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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: A.J + W.M NORRIE Date: 31/10/08
 Postal Address:
 WRAE VIEW
 TURRIFF
 ABERDEENSHIRE
 AB53 4RB

N2 Name of landowner (if known)
 Postal address of landowner
 [REDACTED]

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

Under what name would you like the site to be identified?
 SITE AT WRAE FARM, TURRIFF

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 S3 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 720 525

What is the current use of the site?

TREES / WASTEGROUND / AGRICULTURAL LAND

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 + ROADS FOR 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 REQUIRED, WE CAN PHASE THE DEVELOPMENT
OVER 3-5 YEARS (I.E. 2-4 HOMES PER YEAR).
WE CAN BE FLEXIBLE OVER THE TIMESCALE.

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).

8-10 DETACHED DWELLINGS.

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)

N/A

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.

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If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

THE ONLY OTHER USE WOULD BE FOR THE ROADS INTO THE DWELLINGS AND AN IMPROVED SEWAGE SYSTEM TO COPE WITH THESE + THE CURRENT 8 DWELLINGS.

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?)

IT WILL BE SITUATED OPPOSITE EIGHT CURRENT HOMES, THEREFORE CREATING A GROUP, BEING SPLIT BY A ROAD THAT ALREADY HAS STREET LIGHTS + A 30MPH SPEED LIMIT. IT WOULD DEVELOPE A VERY UNSIGHTLY PIECE OF GROUND

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

SEE NOTES OF MAJOR APPLICATION MEETING ON 9TH APRIL 2008 AT WOODHILL HOUSE

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

INITIAL CONTACT MADE WITH RESIDENTS + NEIGHBOURS

Not Yet

PRIOR TO 9TH APRIL MEETING - NO OBJECTIONS RECEIVED.

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?

- ①. PROVISION OF SAFE, SOME CLASSED AS AFFORDABLE COUNTRY HOMES, RELIEVING TURRIFF OF ALREADY PRESSURED SEWAGE PROBLEMS ETC.
- ②. COMMUNITY ALREADY EXISTS HERE - A LARGER, STRONGER COMMUNITY WOULD BE CREATED.
- ③. PLANNING GAIN FEES WOULD BE USED FOR SCHOOLS, LIBRARIES ETC.
- ④. AVAILABILITY OF WORK ON NEIGHBOURING FARMS OR TURRIFF.
- ⑤. DEVELOPEMENT WOULD MAKE CURRENT ROAD NETWORK BETTER + SAFER.

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 checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

WRANE LAKE FOR WALKS

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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input 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 (DON'T KNOW)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

ALL WERE DONE FOR MAJOR PLANNING MEETING 9TH APRIL 2008.

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

FOIZY

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

(OPEN TO CHANGE AS PER REQUIREMENTS)

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

THIS PROPOSAL WAS INITIALLY DISCUSSED AS A MAJOR PLANNING ENQUIRY FOR RESIDENTIAL DEVELOPEMENT ON 9TH APRIL 2008 IN COMMITTEE ROOM 1, WOODHILL HOUSE. MANY OF THE SUBJECTS RAISED IN THIS FORM AS WELL AS PLANNING LAW WAS DISCUSSED + REPORTS FOR WATER, INFRASTRUCTURE, AFFORDABLE HOUSING, DRAINAGE + FLOODING HAVE BEEN DONE.

THE REF. NO FOR THIS WAS: F/ENQ/2008/0259/MAS.

THE MINUTES + REPORTS OF THIS MEETING SHOULD BE OF GREAT HELP WHEN CONSIDERING THIS APPLICATION.

THE RESULT OF THIS MEETING WAS TO WITHDRAW THE MPA + PROPOSE IT AS A HOUSING SITE ON THE NEXT PLAN.

THERE IS A VERY SIMILAR DEVELOPEMENT 2 MILES AWAY AT FINOAVE COTTAGES, FINTRY, TURRAIFF. A SIMILAR DEVELOPEMENT IS WHAT WE PROPOSE + THIS WOULD HELP TO SECURE A FUTURE FOR THIS SMALL, FAMILY FARM AS WELL AS PROVIDE APPROPRIATE, AFFORDABLE LIVING IN THE COUNTRY.

al/bmic 31/10/08

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.