

## 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 & Mrs I Buchan

Date: 5 November 2008

Postal Address: Overton of Knaven, Maud, Peterhead, AB42 5ST

N2

Name of landowner (if known): [REDACTED]

Postal address of landowner: [REDACTED]

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

### The site and your proposals

S1

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

Knaven/Hillcrest Development

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

NJ887436

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?

Building plots

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).

The proposal is for approximately 7 dwelling houses which would take the form of building plots with associated business spaces.

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?)

Our proposals incorporate additional tree planting and landscaping with footpath access around the existing settlement. The addition of tree planting to the north of Hillcrest would give protection to the existing development against the north wind. The footpath would give access for the locals.

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	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>
If you have undertaken a site assessment please provide details	
<i>Statement attached</i>	<input type="checkbox"/>
The Code for Sustainable homes or <a href="http://www.index21.org.uk">www.index21.org.uk</a> 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	<input type="checkbox"/>
	No	<input type="checkbox"/>
	Not Yet	<input checked="" type="checkbox"/>
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?

The installation of additional landscaping for protection from the weather, formation of footpath and access links around the existing settlement for potential exercise areas and dog walking etc.

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 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 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 type="checkbox"/> No <input checked="" type="checkbox"/>	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"/>
School bus, dial-a-bus			

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](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 bid proposal.

**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).**

- 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

Knaven/Hillcrest, Maud

for

Mr & Mrs I Buchan



**Baxter design**

**Architectural & Building Consultants**

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

**Tel. 01771 622296 Fax 01771 622572**

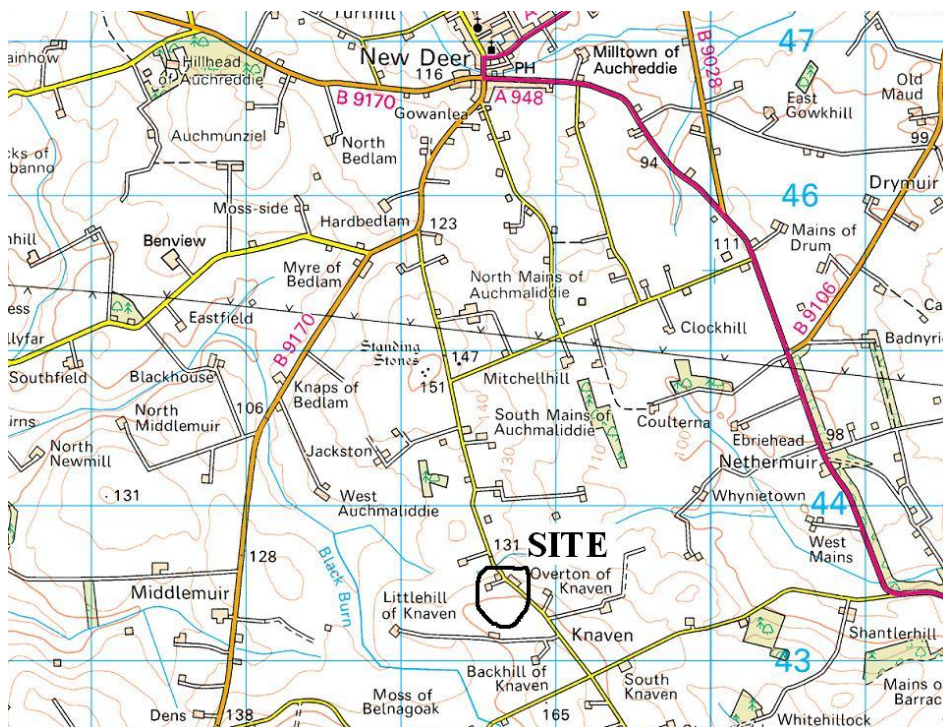
## Introduction

- Baxter Design, on behalf of our client Mr & Mrs I Buchan, submit the following Development Bid in support of land being allocated for residential use at Knaven/Hillcrest, Maud
- 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

Knaven is situated approximately 4 miles south of New Deer and 26 miles north of Aberdeen City Centre on the A948/A90 main road.

