

# 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 & Mrs Alan Smith  
Date: 5 November 2008  
Postal Address: Cairnadailly, Berefold, Ellon

N2

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

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 west of Berefold

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

NJ973355

S4 What is the current use of the site?  
Agricultural field

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).

We propose to construct approximately 6 dwelling houses with appropriate business spaces on site, which would provide one-off building plots in the countryside adjacent to a settlement which has employment opportunities.

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

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?)

It is proposed to install tree planting around the site, to the north in particular, to shield the site from the north winds. Footpaths would be installed in the landscaping areas for exercise/dog walks and would link back to the existing settlement. Recycling facilities for the settlement would be incorporated.

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

If you have undertaken a site assessment please provide details *Statement attached*

### 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?  
 Installation of footpaths, landscaping and recycling area, small scale wind generation plant

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
	Please tick appropriate box		
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 checked="" 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 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"/>

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 checked="" type="checkbox"/>	No <input 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\\_SE\\_ARCH](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE_ARCH)

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 bid proposal.

**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](mailto: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.

Aberdeenshire Local Development Plan

# Bid Submission

Berefold (West), Ellon

for

Mr & Mrs A Smith



**Baxter design**

**Architectural & Building Consultants**

Aden Hall, 9 Kirkgate, Old Deer, Peterhead, Aberdeenshire AB42 5LJ

**Tel. 01771 622296 Fax 01771 622572**

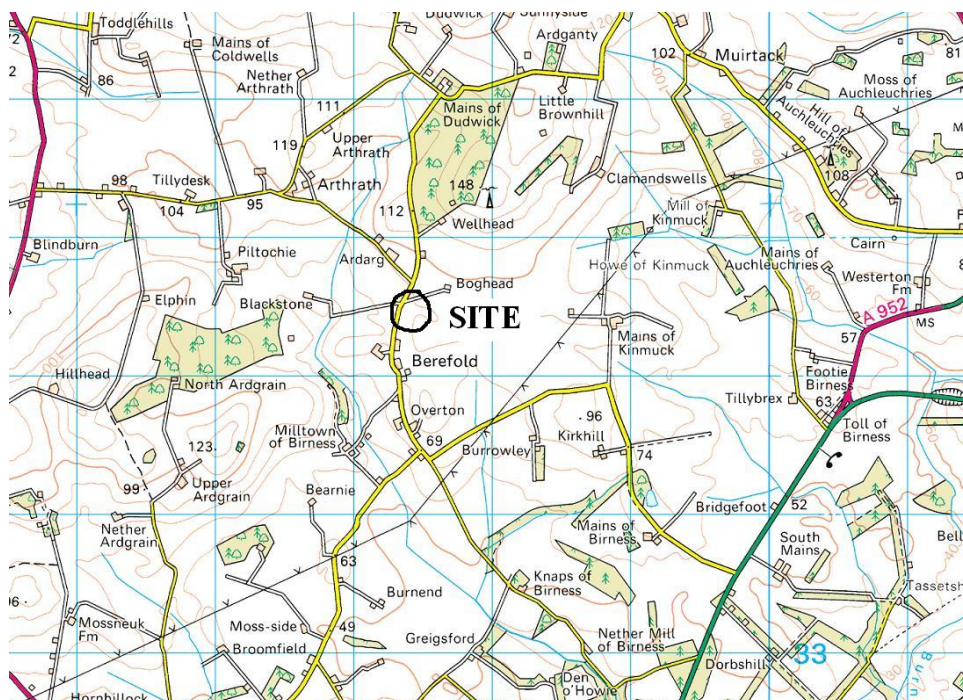
## Introduction

- Baxter Design, on behalf of our client Mr & Mrs Alan Smith, submit the following Development Bid in support of land being allocated for residential use at land to the west of Berefold, Ellon
- The purpose of this statement is to set out the planning justification for the identification of the land in question as being suitable for future residential development and inclusion in the new Aberdeenshire Local Development Plan

## Location

Berefold is situated around 2 ½ miles north of Ellon and 18 miles north of Aberdeen City Centre on the B9005 main road.

