

# 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 K Mallarkey  
Date: 5 November 2008

Postal Address:  
Strathend Croft  
Hatton, Peterhead

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner

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? Northfield, Hatton.

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : None

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?

Yes  No

S3

Please provide the National Grid reference of the site

NK044373

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? Mixed affordable residential 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

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). See design statement.

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?) See layout plan and photographs.

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.

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?  
 Provision of affordable housing and planning gain with possible percentage for art.

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
			Please tick appropriate box		
Local Shops	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		<input type="checkbox"/>
Employment areas	<input type="checkbox"/>		<input checked="" 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 type="checkbox"/>	NA	<input checked="" 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	<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](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

See bid submission document.

**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).**

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

Northfield, Hatton

for

Mr K Mallarkey



**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 Kevin Mallarkey, submit the following Development Bid in support of land being allocated for residential use at Northfield, Hatton, 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

Hatton is situated 7 miles south of Peterhead and 22 miles from Aberdeen City Centre on the A90 main road.

*Figure 1: Location plan*

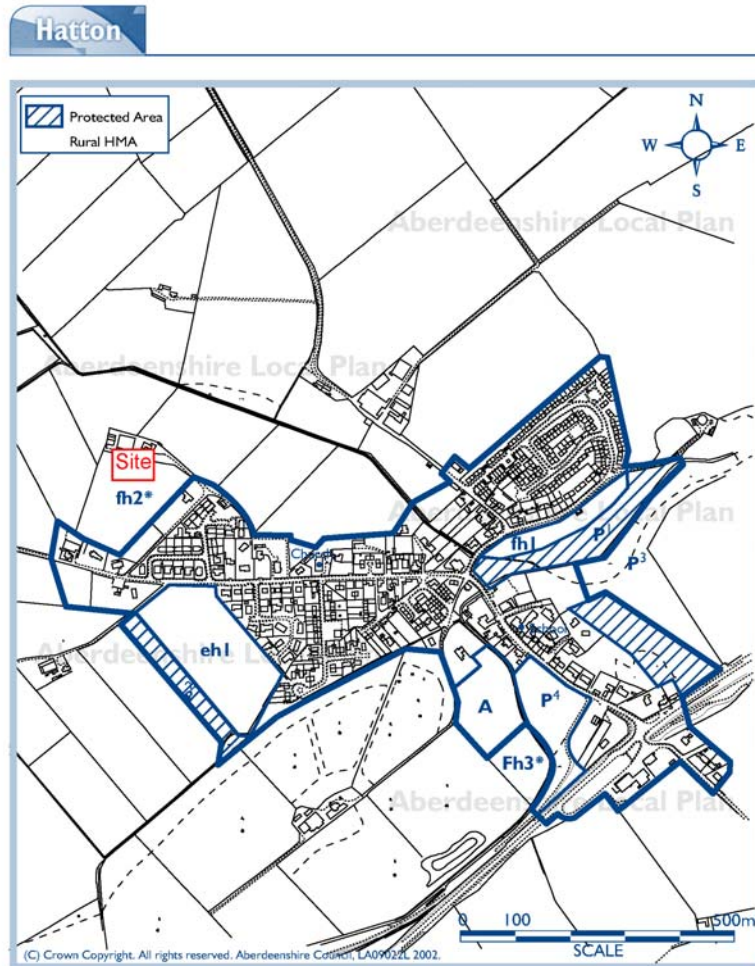


The Northfield site is located at the western side of Hatton, off Main Street. The site is in single ownership and comprises a field currently used for the grazing of cattle. The site subject of the development bid is identified in figure 2 below.

*Figure 2: Site Plan*



## Extract from Local Plan.



In Hatton there are two main opportunities for new development.

- **Site eh1** is suitable for around 39 houses.
- **Site A** is suitable for around 20 housing units.

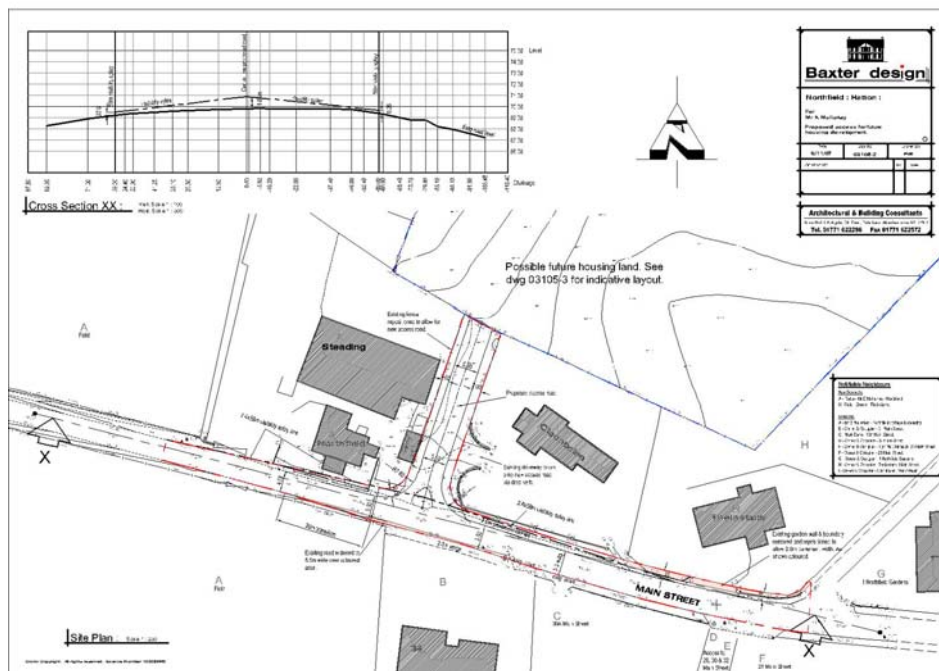
Three project areas are shown as **Site P1** (community park),

