

Ryden

Mr Stephen Bayman

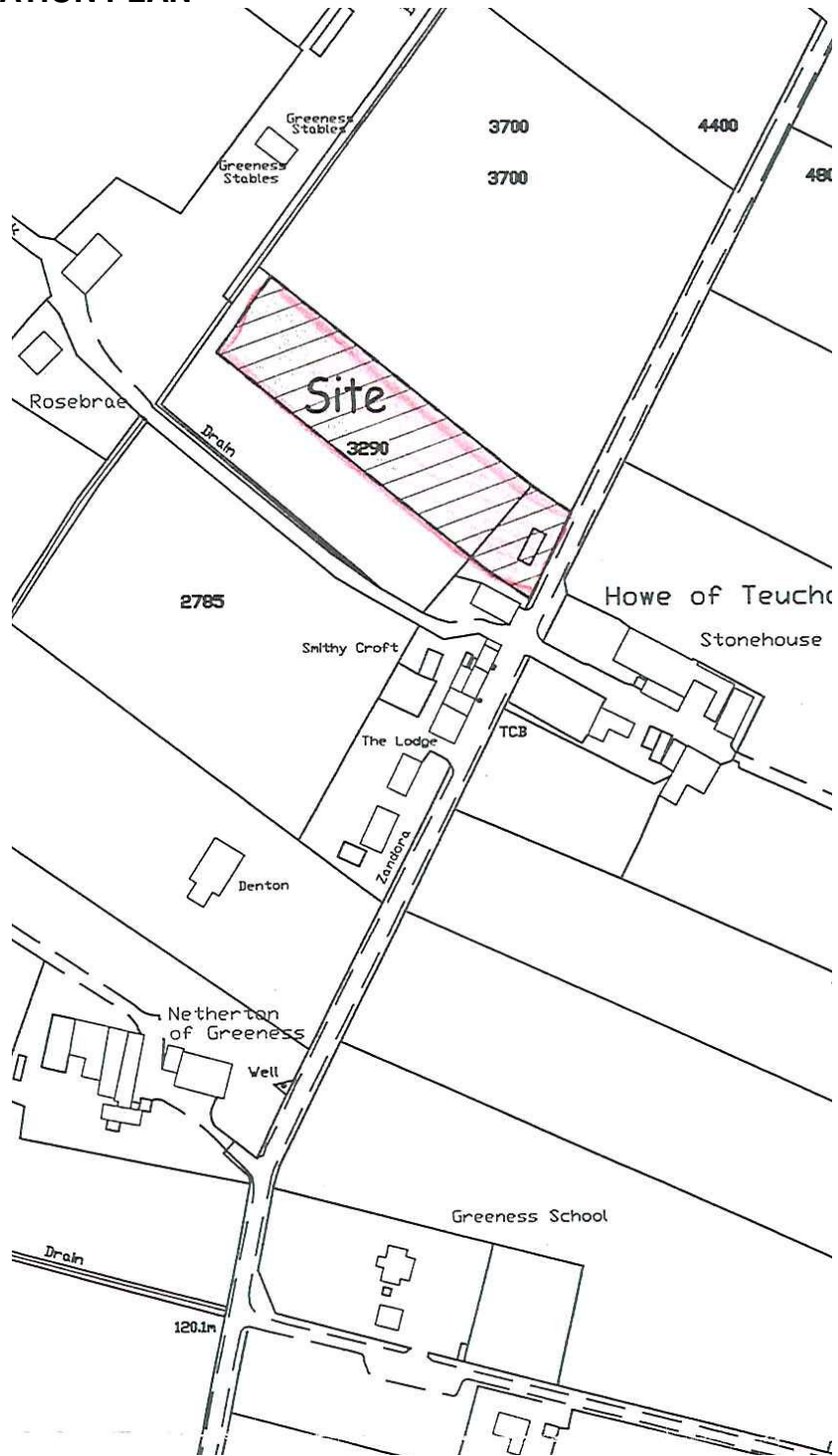
Development Pro-Forma for Land at
Smithy Croft, Greeness, Turriff

November 2008

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**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2008
DEVELOPMENT BID FOR SITE AT SMITHY CROFT, GREENESS, TURRIFF**

SITE LOCATION PLAN



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: MR STEPHEN BAYMAN Date: 5-11-2008
Postal Address: C/O RYDEN LLP
25 ALBYN PLACE
ABERDEEN
AB10 1YL

N2 Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]
[REDACTED]
[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?
SMITHY CROFT, GREENESS
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)

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 793 469

S4 What is the current use of the site?
 VACANT AGRICULTURAL LAND WITH DERELICT CORRUGATED IRON AND
 BLOCKWORK BUILDING

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?
 RESIDENTIAL

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).

