

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 J McIntosh
Date: 5 November 2008
Postal Address: Mains of Buthlaw, Longside, 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?
Bridge of Faichfield

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

NK066463

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.

It would be possible to add one house every 2-3 years to the settlement.

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).

Proposed 10-15 house development of detached dwellings with space for business 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)	<input type="checkbox"/>
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?)

We propose to incorporate large areas of landscaping within the development to complement 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?

We propose to allow a group of houses to be constructed adjacent to an existing settlement of houses which sits against the Peterhead to Longside road. The development would allow the construction of dwelling houses within a countryside setting yet adjacent to a small settlement and to transport corridor links. It is also proposed to install restructuring grading of the land to reduce/remove a problem the occupier of a neighbouring property has had in the past with localised flooding from rainwater run-off from the adjacent field.

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

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

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

Faichfield, Longside

for

Mr J McIntosh



Baxter design

Architectural & Building Consultants

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

Tel. 01771 622296 Fax 01771 622572

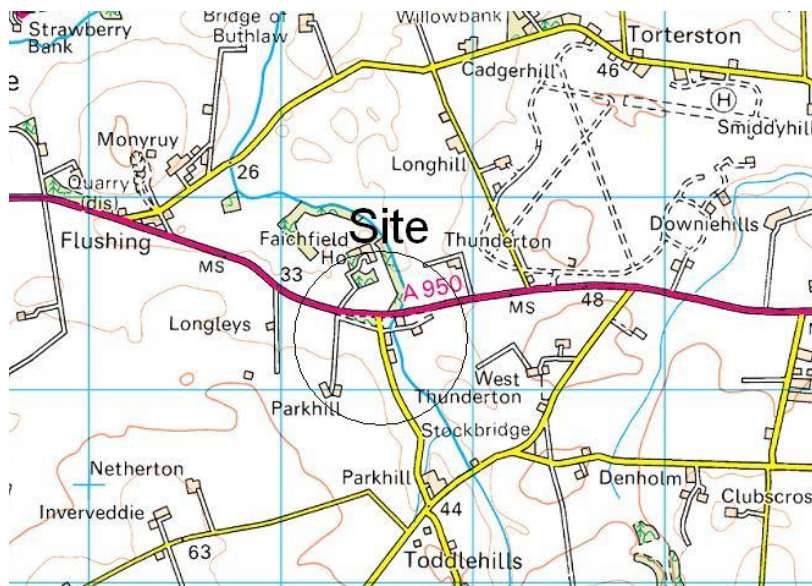
Introduction

- Baxter Design, on behalf of our client Mr James McIntosh, submit the following Development Bid in support of land being allocated for residential use at Faichfield, Longside Peterhead
- 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

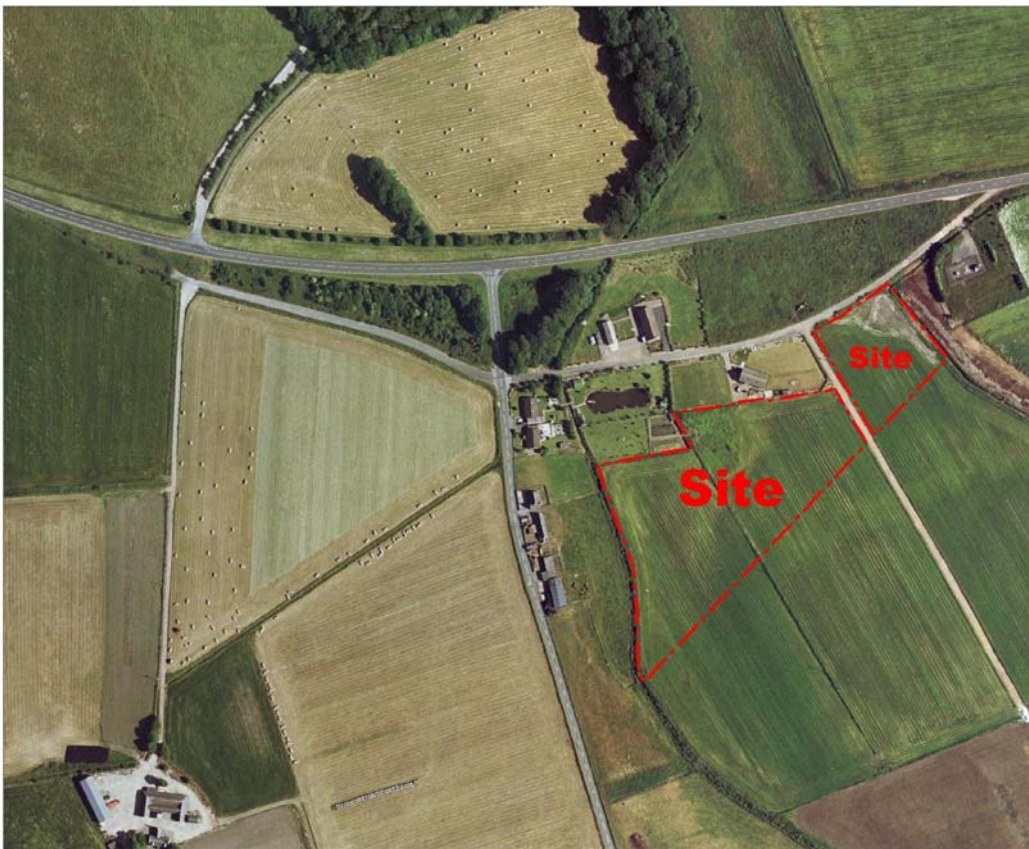
Faichfield is situated approximately 1 mile east of Longside and 5 miles west of Peterhead on the A950 main road.

