

Ryden

Mr Robert Ironside

Development Bid for Land at
Cuminestown



November 2008

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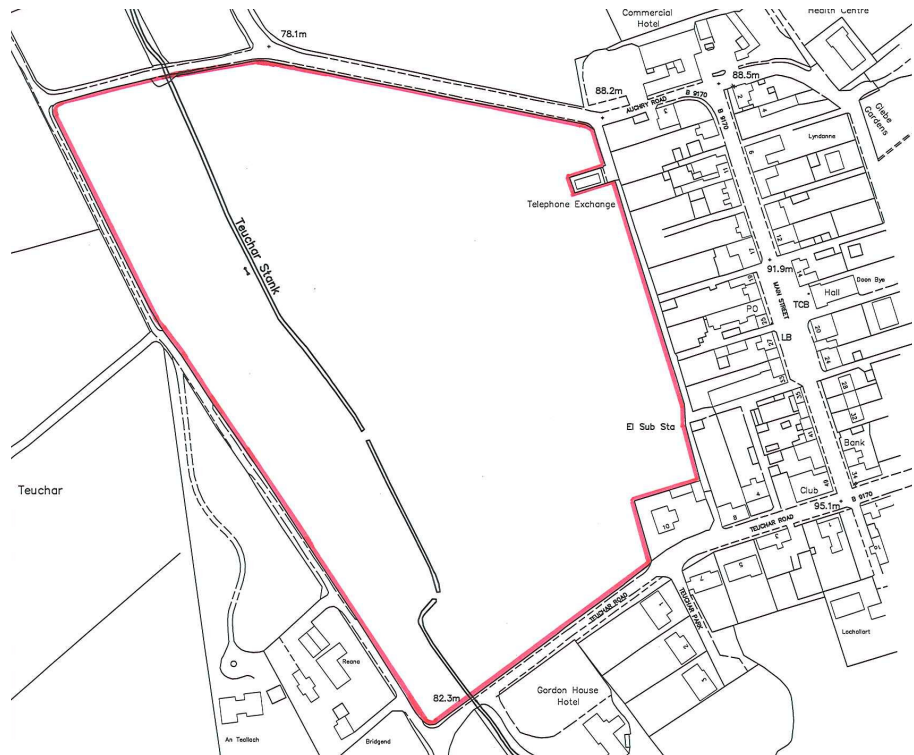
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1.0 INTRODUCTION

1.1 This development bid is submitted on behalf of Mr Robert Ironside who owns land to the west of Cuminestown, as highlighted on the location plan in Figure 1 below.

Figure 1: Site location Plan



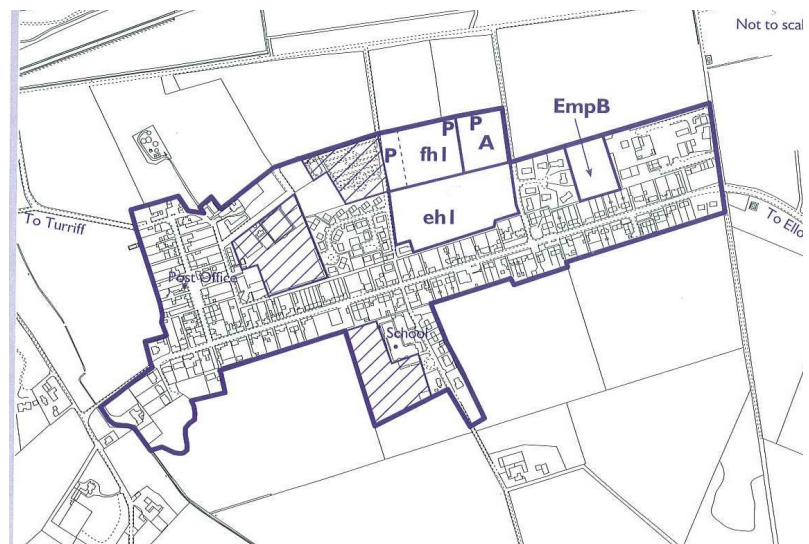
1.2 Cuminestown was a planned village created by Joseph Cumine of Auchry as a market place for the surrounding farmlands. It lies approximately six miles east of Turriff, which is the main service and employment centre for the north part of Formartine. In terms of the current development plan, Cuminestown is a rural service centre. These are minor service centres that may provide opportunities to absorb small scale local development needs.

