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Aberdeenshire Local Development Plan 2008

F074

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 and Mrs Andrew Booth
Date: 06.11.08
Postal Address: Westfield Farm, Foveran, Newburgh, Ellon, Aberdeenshire, AB41 6AY

N2

Name of landowner (if known) [REDACTED]
Postal address of landowner [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? Westfield, Foveran

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
NJ9724

S4 What is the current use of the site? Agricultural use

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? Mixed use - Residential, business and leisure

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. Dwellings would be sold in groups off plan, subject to market conditions at the time of consruction.

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). 50 Detached dwellings

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. Retail and leisure: expanded farm shop facility, including restaurant, office for six staff, outdoor recreational area, allotments, and associated infrastructure.

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?) Please see attached design statement

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

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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?

This development would create a shop and restaurant facility within walking distance from Foveran. Additionally the proposed allotments and outdoor recreational areas would be available for community use. The proposal would include creation of a footpath linking this development with the Foveran School, and across the burn to the other residential areas of Foveran.

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 |
|---------------------------------------|---|-------------------------------------|-------------------------------------|
| | Please tick appropriate box | | |
| Local Shops | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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"/> |

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_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.

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- 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.

Design Statement – Westfield, Foveran

Proposal for mixed use development at Westfield, Foveran, Ellon, Newburgh, AB41 6AL.

Site

The proposed site, about 36 acres in total, is located west of the A90. It is bordered to the north by a minor road leading to Udney Station, and to the south by the Foveran Burn. It is predominantly open field, gently sloping to the southern edge, where it slopes more steeply down to the burn. The site is currently used as farmland and historically has been part of Westfield Farm. Coniferous and deciduous saplings have recently been planted in the lower southwest corner.

Access

Two points of new access into the site would be required on the unclassified road to Udney Station from the A90.

RETAIL

This component of the proposed development is to provide for the expansion and relocation of the farm shop at Westfield Farm to a purpose-built facility, to include areas for a market hall (retail of local meat and other produce) and restaurant, back of house areas and office facilities. Parking and outdoor recreational areas such as a children's play area, picnic shelter, and interpretative walks will be part of the development. Small holding allotments will also be available for rent.

The visitor's experience of the landscape is envisioned as a key part of the development, allowing people to learn more about the origins of the produce available for purchase in the shop and restaurant.

An important aspect of the project is to seek best practice in the field of sustainable design. Potential use of rainwater harvesting, ground-source and/or biomass district heating, the careful siting of the buildings in relation to sun orientation, prevailing winds etc. and the sympathetic choice of materials will inform the design.

Initial inquiries, through the pre-major application process under the current Local Plan, have been made with Transport Scotland, Scottish Water and Scottish and Southern Energy regarding the retail component of this development.

RESIDENTIAL

On the site adjacent to the retail development, we are proposing to build fifty detached homes. The development would include provision of landscaped areas and footpaths linking the retail and residential areas with the village of Foveran and its primary school.

Care will be taken to ensure the design of the residential development is sympathetic to its rural context. Guidance on this subject has been sought from national and local policies, including PAN 44 (Fitting New Housing Development into the Landscape) and PAN 72 (Housing in the Countryside). The development will provide a contemporary interpretation of traditional forms, materials, and details, complementing the neighbouring farmsteads. Careful planting of native trees and shrubs will help integrate the development into the surrounding landscape.

SERVICES

Given the site's proximity to the Foveran Burn, a Drainage Impact Assessment, Flood Risk Assessment, and wildlife surveys will be undertaken and their implications addressed in further design of the development. An appropriate SUDS strategy would be developed as part of the landscaping plan to address surface water runoff.