

F099

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: *David Murray Associates.* Date: *03.11.08*

Postal Address:

The Radar Station

38 Donmouth Road

Bridge of Don

Aberdeen

AB23 8DR

N2 Name of landowner (if known): [REDACTED]

Postal address of landowner:

[REDACTED]

[REDACTED]

[REDACTED]

[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?

Allathan West Field

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

389700, 827350

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? 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

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).

Mixed density residential, recreational and landscape use at a density appropriate to suit the location and subject to a design brief.

We anticipate that houses will be detached and semi-detached, but the exact number, style and mix will be determined only by careful site analysis and following the dialogue process referred to in S6 above.

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?)

The settlement of Pitmedden originally grew around the junction B9000 west to Oldmeldrum and the B999 Aberdeen to Tarves road. A major development took place recently with the construction of a medical centre. This growth has helped to establish the centre of the village but recent housing has tended to be more one-sided. Recent development has been to the north, west and most recently east of the village centre. The proposal for the allocation of housing land at Allathan will help to redress this balance and will further establish the main public facilities, medical centre, church, proposed community hall, school, shop and park at the centre of the settlement.

The land is ideally situated on a west facing slope whereby good solar exposure can be provided to all the proposed new houses.

A shelter belt of trees is proposed along the north-eastern boundary of the site to further integrate the proposed development and enhance its environmental credentials.

Further structural planting will take place within and around the site to provide visual breaks, enhanced shelter and improved habitat.

New woodland planting will provide a balancing carbon capture function to help offset the carbon footprint of the proposed development.

The line of the low pressure pipeline through part of the site will provide an opportunity for open amenity space within the development.

A landscape statement and design statement will be prepared for submission with a planning application in due course.

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

David Murray Associates as a practice always apply the principles of sustainable siting and design to all design proposals. This will be fundamental to the concept design for development proposals on this site and will be supported in due course with a design statement.

Specific features of this site make it particularly suitable for an environmentally friendly housing layout, including:

All houses can be designed with the benefit of sunlight penetration to all habitable rooms.

Shelter belt planting will improve the environmental performance of the proposed buildings.

The route of the low pressure pipeline will provide suitable open space to harness geothermal heat for heat pump installations. (The pipeline will act as a heat conductor).

Consideration is being given to incorporating a series of small scale wind turbines on a nearby ridge outwith the identified site (but in the same land ownership) to serve part of the proposed development's energy needs.

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.

Once a formal site assessment has been completed indicative conceptual proposals will be brought to the local Community Council for comment and guidance. This may lead to further dialogue and engagement or a more formal public consultation exercise. Design proposals will be led by the results of this process in terms of number, mix, style, siting, access, landscaping, etc.

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

No preconceived ideas on this issue but we fully recognise the need for integrated affordable housing.

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

New housing in the village will help to sustain and safeguard the existing facilities within the village. Development of housing in this location will provide the means to enhance the visual character of Pitmedden as it is approached from the south.

The development offers the opportunity to create an attractive footpath link to the existing walkway along the Bronie Burn. This will tie in with other public footpaths around the village which have recently been created and will help strengthen the case for others which are proposed which would add tremendous variety to residents of the village including the potential to link directly into the Formartine and Buchan Way.

Development will also ensure that funds are allocated to other community needs by means of developer contribution which would be discussed with the Council's planning gain officers and be delivered in full consultation with the Community Council. This would of course include the required affordable housing provision.

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

Note: Preliminary consideration had been given to all of these and no technical difficulties are envisaged with any of them. The appropriate studies will be identified in consultation with the various authorities in due course.

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

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

This site can readily and economically be developed since all available services are immediately to hand – power, water and foul sewer.

There is an existing industrial access to the former quarry which can be utilised and improved to provide the principal access to the development.

This site is of extremely poor agricultural quality so is very suitable for development.

The shallow underlying granite in this location makes the site particularly suitable for geothermal heating utilising ground source heat pump technology.

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.