1.3 Cuminestown benefits from a range of services and facilities including a primary school, small industrial estate, playing field and pavilion, two churches, a shop, post office, a baker, sheltered housing, a health

centre, village hall and a range of public houses and hotels. Four bus services serve the settlement six days a week and connect Cuminestown with a number of settlements in the surrounding area including Inverurie, Fyvie, Fraserburgh, Turriff as well as a number of smaller settlements.

- 1.4 In terms of the extant Local Plan as shown in Figure 2, there are a number of development opportunities identified in Cuminestown. Site eh1 was identified as suitable for 32 houses, with site A to the north of this identified for 8 houses. A future housing site is also identified for 17 houses. In terms of employment land, site EmpB is located to the west of the existing industrial estate.

Figure 2: Aberdeenshire Local Plan 2006



- 1.5 The site lies immediately adjacent to the settlement boundary of Cuminestown. As such, it is considered that this area is a logical area for expansion and could provide land for both residential and community uses and contribute to the land supply requirement anticipated through the Draft Structure Plan. Therefore, it should be identified for a mixed use development through the Aberdeenshire Local Development Plan. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site extends to approximately 6.56 hectares (16.2 acres) and lies to the west of Cuminestown, immediately adjacent to existing development in the village. It is bound to the north by B9170 road to Turriff; to the east and south by existing 1 and 1 ½ storey detached properties; and to the west by an unclassified road and beyond this by further residential buildings and open fields.
- 2.2 Main Street runs parallel to the bid site and this is considered to be one of the main thoroughfares through the village, where a number of services are located as shown in Figure 3. The properties on this street appear to take the formation of a square and this gives the perception of the centre of the village. Bus stops are located on this road.

Figure 3: Photograph



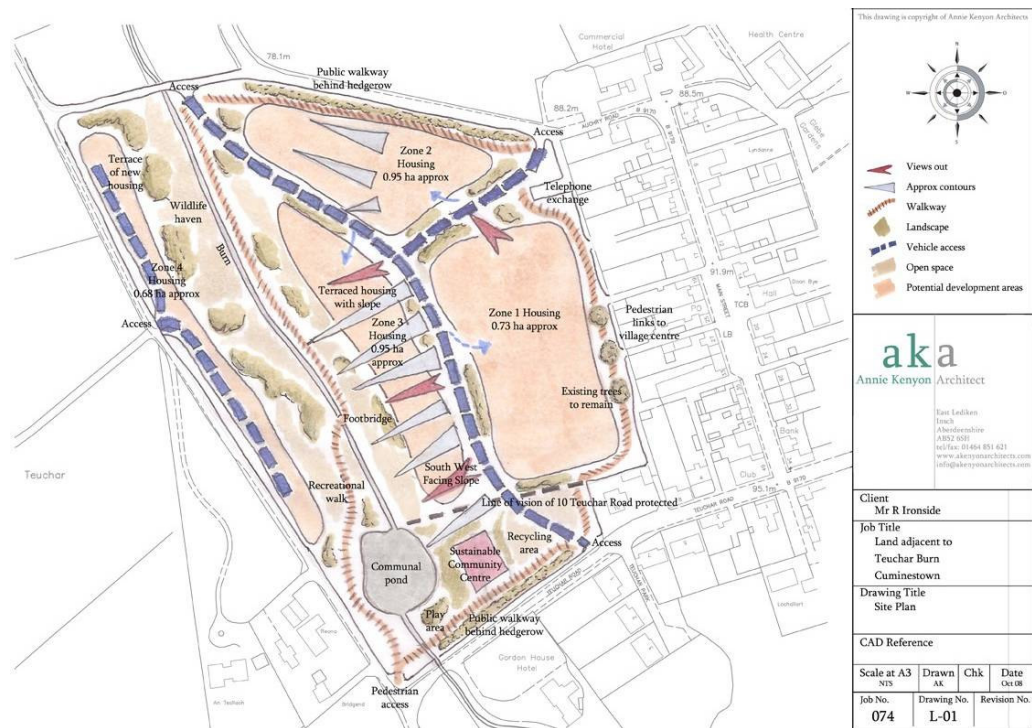
- 2.3 The bid site occupies sloping ground from west to east. Level ground is found at the high point along an eastern terrace and at a low point along its entire western boundary along the burn. In topographic terms there is no impediment to the development of this site. The site would benefit from sunlight throughout most of the day and there are pleasant long and medium range views of the land to the south. A burn runs