2-3 DWELLING HOUSES, DETACHED

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) N/A

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.

N/A

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?)

DEVELOPMENT WOULD CONSTITUTE INFILL DEVELOPMENT IN THE CENTRE OF THE HAMLET OF GREENESS BY THE FACT THAT IT IS BOUND TO THE NORTH BY A NEWLY BUILT, LARGE DETACHED BUNGALOW; TO THE EAST BY STONEHOUSE AND ASSOCIATED FARM BUILDINGS; TO THE SOUTH BY A LARGE SHED AND A DETACHED DWELLING HOUSE; AND TO THE WEST BY THE BURN OF BALQUHOLLY AND BEYOND THIS ROSEBRAE FARMHOUSE AND FARM BUILDINGS AND GREENESS STABLES.

DEVELOPMENT WOULD REPLACE A DERELICT BUILDING WHICH WOULD IMPROVE THE LANDSCAPE AND BE MORE IN KEEPING WITH THE RESIDENTIAL NATURE OF THE SURROUNDING AREA, SOME OF WHICH ARE NEWLY BUILT DWELLINGHOUSES.

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

SOUTH FACING

PRINCIPLES WOULD BE APPLIED AT THE DETAILED PLANNING STAGE

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

PLANNING APPLICATION SUBMITTED WHICH PROVIDED AN

Not Yet

OPPORTUNITY TO COMMENT ON THE PROPOSALS

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 WILL PROVIDE AFFORDABLE HOUSING FOR THE LANDOWNER

DEVELOPMENT WILL ENSURE THE REMOVAL OF A DERELICT BUILDING WHICH IS AN EYESORE ON THE LANDSCAPE AND REPLACE IT WITH DWELLINGHOUSES WHICH WILL IMPROVE THE APPEARANCE OF THE SITE TO THE BENEFIT OF THE SURROUNDING COMMUNITY

PLANNING GAIN CONTRIBUTION FOR INFRASTRUCTURE AND AFFORDABLE HOUSING IN THE AREA WAS PREVIOUSLY AGREED.

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 type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input 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 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 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"/>

PERCOLATION TEST CARRIED OUT

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

GREENESS SHOULD BE IDENTIFIED AS A SETTLEMENT GIVEN THE NUMBER OF PROPERTIES IN THE VICINITY AND THE SITE IDENTIFIED FOR A SMALL SCALE RESIDENTIAL DEVELOPMENT

ACCESS WOULD BE TAKEN FROM THE UNCLASSIFIED ROAD TO THE EAST WHICH LEADS TO CUMINESTOWN TO THE NORTH AND FYVIE TO THE SOUTH. VISIBILITY SPLAYS CAN BE ACHIEVED AND ABERDEENSHIRE COUNCIL'S ROADS DEPARTMENT HAVE NO OBJECTION

PERCOLATION TESTS CARRIED OUT WHICH CONCLUDED THAT THE PROPOSED POSITION AND GROUND CONDITIONS ARE SUITABLE FOR THE DISPOSAL OF SEPTIC TANK EFFLUENT

DEVELOPMENT WOULD INVOLVE THE DEVELOPMENT OF A BROWNFIELD SITE WHICH IS ENCOURAGED IN NATIONAL POLICY AND WITHIN THE DRAFT STRUCTURE PLAN

DEVELOPMENT WOULD COMPRISE HOUSING TO MEET LOCAL NEED IN LINE WITH THE LOCAL GROWTH AND DIVERSIFICATION STRATEGY OF THE DRAFT STRUCTURE PLAN. THE LOCAL NEED IS DEMONSTRATED BY THE LANDOWNERS NEED FOR A PERMANENT, AFFORDABLE HOME IN THE AREA

DEVELOPMENT WOULD IMPROVE THE QUALITY OF THE ENVIRONMENT IN LINE WITH THE 'QUALITY OF THE ENVIRONMENT' OBJECTIVE OF THE DRAFT STRUCTURE PLAN

THE SITE LIES AT THE CENTRE OF THE HAMLET OF GREENESS. IT COMPRISES INFILL DEVELOPMENT AS IT IS SURROUNDED ON ALL SIDES BY EXISTING RESIDENTIAL DEVELOPMENT. THE IDENTIFICATION OF THIS SITE FOR RESIDENTIAL DEVELOPMENT WOULD NOT CAUSE ANY DETRIMENT TO THE SURROUNDING AREA, AS DEVELOPMENT WOULD BE SEEN IN THE CONTECT OF THAT EXISTING DEVELOPMENT.

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)