Figure 1: Location plan



The Faichfield site is located at the eastern side of Longside, off the A950. 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



DESIGN STATEMENT

Faichfield

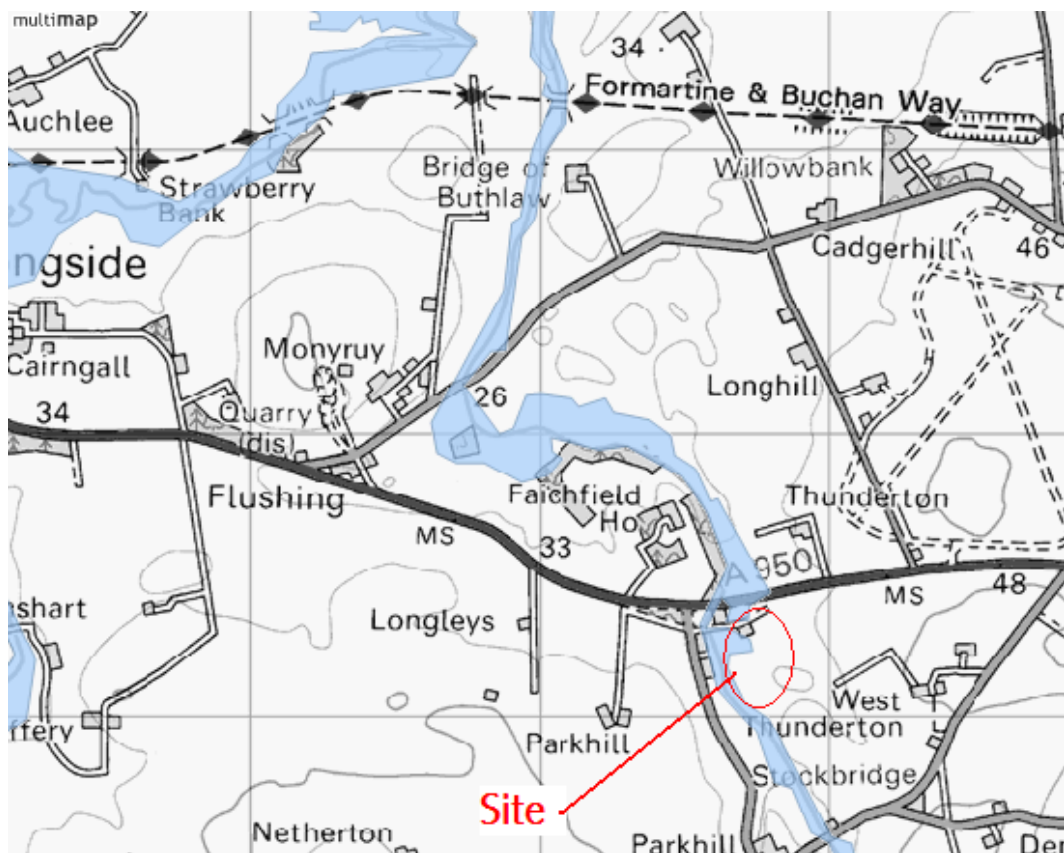
We are proposing a development situated adjacent to the Bridge of Faichfield, which is an existing small settlement of approximately 9 houses. It would be our client's intention to promote a small additional cluster of houses adjacent to this settlement, which lies midway between Longside and Peterhead on the A950. The proposal would be to incorporate 7 building plots, which would have integrated business spaces, to allow additions to the existing settlement over the next 15-20 years. We would propose high specification insulation and sustainable locally produced building materials where possible. We have also plotted on the drawing the 1 in 200 years SEPA flood map, and have incorporated landscaping and bunding to the site as a precautionary measure to the building plots. As part of the bid submission we would also be proposing a bund/ditch arrangement to protect the house owner at Old Quarry House as he currently experiences some rainwater run-off from the fields into his plot. Our development also proposes a drainage/SUDS system to the north east for the development.

Figure 3. Masterplan



We enclose an extract from the SEPA 1: 200 year storm flood maps. As can be seen from this, part of the site encroaches into the flood area, however as this is just a small burn we are proposing some bunding on the site as a precautionary measure.

Figure 4. SEPA Flood Map



Appendix

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