close to the western boundary. Section 5.0 highlights that there is no flood risk from this.

2.4 Vehicular access exists at the north west corner of the site and is considered possible at its north east, south west and south corners. It may be possible to link with the Main Street through lanes along the eastern boundary of the site, however, these are privately owned at present and would require further consideration. Alternatively, they may provide direct pedestrian links.

2.5 An indicative layout has been prepared for the site and this shown in Figure 4.

Figure 4: Indicative Layout



2.6 It proposes a mixed use development comprising four zones for housing plus a play area and land for community uses, including a possible community hall, with recycling area to promote sustainable living. Also proposed is a significant area reserved for a wildlife haven to the west of the site, on either side of the Burn.

- 2.7 Based on the areas contained in the indicative masterplan and at a rate of 25 houses to the hectare, it is considered that the site could potentially accommodate a maximum of 81 units, comprising 18 houses in zone 1, 23 houses in zones 2 and 3, and 17 houses in zone 4. This would comprise a mix of semi detached, detached and affordable housing. Terraced housing is considered appropriate in zone 4.
- 2.8 It is proposed to form a vehicular route from the north west corner to the south east corner, with a branch connecting at the north east. At present there is no footpath adjacent the site. Therefore, new pedestrian footpaths are proposed behind new hedgerow margins to the north and south of the site for the benefit of the local community. A recreational walk way for the wider community is proposed along the burn with occasional crossing points and landscaping to encourage wildlife habitat. This can be continued around the perimeter of the site linking with the proposed community and recycling facility.
- 2.9 A particular feature of the site is the recreational and wildlife feature to the west of the site along the burn. This comprises a significant area and will provide an attractive feature to the area. Landscaping will be provided along the recreational walkway within this area and a native hedgerow protecting a pedestrian footpath to the north, which will encourage nesting birds. The pylon crossing the site will be replaced with sub surface cabling.

3.0 SCOTTISH PLANNING POLICY

- 3.1 The aim of Scottish Planning Policy 1: The Planning System is to ensure that development and changes in land use occur in suitable location and are sustainable. In particular, planning should encourage sustainable development by promoting regeneration and the full and appropriate use of land, buildings and infrastructure. Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long term needs of the economy, society and the environment. The planning system can play

an important part in tackling climate change and reducing greenhouse gas emissions when guiding the location and design of development and the management of land use change. Specific actions include reducing the need to travel and encouraging energy efficient design and appropriate choice of materials. Further to this, the architectural design, siting and setting of development in its surroundings are valid concerns of the planning system. The drive for quality should not focus solely on buildings, but be concerned with the way buildings, old and new work together and create the spaces that have such an influence on the quality of life for communities.

- 3.2 SPP2: Economic Development focuses on a number of themes where planning can contribute to economic development. These include providing a range of development opportunities to ensure that there is a range and choice of sites for new employment opportunities; and, securing new development in sustainable locations, to improve integration between transport and locations for development and to encourage more sustainable forms of development. SPP2 also acknowledges that not all economic development will require similar locations or sites. Planning authorities should ensure that existing employment allocations provide a range and choice of competitive locations to meet the anticipated requirements of occupiers. Replacement sites should be brought forward where existing allocations do not meet current and anticipated market expectations.
- 3.3 Scottish Planning Policy 3: Planning for Homes is a revised version of the previous Policy 3: Planning for Housing. It was amended as there were indications that it had not been as effective as intended, particularly with regard to the generous release of land for housing. Persistent delays in bringing forward land for housing and in the creation of new homes illustrate the continuing problems facing local authorities and house builders. Stakeholders in government, housing associations and the development industry have indicated that the absence of an adequate supply of housing land is a major impediment to the provision of new homes in Scotland.

