

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: Robertson Northern Limited

Date: 24/10/08

Postal Address:

10 Perimeter Road

Pinefield

Elgin

IV30 6AE

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner

[REDACTED]

[REDACTED]

[REDACTED]

[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?

The Glebe, Oldmeldrum

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

NJ 810 277

54 What is the current use of the site?

The land is currently designated as "Protected Land" but does not fulfil any function other than to provide an area of open space within the village of Oldmeldrum. It provides only limited amenity and is not used by the community. Historically the land would have been the Minister's Glebe on which he could carry out basic subsistence agriculture.

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

55 What use(s) do you propose for your site?

The current proposed development comprises 50 residential units including a new manse and 12 affordable houses together with a nursing home or similar and a new Church and community leisure facility.

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

56 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.

The development is unlikely to be constructed as one project due to the scale of the proposals and the fact that the funding strategy is still being developed. The housing element will also be subject to market conditions which may affect the phasing of the overall development.

57 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 current indicative proposal has 8 flats arranged in two blocks each with 4 units, 12 semi-detached houses and 30 detached houses including a new manse. With the exception of the flats the development will be targeted at providing family accommodation. It is anticipated that the 12 semi-detached units would provide some form of affordable accommodation in line with current Planning Policy. The proposed mix of accommodation will be subject to further development following more detailed market assessments.

If you have a design statement or other details about what you would like to see on the site, please include it.

58 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 focus of the land owner and developer is to provide a new church and community facility. Meldrum and Bourtie is a dynamic, rapidly expanding parish and the Minister, Elders and congregation of the Parish Church have a vision of how the Church can respond to the needs of the community now and in the future. They have prepared a document "A Church for Tomorrow" which explains the philosophy behind the project and details the type of church and community facility they envisage. It is clear from this document that the proposal will have a wide community benefit and the much needed facilities will be used by the public and community groups. An edited version of this document is enclosed in support of this application.

In addition to the Church and Community facility it is proposed to develop part of the site for the provision of elderly care and the site plan currently shows a 40 bedroom nursing home in the South West area of The Glebe. Aberdeenshire is experiencing demographic change which will result in the number of people over 60 rising by 50% in the next nine years. 19% of the Aberdeenshire population are currently retired and this percentage will continue to rise. Communities like Oldmeldrum will therefore require more residential accommodation for the care of the elderly. Although a nursing home is currently illustrated the specific type of accommodation will be subject to on-going assessment of what is needed in the area and may include an element of independent and supported living accommodation for the elderly.

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 Glebe is well within the development envelope for Oldmeldrum identified in the current Local Plan. It lies immediately adjacent to the historic part of the village and has new housing developments to the North and West. It lies close to the A947 Banff to Aberdeen road. Although the site currently provides an area of open space within the village it is not easily accessible, not used and therefore provides limited amenity for the local community.

The current proposals show a mixed use for the site with new housing adjacent to the recent and current housing developments. The proposals are not dense and the emphasis is on detached family accommodation in generous plots providing large garden areas together with amenity space. The layout of the houses and architectural character will be developed in detail through consultation with the Planning and Roads Departments.

The Church, community facility and nursing home lie closer to the historic part of the village and will be set within landscaped grounds retaining as many of the existing mature trees along the South boundary of the site as possible.

Established footpaths around the site will be enhanced to encourage pedestrian links to the community facility and Church from the village centre.

Please refer to page 12 of the "A Church for Tomorrow" document which includes an extract from the current Local Plan illustrating the urban context of the site.

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?

The community benefits which arise from this scheme are described in detail in the "A Church for Tomorrow" document included in support of this application.

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

The site lies well within the established village of Oldmeldrum and as such enjoys easy access to a range of facilities including the primary and secondary schools.

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 checked="" type="checkbox"/>	No <input 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 type="checkbox"/>	NA <input checked="" 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 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

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

Supporting information is contained in the "A Church for Tomorrow" document which accompanies this application. It explains the key drivers behind the project, the long term benefits to the community and the extent of the community consultation that has been undertaken so far. Further information can be obtained from Hugh O'Brien, Church of Scotland Minister for Meldrum and Bourtie Parish, hobrien@btinternet.com or John McHardy, Business Development Director, Robertson Northern, j.mchardy@robertson.co.uk.

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.