*Figure 1: Location plan*



The Knaven site is located within a small rural settlement. 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

## Knaven

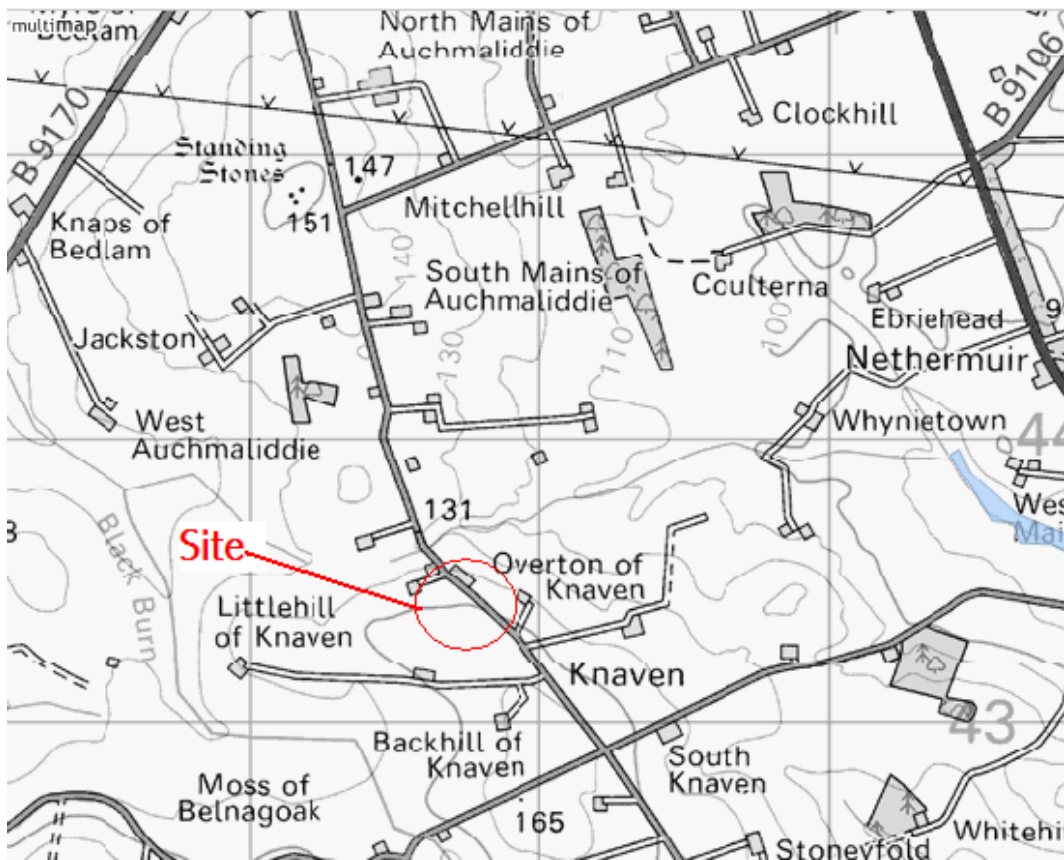
The proposed development would be an addition to the existing small settlement at Knaven/Hillcrest which contains at present 8 council/former council houses, a school house, a new bungalow and a house with farm steading. Our proposal would be to add approximately 6-7 building plot type development houses, with the possible incorporation of business spaces to the existing settlement over the next 15-20 years. We would encourage the use of high specification insulation (see appendix) and the use of sustainable materials for the development. We have also shown additional landscaping around the proposed development and the existing settlement of houses. This landscaping is situated to the north of the existing Hillcrest houses and would give screening from cold north winds. On investigation of Scottish Water's Strategic Asset Capacity and Development Plan 2007/08 this would indicate that there is scope for less than 10 new dwellings however we also propose a public open space landscaped area with a SUDS/drainage system located to the north of the site, adjacent to the burn. This drainage area would sit downhill of the development. The purpose of this development would be to allow people in the area to build on a one-off building plot, yet situated within a small community.

**Figure 3: Masterplan**



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.