

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: James G Ironside Limited

Date:02/11/2008

Postal Address:19 Highfield Walk, Turriff, Aberdeenshire



N2 Name of landowner (if known) [REDACTED]

Postal address of landowner [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?Area of land on the North side of 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 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

NJ735502

Q4 What is the current use of the site? Woodland and agricultural ground.

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

Q5 What use(s) do you propose for your site? Housing, food & non food retail, leisure and primary school.

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

Q6 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. As the scheme is quite large and diverse it may be staged over the next 15 years, however due to nature of development (for example primary school) would see this phased in when need for new school and finance are available, as with housing demand, retail demands etc.

Q7 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). A mix of housing will be incorporated within the various sites. Site A - Self built scheme in mix of 3/4/5 bed single / 1 1/2 storey houses. Sites B & C - will see scheme including 2/3/4 bed houses from detached, semi detached and possible terraced single / two storey houses, Site D will be detached houses of 2/3 bedroom houses designed for expansion at later date.

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

Q8 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)	<input checked="" type="checkbox"/>		
General industrial land (Use Class 5)	<input type="checkbox"/>		
Storage and distribution (Use Class 6)	<input checked="" type="checkbox"/>		
Do you have a specific occupier in mind for the site?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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. The development site has various use classes proposed.

This will include an area of ground which we are proposing to use as a future replacement primary school for the existing over capacity school at Markethill, adjacent to this we are proposing a much needed community sports field for use by all local clubs from football, hockey, boys brigade, scouts, guides etc. Also over 4 hectares of the development ground is to be zoned for use class 1, 3, 4 & 6 giving much needed area for these type of facilities which are lacking within the community of Turriff and which will increase employment within the local area.

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?) see attached report.

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	<input type="checkbox"/>
If you have undertaken a site assessment please provide details		
	Statement attached	<input type="checkbox"/>
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	<input type="checkbox"/>
No	<input type="checkbox"/>
Not Yet	<input checked="" type="checkbox"/>

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.

02 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

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

Benefits to community would see the erection of a new primary school to accommodate existing and future rolls at either 1 new site or split school (education department decision). Larger choice of shopping within Turriff area, more affordable housing and formation of bypass round town reducing amount to heavy traffic through centre of town.

With the introduction of these facilities additional employment opportunities will be available within the local area reducing the need for local residents of Turriff commuting to their place of work and for weekly shopping requirements.

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)

04 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 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

05 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	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"/>

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

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

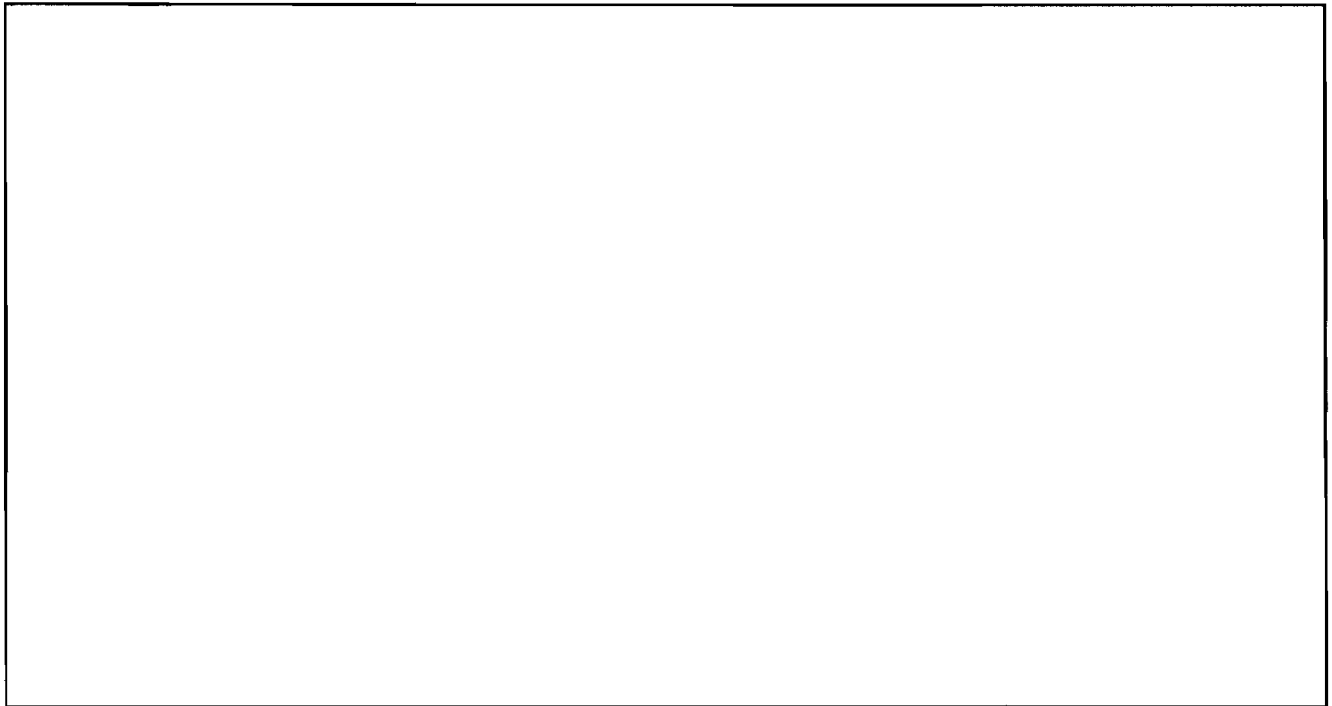
a major planning enquiry was submitted to the local authority and following a meeting in September we were advised to forward our proposals for consideration by your department. Therefore we have had initial discussions regarding the various servicing of site issues contained in section C5.