- 3.4 The revised document aims to address the problems being experienced, strengthen and reinforce planning policies to help meet new priorities for the provision of new housing in Scotland. It states that the Scottish Government is committed to the goal of raising the rate of new house building to 35,000 new homes every year by the middle of the next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.
- 3.5 The allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Successful developments will remain desirable, attractive and safe places to live for many years. This can be achieved through appropriate location; links to transport networks and other settlements; attractive and functional layouts; good design, as well as innovation and creativity.
- 3.6 Planning authorities should consider the co-ordination of housing land provision with improvements in infrastructure, including transport and educational investment, and with other major proposals such as business or other economic development. Further to this, Scottish Government policy encourages more diverse, attractive and mixed use residential communities, in terms of tenure, demographic and income. A range of housing types is needed to support the creation of mixed communities which provide housing for the whole community and segments of the market, from affordable housing and starter homes to executive housing.
- 3.7 Scottish Planning Policy 6: Renewable Energy states that the Scottish Ministers commitment to increasing the amount of electricity generated from renewable energy sources is a vital part of the response to sustainable development and climate change imperatives. There is potential, particularly in rural areas, for communities to invest in ownership of renewable energy projects or to develop their own local projects for local benefit. Plans should support the development of all technologies, regardless of scale.

- 3.8 The aim of SPP15: Planning for Rural Development is to have vigorous and prosperous rural communities, ranging from small towns and villages to dispersed settlements. Planning policy regimes should be put in place to accommodate modest, selective growth. Most developments should be foreseen, agreed and programmed to reflect the local circumstances. The amount and location of housing that can be developed in rural areas is determined by a number of factors, including: proximity to services e.g schools, shops (ideally within walking distance); ease of access (from an existing road or footpath); and, drainage and sewerage capacity.
- 3.9 SPP17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seek to minimise the impact on existing transport networks and the environment. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure are further than 400 metres by walking.
- 3.10 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of access to local facilities by walking and cycling should be achieved
- 3.11 Planning Advice Note 74: Affordable Housing acknowledges that in many rural areas, there is a shortage of affordable housing. To overcome this, it is advised that the benchmark figure is that each site should contribute 25% of the total number of units as affordable housing.

4.0 DRAFT STRUCTURE PLAN

- 4.1 The Draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20 – 25 year period. Three Strategic Growth Areas (SGA's) are identified which will

be the main focus for development, expecting to accommodate 75 – 80% of the growth. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Aberdeen and Aberdeen to Laurencekirk road and rail corridors and the Aberdeen to Peterhead corridor. Additional allocations are made outwith these areas, in local growth and diversification areas. Levels of growth in these areas should relate to local need and will vary from place to place.

- 4.2 Within the Rural Housing Market Area within which Cuminestown lies, there is anticipated requirement for 12,400 houses over the entire Structure Plan period. 4,400 houses are identified for the period between 2007 and 2016; 4,000 between 2017 and 2023; and a further 4,000 between 2024 and 2030.
- 4.3 In terms of employment opportunities, there are no specific targets identified in the Draft Structure Plan outwith the Strategic Growth Areas. However, it does identify that local development plans should identify and maintain an appropriate amount of business land in local growth and diversification areas in Aberdeenshire
- 4.4 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other to improve people's quality of life and opportunity.
- 4.5 Sustainable development and climate change is also an important objective in the Draft Structure Plan. It aims to be a city region which takes the lead in reducing the amount of carbon dioxide released into the air, adapts to the effects of climate change and limits the amount non-renewable resources it uses.

