

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: Graham Mitchell Architects
Date: 2nd February 2009

Postal Address: 22 Rubislaw Terrace, Aberdeen AB10 1XE

N2 Name of landowner (if known) Innes Christie

Postal address of landowner Boghead of Orrock, Balmedie, Aberdeen

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? Land at Boghead of Orrock

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

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

967197

S4 What is the current use of the site? 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

S5 What use(s) do you propose for your site? 80 Detached private dwelling houses with private gardens and garages located to the north and south of the proposed line of the flyover.

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). approx. 80 dwellinghouses, one and half or two storey with intergral or detached garages laid out in accordance with sustainable design principles.

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 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?) Siting and design to be based on best sustainable practice principles and local plan guidelines. House scale, form and materials to be designed so as to be in harmony with local housing in Balmedie.

Further information will follow

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*

Further information will follow

A3 Have you applied principles of sustainable siting and design to your site? Yes
No

Further information will follow

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.

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?
 Provide housing in response to local need

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 checked="" 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 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

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

A carefully grouped development of up to 80 private dwelling houses located between the proposed line of the new Balmedie to Tipperty M90/A90 trunk road, and the existing A90.

The site is located approximately 1km to the north of the settlement of Balmedie, and is therefore well serviced and readily accessible of existing and proposed network of roads and pedestrian routes. It is expected that the proposed flyover and existing A90 will provide access to the adjacent Trump development, the principal entrance to which will be immediately across the existing A90 to the east of the proposed housing site.

It is proposed that the housing land at Boghead of Orrock would be bounded to the west by the new road. Ultimately, it is expected that this area of housing would form part of a series of developments to the North/North East of Balmedie, which would be complimentary to the Trump proposals.

The site is well serviced with a public water supply and electricity nearby. There is no mains drainage in the immediate vicinity of the site. However, with other development being proposed and taking account of the scale of the proposed Boghead of Orrock housing, it is thought that it would be viable to provide the necessary drainage infrastructure for this development

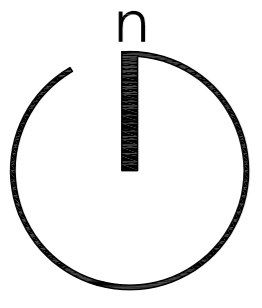
The proposals will be for an Architect designed, environmentally sensitive scheme, developed in accordance with best practice sustainable design principles. Due to the proximity of other development and the network of nearby road infrastructure, any housing on this site will be quite noticeable to locals and visitors from home and abroad.

It is therefore proposed that in terms of layout and individual housing unit architecture, design should be of the highest standard. It is hoped that such a development would reflect well on design standards within the local authority area, and provide an 'exemplar' for other similar housing, both locally and further afield.

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.



to Fraserburgh

proposed site access

Site A
(area 3.4Ha)

of flyover

proposed line

to Boghead of Orrock

(Balmedie to Tippetty)

A90

Seaview

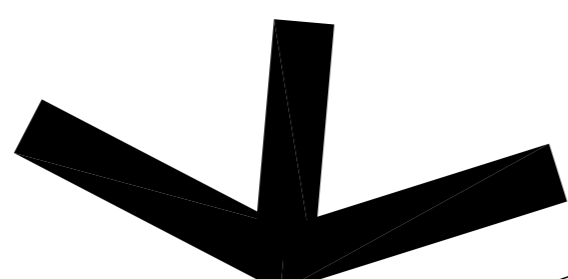
proposed site access

to Mains of Orrock

Site B
(area 7.3Ha)

proposed line of M90/A90 trunk road

Sidney Cottage



to Aberdeen

scale 1:1250

graham mitchell architects

site plan	proposed housing land
local plan	Boghead of Orrock, Balmedie
02.02.09	Mr I. Christie
revision	
drawing 011	09.11

22 Rubislaw Terrace
Aberdeen
AB10 1XE
t: 01224 649949
f: 01224 658458
e: mail@gma-architecture.com
w: gma-architecture.com

© this drawing is subject to copyright and remains the property of graham mitchell architects ltd. contractor to check dimensions. if any problems arise contact architects prior to construction / fabrication.