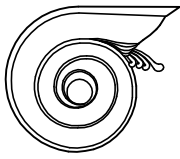
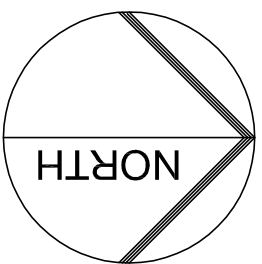


CLIENT	Mr Gordon Scott & Ms Ann Green	SCALE	NOTED	DRAWN BY	AA
PROJECT	NORTH LOCHHEAD, RORA	DATE	NOVEMBER 2008	CHKD. BY	***
DRG. TITLE	LOCATION & SITE PLAN	 McAdam Design (Scotland) Ltd ARCHITECTS . ENGINEERS "CLIFTON" 70 King St Peterhead AB42 1QJ Tel.(01779)475157 Westhill Business Centre Arnhall Business Park Aberdeen AB32 6UF Tel. (01224) 330660		REV.	
				DRG. NO.	3564/01



North  
Lochhead

Indicative new access  
to site, subject to further  
discussions with the  
local authority.

Existing road upgraded to provide  
access to sites.

Rora School  
(disused)

Green  
Acres

SITE 2

SITE 1  
HOUSING  
DEVELOPMENT

Site 1  
Housing Development to include Detached and  
Semi Detached units with 25% affordable  
housing.

Site 2  
Refer to drawing: 3564/01  
Mixed use.  
Additional Housing with General Store provision.

CLIENT Mr G Scott & Ms A Green

PROJECT

NORTH LOCHHEAD, RORA

DRG. TITLE

SITE 1 (proposed housing).

SCALE	DRAWN BY
1/500	AA
DATE	CHKD. BY
NOVEMBER 2008	***

READ IN CONJUNCTION WITH  
SEPARATE LOCATION & SITE  
PLAN DRAWING: 3564/01



McAdam Design (Scotland) Ltd  
ARCHITECTS . ENGINEERS  
"GUTHRIE" 70 King St Perthned AB42 1JU Tel.(01779)472157  
Weathill Business Centre Arnhill Business Park  
Aberdeen AB32 6UF Tel. (01224) 330660

DRG. NO. 3564/02

REV.

1 2 3 4 5 6 7 8 9 10 11 12

# 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: Gordon Scott and Ann Green  
Date:22.12.2008  
Postal Address:Per Agent

N2

Name of landowner (if known) Gordon Scott and Ann Green  
Postal address of landowner Mains of Pitfour, Mintlaw, Aberdeenshire, AB42 5JP

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?  
North Lochhead, Rora, Aberdeenshire

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?

Yes  No

S3

Please provide the National Grid reference of the site

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? A mixed use development comprising residential units to include affordable housing and general store, landscaping and public open spaces.

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 is proposed to undertake the whole development in cosecutive phases, roads and drainage formation would be undertaken as each phase proceeds.

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 main development would be detached and semi-detached dwellings with 25% being affordable housing, all semi-detached.

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?)

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?

Provision of affordable housing.

Planning Gain contribution to community facilities

Provision of new General store to include, groceries, newsagent, general sales goods, non food and D.I.Y materials.

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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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 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 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

Technical discussions will be held with representatives of Aberdeenshire Council Services and Area Management Services immediately after the land has been zoned for Housing and General Store.

Consultation will be carried out with Scottish Water, Shell, Sepa, Housing Associations and providers of mains transportation to the area.

Public meetings and workshop sessions will be held locally to fully inform residents of Rora the total proposals.

Hearings will be held with Local Community Council

**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.