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ID NO:	11028
ACK BY:	
REPLY BY:	

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.

Name of proposer: John Kemp Date: 31 st October 2008 Postal Address: 30 Laurel Drive, Danestone, Aberdeen, AB22 8YU
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Name of landowner (if known) [REDACTED] Postal address of landowner [REDACTED]
To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

Under what name would you like the site to be identified? East end of Park Terrace
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)

Have you provided a map showing the exact boundaries of the site you would like considered? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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Please provide the National Grid reference of the site NJ 949 176
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What is the current use of the site? Field

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

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

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

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.

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 site has been designed to meet the needs of the community. The proposed masterplan includes for 6 number semi detached 2 bedroom bungalows and 8 number 3/4 bedroom villas.

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

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.

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

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?)

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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

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.

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

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

See attached statement.

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)

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

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

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 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_SE ARCH

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

See attached statement.

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)

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By completing and submitting this form, you are consenting to the above processing.

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Additional support statements in relation to the proposal for land at Belhelvie to be included within the Local Plan in Aberdeenshire for Housing Development.

Support Statements.

S7 - In considering our design layout for the proposed site, due consideration has been given to provision of affordable housing, the development costs and its economical viability, the needs of the local community and the impact the proposed development would have on Park Terrace. Park Terrace takes on its own importance within the context of the proposed development due to its direct proximity to the proposed site.

- Affordable housing - 6 Number 2 bedroom bungalows / houses have been allowed for on the North side of the development land.
- 8 Number 3/4 bedroom detached units have been allowed for on the South side of the site.
- The affordable housing will be specifically aimed at the existing community, providing starter accommodation for young families.
- Consideration has been given to ensuring that the new housing blends in with the existing. Park Terrace is dominated with semi-detached properties to the North and detached properties to the South. Our proposed design would aim to blend in harmoniously with the existing houses on Park Terrace. Secondly, consideration has also been given to passive solar gain, (See statement A3) and that by closely mimicking the existing properties in layout; the maximum passive solar gain will be achieved.

A1 – The site and design of our proposal has been given considerable consideration. (Please see item 4 of support statement S7).

Our proposal will compliment the existing urban design of Park Terrace in that our proposal will extend the existing Park Terrace Road and we would intend to “mimic” the layout of Park Terrace with semi-detached properties to the North and detached properties to the South.

A2 – Masterplan attached with Report. See drawing AD 297 / 02

A3 – Sustainable siting of the development is extremely important, ensuring that all properties are designed correctly and reliance is placed on a holistic

approach, including the construction of the new site, energy use, health, simplicity of the design layout and efficiency of the dwellings.

The ideal orientation for a house is East-West with dwelling rooms located on the Southern elevation. This allows for the maximum passive solar gain.

All the housing units are built on the East-West orientated line and although the final house layouts have not been resolved, dwelling rooms could easily be incorporated into the southern elevations maximising solar gain.

The orientation of all the buildings would also encourage the incorporation (at the time of development or as a retro fit) of solar panelling

The detailed design for each dwelling is to be finalised however, we would anticipate that the following points would as a minimum be given due consideration:

- The building fabric would be insulated to meet at the very least the minimum 'U' values as set out in the current and any future Building Standards.
- Windows and doors would meet at the very least the minimum 'U' values as set out in the current and any future Building Standards.
- Solar panels
- Re-cycled building materials i.e. Blockwork sourced with a high re-cycliable content.
- Use of renewable materials i.e. Timber framed construction.

An important aspect of the design is its simple but effective layout. The linear approach removes un-necessary development costs allowing in part for incorporation of affordable housing. The carbon footprint of the site will be reduced due to the simply linear design, reducing carbon emissions of vehicles travelling on the site.

The buildings efficiency would be achieved due to its orientation and their ability to maximise solar gain.

C1 – Although the wider community has yet to be consulted, it would be envisaged, should the site be formally added to the local plan then the local community will be consulted in full, ensuring that the types and numbers of housing would meet and benefit the wider community.

C3 – The benefits to the community are three fold:

- The design is such that it is an extension of the existing Park Terrace. In time the new development would weather and blend in with the existing environment providing a seamless divide between new and old.

- 6 of the proposed houses are starter houses opening the opportunity for young families to be able to stay within the existing village.
- A play area has been included at the rear of the site, available for use, not just for the new homes but for all children within the area.

C5 – Servicing of the site

At this time, no site assessments have been carried out, however if the site were to be added to the Local Plan then part of any detailed Planning Application, full site assessments would be carried out.

C6 – The proposed rear site is accessed directly from Park Terrace. No new road junction would be required.