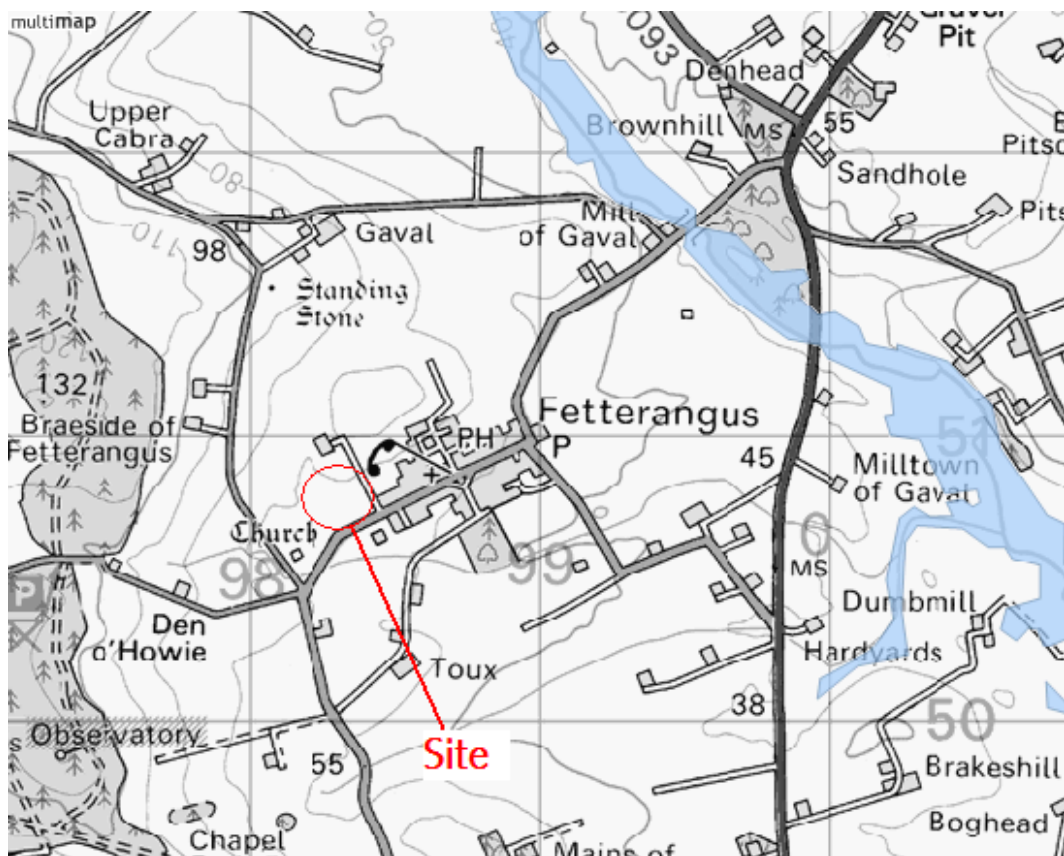
We are currently in the process of undertaking investigation in conjunction with Scottish Water with regards to sewage and water capacity. Below is an extract from Scottish Water's Strategic Asset Capacity and Development Plan 2007/08 to show that there is capacity for sewage treatment in the area:

Strategic Asset Capacity and Development Plan		Size of work		Serves more than 250 units	
Local Authority		Aberdeenshire			
Works		Large Waste Water Treatment Works			
Site Ref.	Works	Potential Development *		Comments	Confidence Grading
		< 10	≥ 10		
STW001384	TARLAND WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001387	RHYNIE WWTP	<input type="checkbox"/>	65	Existing capacity is sufficient for Project development	C4
STW001398	HUNTLY WWTP	<input checked="" type="checkbox"/>		Additional strategic capacity projects are planned in the period 2007-2010	C4
STW001417	ALFORD WWTP	<input checked="" type="checkbox"/>		Additional strategic capacity projects are planned in the period 2007-2010	C4
STW001423	PORTSOY SCREENING STATION	<input type="checkbox"/>	180	Existing capacity is sufficient for Project development	C5
STW001431	TORPHINS WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001435	ABERCHIRDER WWTP	<input type="checkbox"/>	14	Existing capacity is sufficient for Project development	C4
STW001438	INSCH (NEW) WWTP	<input type="checkbox"/>	70	Existing capacity is sufficient for Project development	C4
STW001446	OLD RAYNE WWTP	<input type="checkbox"/>	180	Existing capacity is sufficient for Project development	C4
STW001449	MONYMUSK WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001462	TURRIFF WWTP	<input type="checkbox"/>	50	Existing capacity is sufficient for Project development	C4
STW001463	MORAY PFI - BANFF MACDUFF WWTP	<input type="checkbox"/>	1798	Existing capacity is sufficient for Project development	C4
STW001467	ROTHIENORMAN WWTP	<input type="checkbox"/>	27	Existing capacity is sufficient for Project development	C4
STW001472	KEMNAY WWTP	<input type="checkbox"/>	72	Existing capacity is sufficient for Project development	C4
STW001476	DAVIOT WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001487	INVERURIE WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001491	INVERURIE NEW WWTP	<input type="checkbox"/>	2000+	Existing capacity is sufficient for Project development	C4
STW001494	OLDMELDRUM WWTP	<input checked="" type="checkbox"/>		Additional strategic capacity projects are planned in the period 2007-2010	C4
STW001495	CUMINESTOWN WWTP	<input type="checkbox"/>	52	Existing capacity is sufficient for Project development	C4
STW001515	TARVES WWTP	<input type="checkbox"/>	54	Existing capacity is sufficient for Project development	C4
STW001519	NEW PITSLIGO WWTP	<input type="checkbox"/>	22	Existing capacity is sufficient for Project development	C4
STW001522	NEWMACHAR WWTP	<input checked="" type="checkbox"/>		Additional strategic capacity projects are planned in the period 2007-2010	C4
STW001524	PITMEDDEN WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001534	MAUD WWTP	<input type="checkbox"/>	119	Existing capacity is sufficient for Project development	C4
STW001542	STRICHEN WWTP	<input type="checkbox"/>	125	Existing capacity is sufficient for Project development	C4
STW001545	ELLON WWTP	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW001546	BALMEDIE WWTP	<input type="checkbox"/>	423	Existing capacity is sufficient for Project development	C4
STW001549	STUARTFIELD WWTP	<input type="checkbox"/>	24	Additional strategic capacity projects are planned in the period 2007-2010	C4
STW001551	ABERDEEN PFI - FRASERBURGH WWTP	<input type="checkbox"/>	1798	Existing capacity is sufficient for Project development	C4
STW001554	FETTERANGUS WWTP	<input type="checkbox"/>	117	Existing capacity is sufficient for Project development	C4

*Development Potential is the number of additional equivalent housing units which can be accommodated at the treatment works

We enclose an extract from the SEPA 1: 200 year storm flood maps. As can be seen from this the site is not subject to flooding. See figure 5 below.

Figure 4: SEPA Flood Map



Appendix

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- Large scale masterplan.
- Photographic record of the site.
- Typical Insulation detail.