# Design Statement

Northfield, Hatton

It is our intention to promote a piece of land which is currently designated as FH2\* in the current local plan for housing. We would propose to take access off Main Street which is located to the south of the site via an area of land which already accesses the field. Currently we have a planning application lodged with Aberdeenshire Council, reference no APP/2008/3775, for the formation of access only. This would serve a possible future housing development. See figure 3 below.

Figure 3.



The development would serve approximately 40 dwellings with mixed house sizes with the usual minimum 25% affordable housing. We would propose that any housing should be of high specification insulation. See appendix. We would also encourage the developer to incorporate a level of sustainability of materials chosen in construction i.e. source locally produced stone/timber/suppliers from verified sustainable sources. We have also shown possible future access links to adjacent fields as suggested by the roads department to link up any possible future housing with adjacent landowners. See figure 4 below of masterplan.

*Figure 4.*

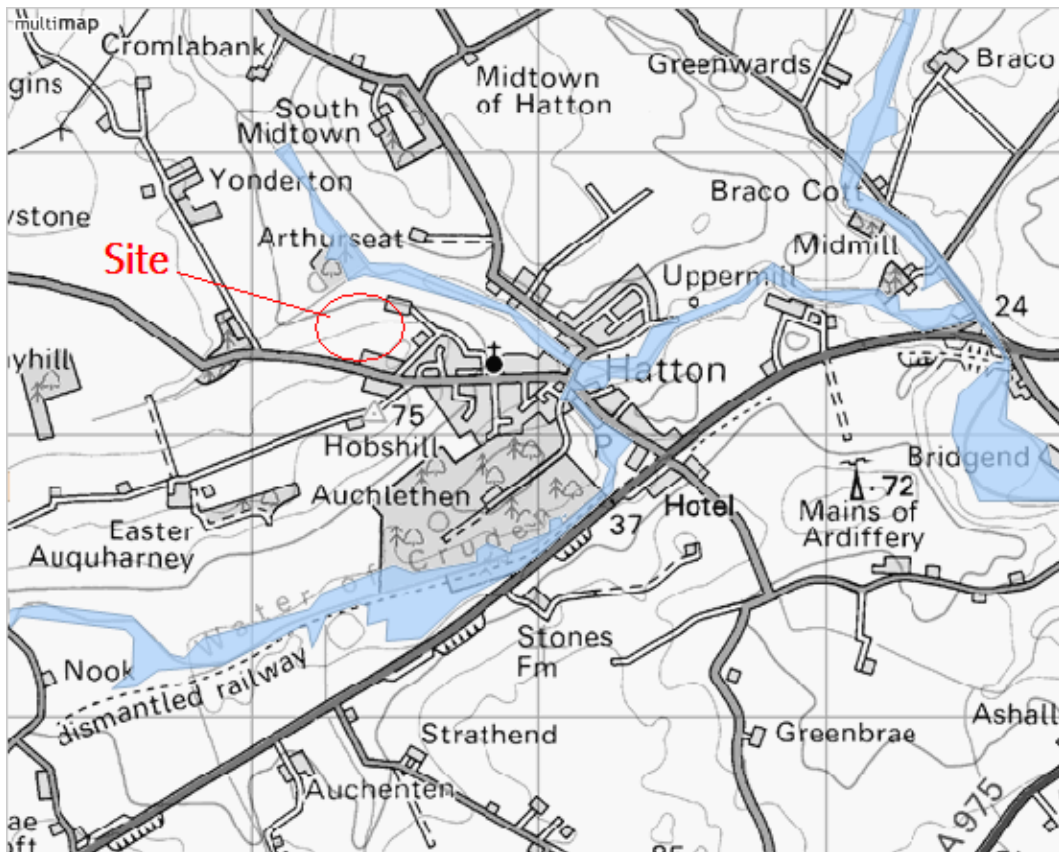


Site Plan : Scale 1 : 1000

We are in the process of undertaking investigation in conjunction with Scottish Water with regards to sewage and water capacity.

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 5.*



# Appendix

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Large scale masterplan.

Large scale access plan.

Photographic record of the site.

Typical Insulation detail.