

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 Murray Associates* Date: *03.11.08*

Postal Address:

The Radar Station

38 Donmouth Road

Bridge of Don

Aberdeen

AB23 8DR

N2 Name of landowner (if known): [REDACTED]

Postal address of landowner:

[REDACTED]

[REDACTED]

[REDACTED]

[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?

Rock Side, Belhelvie

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?

S3 Yes No

Please provide the National Grid reference of the site

394775, 818220

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?
Single House

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).
Single detached house.

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 proposed site is effectively a gap site of very poor agricultural value. (The local names in this locality - e.g. 'Rocks of Balmedie', 'Sands', 'Rocklands' - give a strong clue as to the unsuitable agricultural nature of the land in this location).

Houses have been built either side of the site leaving an incongruous gap between them. The proposed new house will resolve this dilemma and create a more cohesive appearance to this existing small cluster of development adjacent to the bowling green. This will be achieved without extending the boundary of this cluster into the surrounding countryside.

The proposed house will be of storey and a half construction with a wide frontage to maintain a traditional form scale entirely in keeping with the rural character of the area.

A landscape statement and design statement will be prepared for submission with a planning application in due course.

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

David Murray Associates as a practice always apply the principles of sustainable siting and design to all design proposals. This will be fundamental to the concept design for development proposals on this site and will be supported in due course with a design statement. The house site is large enough to incorporate a ground source heat pump and the detailed design of the dwelling will ensure all habitable rooms benefit from solar gain.

The site is on a direct bus route and is immediately adjacent to significant community facilities – hall, bowling green and tennis court.

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

We would propose to bring initial proposals for this development before the Community Council to allow their input on the detail of the proposed development.

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
Not Applicable.

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

This proposal will help to cater for the huge demand for one-off houses in the area which are self built or purpose built to suit a particular client's requirements. The benefit of developing a single house at this site is mainly a visual one to help to establish the small cluster of development which exists around the bowling green. The erection of another house will have a security benefit in relation to the public use of the bowling green opposite in terms of Secured by Design parameters, such as overview and enhanced feeling of security to counteract the comparative remoteness of the bowling green from the village. Another less tangible benefit will come from the form and construction of the site which will be designed to be a low energy house utilising a ground source heat pump and other appropriate technologies to create a dwelling with a very low carbon footprint.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" 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"/>

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 type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" 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"/>

Note: Preliminary consideration has been given to all of these and no technical difficulties are envisaged with any of the. The appropriate studies will be identified in consultation with the various authorities in due course.

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

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.