As stated in report and the completed form the type of zoning shown is services / development type which is missing within the Turriff area (ie, major hotel, shopping choice, affordable housing , adequate sized primary school, lack of free sports facilities for youngsters and local groups)

The formation of a new distributor road around the Eastern boundary of the existing settlement will reduce the impact of heavy vehicles passing thru the town centre in years to come allowing better transport infrastructure to the A947 and also allowing better access to the existing and new industrial estates based at Turriff's Markethill area.

at least one of the proposed housing developments will be done in conjunction with the guideline in index21 for sustainable development.

F0129



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.

James G. Ironside Limited
Architectural & Building Consultant

F0129



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Proposed Development at Delgaty Wood, Turriff

Description

The enclosed contains a proposal to develop an area of ground to the North East of Turriff, providing additional housing, supermarket, retail area and primary school. These are to be accessed off the A947 Aberdeen to Elgin Road.

Approximately 6 hectares of the proposed development area is woodland (area known as Delgaty wood) with the remaining areas being farmland, which at present is currently used as set aside, for cereal crops or for silage.



Access

The access to main portion on the proposed development will be taken off the A947 Turriff to Banff road by forming a new roundabout (to roads department specification) with distributor road heading south east to a second roundabout formed to serve proposed retail development and new housing development. The distributor road then has possible future expansion to open up land for future development and for it to become a bypass should it be taken down to Balmellie Croft.



The new distributor road will allow the 2 existing hammer heads at North East and South East of Delgaty Crescent to link through forming a much needed second link to this area and relieving the traffic pressure on the roads at Highfield Walk.

Access to the area containing 14 individually built houses would be taken off the main A947 by formation of a right turning lane. This area is to be finished as a cul-de-sac with only pedestrian access taken through to the school etc.

New Housing Development

Area to North of Delgaty Crescent (A)

This area would consist of approximately 14 houses for sale to individuals for erection of self built one off houses.

Housing to East of Delgaty Crescent (B)

This area will consist of approximately 98 houses contained within a developer built scheme with affordable housing contained throughout scheme giving a minimum of 25% in either 2/3 bedroom starter homes. A portion of this development would be designed as a home zoned type development.