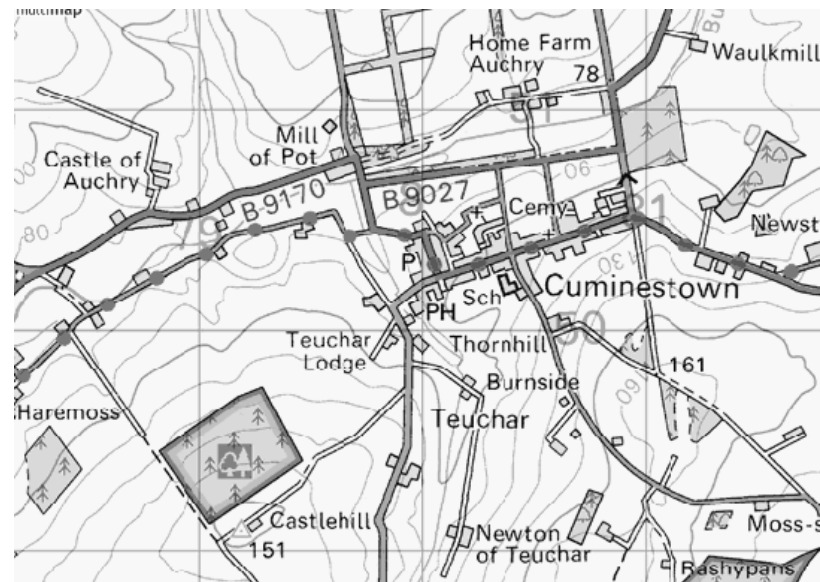
5.0 SERVICES

- 5.1 A sewage pumping station exists to the south of the site and the nearest sewage works are located to the north east of the bid site. It is

proposed to provide a mains sewage connection at the north east corner of the site.

- 5.2 Scottish Water's 2007 Asset Capacity Plans indicate that in terms of waste water there would appear to be capacity for up to 250 dwellinghouses. With regard to water, there is capacity for over 2000 properties, however, there may be an issue with low pressure. However, it is understood that £2.4 million has been invested in Turriff Water Treatment Works, to improve the drinking water. It is unknown if this will improve the water pressure.
- 5.3 There is a recycling centre at the local hotel car park. The bid site proposes the creation of a new recycling centre which is more conveniently located.
- 5.4 An extract from SEPA's Flood Risk maps, as shown in Figure 5 below, highlights that there is no issue in relation to flooding associated with the site.

Figure 5: SEPA Flood Risk Map



6.0 JUSTIFICATION

- 6.1 There is demand for both housing and employment uses in Cuminestown given the allocations for both uses in the extant Aberdeenshire Local Plan highlighted in Figure 2. Planning permission exists for 38 houses on site eh1, however, this has yet to be built due to access issues and the reluctance of the developer to complete the development. It is therefore unlikely that sites A and fh1 would be developed due to the requirement to be accessed from the housing site to the south. Similarly, site Emp B is understood to be landlocked and therefore is unlikely to be developed in the lifetime of the Aberdeenshire Local Plan.
- 6.2 As a result, it is considered that alternative sites should be allocated through the Aberdeenshire Local Development Plan, not only to compensate for the poor access in relation to the existing sites contained in the extant Local Plan, but to meet the Draft Structure Plan allocations for the Rural Housing Market Area.
- 6.3 SPP2 encourages employment land in a range of sites in sustainable locations. This is such a site given its proximity to the centre of Cuminestown and the good access that exists to the south. Providing a community facility would not only give something back to the locals of Cuminestown, and provide an additional facility in the village, it would provide for small scale employment opportunities for people, close to where they live. This is in line with sustainability principles highlighted in SPP1. There is also the potential to provide a better recycling centre to replace the existing arrangement at the local hotel car park. This is not an ideal situation, especially when the car park is full.
- 6.4 The identification of this site for mixed uses would ensure that a range and choice of locations were available to meet anticipated requirements, in line with SPP2. This guidance further states that replacement sites should be brought forward where existing allocations do not meet current and anticipated market expectations. In this case, EmpB is unlikely to be developed due to access issues and the bid site is a suitable replacement.

