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ID NO: 17092
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: *IAN A DOWNIE* Date: *5/11/2008*

Postal Address: *TERRAPIN HOUSE
BALMEDIE
ABERDEEN
AB23 8YZ.*

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? *MILLDALE - SITE 1*

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

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 No

Please provide the National Grid reference of the site

NJ 958 163.

S4 What is the current use of the site?

GOLF COURSE

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?

RESIDENTIAL DEVELOPMENT

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).

444 HOUSES INCLUDING AFFORDABLE HOUSES.

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?)

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

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

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

PROVISION OF HIGH QUALITY RESIDENTIAL DEVELOPMENT IN SUPPORT OF EMPLOYMENT USES ON ADJACENT SITE(S) IN STRATEGIC GROWTH CORRIDOR IDENTIFIED BY ENERGETICA PROJECT

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 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 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"/>

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 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 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

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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

D1 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

DETAILED SCHEME HAS BEEN CONSIDERED BY
FORMARTINE AREA COMMITTEE AND FAVOURABLY
RECOMMENDED FOR INCLUSION WITHIN NEXT
LOCAL PLAN.

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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**Proposed Residential Development
Millden, Balmedie, Aberdeenshire**

**DESIGN STATEMENT
10th November, 2006**

Applicant: Millden Property Company Ltd.
Architect: David Murray Associates
Structural & Civil Engineer: W A Fairhurst and Partners

Site Details:

Location

The site is located on the south eastern periphery of the East Aberdeenshire Golf Centre adjacent the existing minor settlement at Millden, Balmedie.

Description

The site extends to 4.05 hectares and comprises grade 3/2 former agricultural land currently forming part of the golf course. The site slopes gently from west to east. Along the eastern boundary there is a sharp rise in level due to the embankment for the former trunk road.

History / Ownership

The site has been owned by one of the directors of the development company for 18 years. The site was developed as a golf course which opened in May 1999.

Although Millden has always been part of the settlement of Balmedie the dualling of the A90 has created a barrier which has resulted in a greater degree of separation in recent years.

Design Principles

Policy and Guidance Framework

The design proposals have been developed within the current national planning policy framework but particular reference has been made to the principles articulated in:

- SPP 1 - The Planning System
- Designing Places
- A Policy for Architecture
- PAN 65 - Planning and open Space
- PAN 67 - Housing Quality
- PAN 76 - New Residential Streets
- PAN 77 - Designing Safer Places

The Development Plan consists of:

- The Structure Plan: The Aberdeen and Aberdeenshire Structure Plan 2001 – 2016 (NEST) (Document CD2)
- The Local Plan: The Aberdeenshire Local Plan 2006.

Design Solution

The following description of the design solution utilises the outline presented in Designing Places:

Distinctive Identity

The landscape setting gives a unique identity to this site. Historically the minor settlement of Millden forms part of the village of Balmedie and the adjacent golf centre provides a valuable recreational and landscape amenity benefit to the local community. The proposed pattern and scale of development is dictated by the desire to create a human scale development utilising a 'Home Zone' approach to layout design. This approach considers outdoor spaces and routes to be of as much importance as the buildings themselves and ensures the creation of a human-centred rather than car-centred residential environment.

The completed project as envisioned will retain a distinctive sense of place as a result of designing with the topography and orientation of the site.

Safe and Pleasant Places

The new buildings are arranged to create a distinct access and through route for drivers, cyclists and pedestrians. The layout is permeable with numerous pedestrian pathways to create variety, interest and security.

The arrangement of houses and boundary walls and fences creates a series of distinct and unique outdoor 'rooms' interspersed throughout the development.

Houses are designed to overlook the access road, car park, pathways and play areas to enhance perceived and actual security. By being arranged in this way the housing layout creates a clear hierarchy of outdoor spaces from the public to the private realm.

Car parking is contained within each house plot in accordance with Local Plan policy requirements. The paved courtyards will provide additional overspill short term safe stopping areas for short term visitors.

The position of the feature landscape planting has been carefully considered to ensure that where there are views along paths and through courtyards from the access road, these are terminated by areas of planting.

The landscape strategy for the development will focus upon utilisation of hard and soft landscape elements which will complement and enhance the distinctive outdoor spaces created by the site layout. These public realm spaces are as follows:

- a) Vehicular entrance roadway from the old trunk road – effectively slow loop roadway.
- b) Paved courtyards.
- c) Play areas (one within the heart of the layout and one around the area of the detention basin).

As part of this development, a footpath link between Balmedie and the site will be formed. This will be done through the provision of a 'countrystyle' footpath. Moreover, lighting shall be provided in Millden Tunnel, which will be powered by solar panels and a wind turbine. The route of this is shown on the enclosed drawing.

The formation of this footpath link will provide good pedestrian accessibility for the application site, and will widen the range of travel options which are available, particularly to Balmedie. These improvements will also be of benefit to those using the golfing facilities at East Aberdeenshire Golf Club, particularly the junior members. The Club is also used for a variety of other community purposes, and the improvement of the link with the village will be of benefit to these other users, and will encourage walking in preference to the use of the private car.

In time, as the Core Path Scheme develops, accessibility to the surrounding villages will also be enhanced, thus providing valuable links between the local Communities.

In conclusion, the proposed development offers the potential to make improvements to the existing footpath network in the area, and this can only add impetus to the development of the Core Path System for the area. This would provide a valuable addition for the local Communities.

Sense of Welcome

Sense of place is often enhanced by distinctive landmark features. In this location there is no one distinctive feature other than the views over the undulating landscape to the south and east and of course the presence of the A90. Fortunately, within the location of the site and due to its elevation the road is screened both visually and acoustically from the development area.

It is felt that design of the scheme requires some strong architectural features to anchor it within the landscape in a way which will compliment the existing nearby buildings and the rural setting. This is provided by the use of traditional features such as porches, dormers, overhanging eaves and steep roof pitches with slate effect roof tiles, drystone dykes along parts of the main access road

Adaptability

In its previous use as agricultural land the site offered no opportunities for the wider community to enjoy the qualities of its views from its elevated position. The proposed development will open up the site to a larger number of people on a daily basis who will be able to enjoy this pleasant aspect.

The development will offer an attractive place to live, work (since no doubt some people will work from home in this development) and enjoy opportunities for rest and relaxation particularly within the outdoor landscaped courtyards, play areas and private gardens all of which benefit from exposure to sunlight penetration.