

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?: Comprehensive mixed uses to include:
Landscaping, Housing, Commercial Area, School Site, Amenity Areas.

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. : tbc

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). : An indicative masterplan is included within this submission although an appropriate mix to be confirmed through comprehensive masterplanning.

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.: The intention is to utilise the subject land to provide the opportunity for a comprehensive phased expansion of the settlement to include all reasonable uses required to create a community with a balance of land uses including housing, commercial area, potential business expansion of the Grubb site, educational, community facilities, etc.

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?) : With settlement expansion it is considered crucial to lead the finalised masterplan with a landscape strategy which identifies the current constraints and opportunities and provides a landscape context for open space as well as development context. Subject to initial discussions, the intention is to prepare a landscape strategy which will provide this context and create the environment for an appropriate scale and location of development.

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?
: Early indications are that the opportunity should be provided to accommodate retail and community/school sites although the detail of the precise siting and scale will be subject to further detailed discussions regarding the landscape context and area specific requirement.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 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_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
- In addition to the above, the following information and context is provided in support of Potterton as a suitable location to be considered for a comprehensive development proposal through the emerging Local Plan 'Main Issues Report'.
- As requested, the information is submitted with respect to the standard format although should there be additional information required, we would be happy to provide.
- The land under question is split into two areas immediately north and south of the settlement boundary of Potterton. The total area extends to over 200 acres and currently falls within the Green belt. It is noted that a Green Belt review is required by 2010 and there is scope to consider the land through this process in tandem with the preparation of the emerging Local Plan.
- The construction of the AWPR and the dualling of the A90 between Ellon and Balmedie will enhance the attractiveness of Potterton as a commuter settlement and will open up the opportunities for further residential development in the village.
- Furthermore, the approval of the 'Trump International Golf Links' at the Menie Estate will have a significant effect on the surrounding area in the coming years, including demand for housing. The development could support approximately 6000 jobs in Aberdeenshire and, located just 3.5 miles from Balmedie, Potterton is an ideal location to provide land to meet the additional anticipated demand for housing and associated facilities and infrastructure.
- In the short to medium term it is therefore considered that Potterton is an appropriate location to absorb the Draft Structure Plan requirement for additional development growth in the Aberdeen to Peterhead corridor. It is anticipated that the Council will be looking to secure mixed use developments with the provision of new infrastructure and services. There is scope for a large release of land together with new facilities such as a Primary School and other appropriate community/retail facilities. This will require a masterplanned approach showing a phased development over the lifetime of the Structure Plan.
- It is considered that the most appropriate location for any first phase of development would be on land to the south east of Potterton as it was accepted at the Aberdeenshire Local Plan Inquiry that, in terms of Green belt, the loss of Laingseat Farm would have less impact than the development of other peripheral sites.
- In terms of available infrastructure there is an existing appropriately sized sewer running to Balmedie and the only upgrading required would be to the Wastewater Treatment Works. It is considered that the scale of development proposed can be accommodated through such an upgrade.

The extent of land identified for residential development will depend on the final scale of growth within the 'Aberdeen to Peterhead Strategic Growth Area' and the detail of a landscape led settlement strategy and this representation will be worked up to demonstrate the suitability of Potterton to absorb housing requirements in this corridor.

In this regard we look forward to liasing on the proposal and, further to todays telephone conversation with Daniel, we have included an initial masterplan but look forward to submitting a more comprehensive land use masterplan and landscape strategy as appropriate.

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
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