- 6.5 In terms of housing, site eh1 in the Local Plan has planning permission for 38 houses. These remain unbuilt due to the access issues. The local community are becoming increasingly frustrated by the lack of new housing in the village. It is therefore considered appropriate to allocate additional land through the Aberdeenshire Local Development Plan to meet the local demand and also the housing requirements for the Rural Housing Market Area. The bid site is considered to be the most suitable location in the village to meet that requirement.
- 6.6 SPP3 advocates housing in sustainable locations. The identification of this site in the Aberdeenshire Local Development Plan would meet that guidance. It is immediately adjacent to the settlement boundary and is a logical area for future development. The site is close to the centre of Cuminestown, being only 65 metres from High Street, at its closest and 175 metres at its furthest point, where the majority of the village's facilities are located, including shops and bus stops. Further to this, the health centre is only 120 metres from the site and playing fields approximately 240 metres. This is within guidance contained within SPP17 and PAN75 and is therefore considered to be an accessible, sustainable location for development.
- 6.7 Further to this, the site shares a boundary with the B9170, or High Street, the main thoroughfare through Cuminestown. In fact the road running along the southern boundary of the site is seen as a continuation of Main Street. The development of the bid site would be closer to the centre of Cuminestown than a number of residential properties which are spread along the B9170, highlighting its proximity to services and facilities of Cuminestown.
- 6.8 Development would comprise a high quality development and provide for a range of house types and tenures in line with the objectives of the Draft Structure Plan. The detailed design and layout of housing would be planned to take maximum advantage of the physical aspect of the site to maximise passive solar gain. The detailed design will be the subject of discussions with and approval of Aberdeenshire Council. The issue of developer contributions will be addressed in accordance

with Circular 12/1996 and mitigate impacts arising directly from the development.

- 6.9 The development of the bid site would provide for housing in a location which fits well in the landscape. Development has already taken place beyond the highest point of the site and this is demonstrated in Figure 2. When viewed from the east, development would be entirely screened by existing development in the village. Similarly, from the south, it would be viewed in the context of existing development and would be screened by that and landscaping along the roadside. From the approach from the north the site is screened by the topography of the surrounding area, and the site would only be visible when approaching Cuminestown. However, the land falls from a high point along the eastern boundary, to a low point along the burn. Therefore, development has already occurred beyond the high point of the site and any further development would be contained by the rising land and existing development. It would therefore be seen in that context and would not significantly impact on the landscape any further.
- 6.10 The masterplan for this site has been prepared around the existing ecological features, to ensure that nothing of ecological significance is lost as a result of the proposed development. Hedgerows, mature trees and watercourses provide valuable wildlife habitats. The location of the burn running parallel with the western boundary and the creation of a recreation/wildlife area around this would provide a unique landscape feature to any development and could incorporate a green area and walk, linking the site with Cuminestown and the wider area and increase biodiversity opportunities.
- 6.11 These measures for ecological protection and enhancement would contribute positively to any sustainability assessment of the site. Further opportunities to contribute to environmental sustainability are available on this site through the possibilities for the use of low and zero carbon technologies. The orientation of the site lends itself to the potential for solar technologies in line with the sustainable development objective of the Draft Structure Plan. The next stage of design development, specifically in relation to the buildings offer great

opportunities to address principles of low energy and sustainable design.

- 6.12 The footpaths proposed through the site would compensate for the lack of a pavement on the road alongside the site which has been an issue in the village and would provide a further community facility and provide a recreational amenity for the people of Cuminestown. It is acknowledged that there is a lack of facilities for children in the village and the development of a play area on the site would rectify this issue.
- 6.13 Access is available to the site from a number of points and there is an opportunity to provide separate points of access for the housing and community use. The location of the B9170 to the north and south and the unclassified road to the west contains development within these features and acts as a defensible boundary to the settlement. As stated above the location of bus stops, approximately 175 metres from the site is in line with SPP17 and therefore supports sustainable access by means other than the private car. There is an opportunity for separate points of access to these different uses, due to number of different points that exist with the local road network, minimising any impact on housing from the community use.
- 6.14 Housing would also support the local primary school, which is located approximately 400 metres from the site. This school has a capacity of 175 pupils. The 2007 Based School Roll Forecasts highlight that it was only operating at 57% of capacity in 2007. Although, this was forecast to rise steadily between 2007 and 2016, in 2016, it was still only forecast to be operating at 64% of capacity. This is significantly under capacity and additional housing in the village, on the bid site would sustain this important and well respected school.
- 6.15 The development of this site for mixed uses would meet the sustainable mixed community objective contained in the Draft Structure Plan. This objective aims to make sure that new development meets the needs of the whole community, both now and in the future, and makes the area a more attractive place for residents and businesses to move to. The proposals for the bid site would meet this in every way.

