

Folly

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: David R M James-Duff
 Date: 22 October 2008
 Postal Address: Hatton Estate Office, Turriff, Aberdeenshire, AB53 8ED

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? Newmill Residential Development, Kirkton of Auchterless

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :No

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
 A - NJ 710 413 & B -NJ712 413

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? 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 intended to release site A to a single developer shortly after its inclusion in the Local Plan as a housing site. The 5 plots in Area B would likely be released to private individuals over a 2-3 year period.

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). Two areas are included in the Proposal, outlined in red and marked A and B on the supporting plans:

AREA A - a 6 acre area to the north-west of the B992 - it is proposed to build around 25 residential units on this site, which will have an exclusive access from the B992 and will include a mix of detached and semi-detached houses, concentrating on lower cost housing - the intended mix would be 5 No 4 bedroom detached houses, 10 No 3 bedroom detached houses and 10 No 2 & 3 bedroom semi-detached houses. A 15 metre belt of amenity tree planting is proposed around the southern and western boundaries of the site;

AREA B - a 5 acre area adjoining and lying to the south-east of the B992 on which it is proposed to build 5 large detached houses, each on 1 acre plots, with access onto the B992 via individual accesses or a single communal access. Houses of architectural merit in attractively landscaped grounds would be proposed.

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?)
 The village currently largely comprises a ribbon of single houses on the north-west side of the B992, which has had only small scale in-fill residential development in the past. It has a primary school and community hall to support, but has no other local services. The village presently lacks structure and its small size means that it is difficult to sustain local services. The most recent Local Plan included a small area of future housing on a site at the junction of the B992 with the road to Charlesfield. It is suggested that a phased expansion of the village would enhance the sustainability of local community services AND that the most appropriate area for future expansion of the village is at its southern end, mainly on land to the north-west side of the B992, including Area A of this Proposal. The landscaping of Area A would include a circa 15 metre tree belt around its southern and western boundaries of the site, to act as both a visual screen for the development and as a village boundary. Area B will include large landscaped 1 acre plots. Both sites are easily accessed off the B992, the major road running through the village.

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 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?

(1) The proposals would significantly add to the amount of affordable housing with-in the village; apart from a limited number of local authority built houses, most of the present stock of housing in the village comprises individual detached houses, (2) The proposals would enhance the sustainability of local services currently available in the village, in particular its school and a limited increase in its housing stock and population could provide opportunities for expansion of the range of community facilities in the village.

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

The village possesses a primary school, which is with-in walking distance of the development proposals. Local shops are available at Turriff, which is 6 miles away.

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

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_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

F014

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.