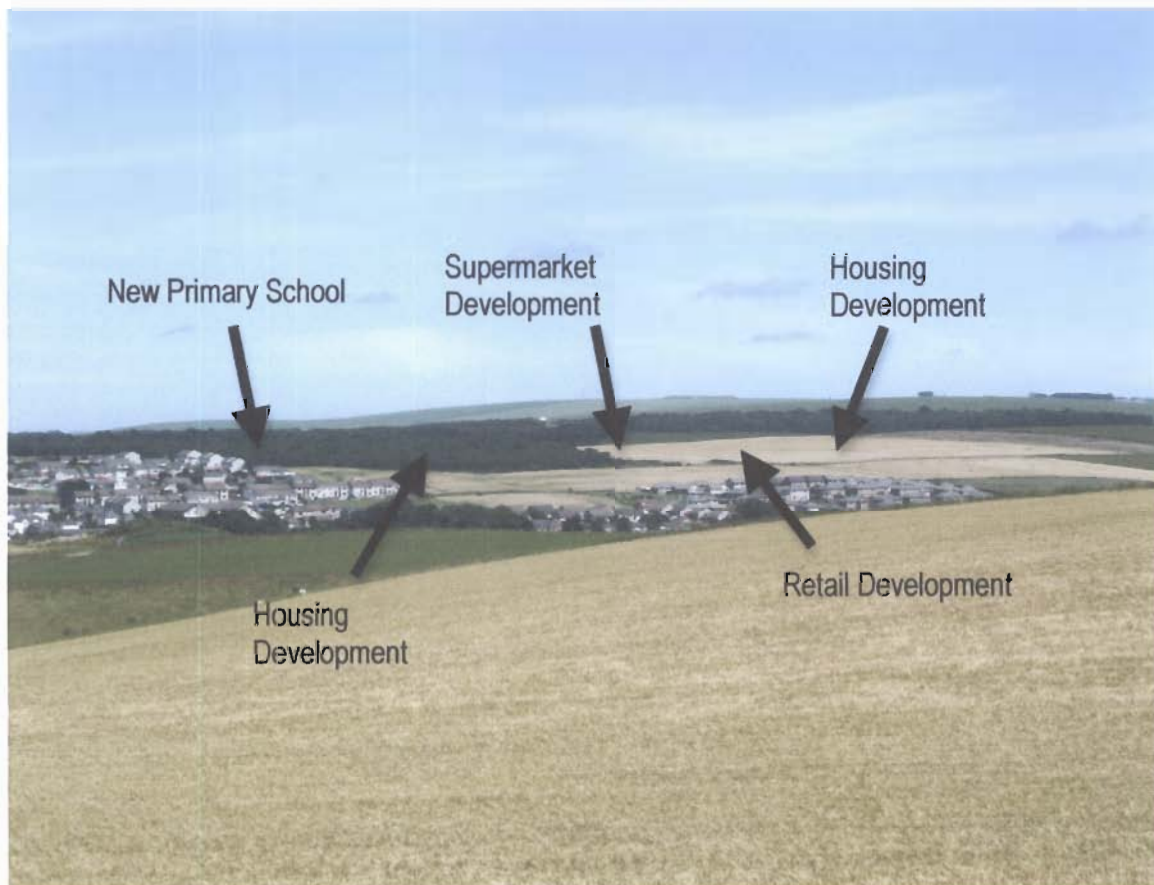
A portion of this development would be

Housing to East of Site (C)

An area to the East most side of the new distributor road is proposed for new housing development of approximately 140 units, which will be similar in design to scheme B and will contain approximately 50 affordable houses.

Housing at South West of Morrison Motors (D)

This area would consist of 17 starter / affordable houses 2 or 3 bedroom in size and designed so as to be extended at later date with all houses being contained within a home zone type scheme.



New Primary School

An area of ground to the north east of Delgaty Crescent has been earmarked for a possible new primary school built on an area of ground approx 3.28 hectares in size, any new primary school would have adequate capacity for now, and for future expansion. A community sports field is to be formed for use by various local groups adjacent to the proposed school and would also incorporate a childrens play area and would also allow room for a future changing facility – which could be built using developers contributions.

Supermarket Development

An area within the development has been allocated for the erection of a 2000sq.m plus supermarket with possible petrol filling station & parking for approximately 350 – 400 cars and its own independent loading / delivery area.

Retail Development

An area has also been identified for retail units, which would also accommodate individual parking and can accommodate businesses of use class 1, 2, 4 and 6 or a mixture of all four of the use classes stated.

Hotel Development

Site shown is in process of receiving planning approval from local authority, this site will then be zoned for use class 7 however this area is adequate in size to accommodate a development of use class 1 with the supermarket site being capable of accommodating use class 7 development.

Summary

It has been identified that the facilities contained within this application submission are much needed in Turriff and its surrounding areas. This coupled with the proposed access forming a possible future bypass opens up the town for future developments, which would compliment the proposals and allow the local economy to compete with similar sized towns in the area. It should also be noted that the area zoned for supermarket could be used for hotel and hotel site could be used as supermarket site.