It would provide housing to meet a local demand which has not been satisfied due to the failure to develop an existing, zoned residential site. It would potentially provide a community use through the development of a community centre, and therefore small scale employment uses to compensate for the landlocked Emp1 site. In any case, housing would provide a balance to the employment land to the east of the settlement. It would make the area more attractive by providing walks linking the site with Cuminestown and the wider area. This would also provide a community benefit.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 The identification of this site for mixed uses in the Aberdeenshire Local Development Plan would meet a number of the objectives contained in the Draft Structure Plan. It would provide housing to meet a local need as an alternative to the existing, zoned housing land in the settlement which has yet to be built. It would provide a mix of uses to provide a sustainable mixed use development and could potentially provide a community facility and therefore small scale employment opportunities for the locals. An improved recycling centre could also be provided. The provision of community walks through the site would provide an attractive feature linking the village with the surrounding area and an attractive amenity to the housing proposed.
- 7.2 The site can be accessed conveniently, which other zoned sites in the village have experienced problems with. It is close to the centre of the village and would sustain the services and facilities located there, particularly the primary school which is under capacity. It would contribute to the housing and employment requirements of the Draft Structure Plan. Development would be contained in the landscape and would be well screened and contained by existing development. This bid site is considered an ideal location for the future expansion of Cuminestown.
- 7.3 It is therefore requested that this site be identified for mixed uses in the Aberdeenshire Local Development 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 ROBERT IRONSIDE Date: 5-11-2008
Postal Address: C/O ANNIE KENYON ARCHITECTS
EAST LEDIKEN
INSCH
ABERDEENSHIRE
AB52 6SH

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?
BRIDGEND, CUMINESTOWN
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 798 503

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? MIXED USE

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).

UP TO 81 UNITS

SEMI-DETACHED, DETACHED AND TERRACED HOUSES

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?)

ADJACENT SETTLEMENT BOUNDARY OF CUMINESTOWN AND WELL RELATED TO EXISTING BUILDINGS TO THE EAST AND SOUTH. THE SITE IS CONTAINED ON THE REMAINING SIDES BY ROADS TO CREATE DEFENSIBLE BOUNDARIES

THE RISING LAND TO THE EAST OF THE SITE WILL CONTAIN DEVELOPMENT WITH EXISTING BUILDINGS TO THE EAST SITTING AT A HIGHER LEVEL. DEVELOPMENT WILL BE SEEN IN THE CONTEXT OF THIS

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
THIS WILL BE CONSIDERED IN THE NEXT STAGES OF DESIGN DEVELOPMENT, OFFERING OPPORTUNITIES FOR LOW ENERGY AND SUSTAINABLE DESIGN. THE MASTERPLAN PROVIDES A BASIS TO ACHIEVE A HIGHLY SUSTAINABLE DEVELOPMENT 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

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?

COMMUNITY CENTRE

SMALL SCALE EMPLOYMENT OPPORTUNITIES

SIGNIFICANT AREA PROPOSED FOR WILDLIFE/RECREATIONAL USE WITH FOOTPATHS LINKING THE SITE WITH THE WIDER AREA

PLAY AREA TO PROVIDE AMENITY FOR CHILDREN IN THE SETTLEMENT

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) HEALTH CENTRE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <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 type="checkbox"/>	NA <input checked="" 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

SEE ATTACHED DEVELOPMENT BID STATEMENT

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)