*Figure 1: Location plan*



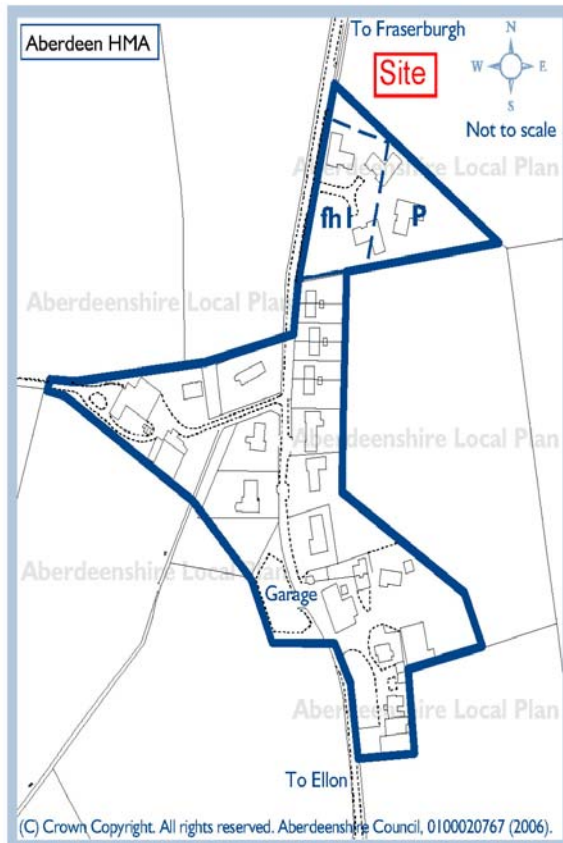
The Berefold site is located at the northern side of Ellon, off the A90. The site is in single ownership and comprises a field currently used for farming purposes. The site subject of the development bid is identified in figure 2 below.

*Figure 2: Site Plan*



## Extract from Local Plan.

### Berefold



Within Berefold only development meeting the Plan's policies will be permitted.

A project area (strategic landscaping) is shown as **Site P**.

Future housing land is shown as **Site fh I** (maximum of 5).

# DESIGN STATEMENT

## Berefold

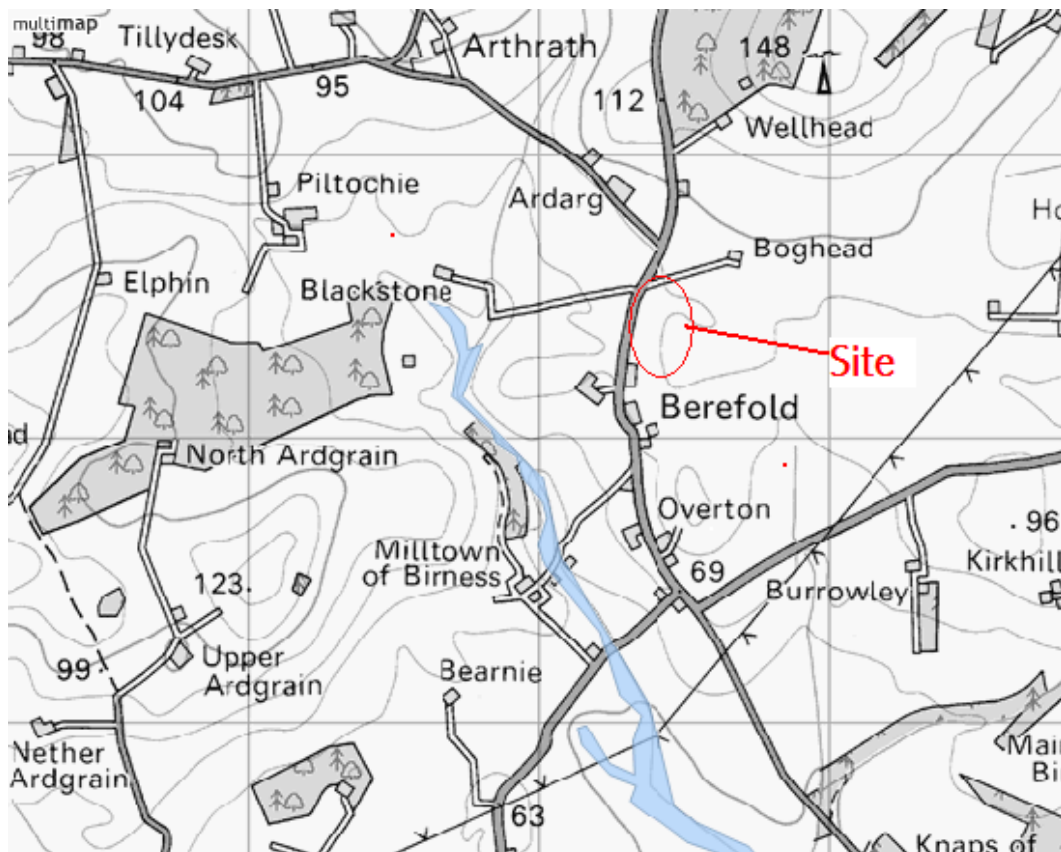
Our client wishes to promote his land, which lies to the west of Berefold, for approximately 7 houses. The plots would be of a building plot size in nature, which would allow people to build their own self-builds within the countryside yet close to a settlement. We would encourage the use of high specification insulation and locally supplied sustainable building materials where possible. The building plots would also have spaces to accommodate business units. We would propose landscaping around the development to shield it from the cold north winds. Drainage would be via septic tanks and soakaways. We would propose to incorporate recycling facilities for the residents and also a small-scale wind generation plant. This area has a good level of local employment with several businesses operating nearby. Additional houses would create the opportunity for residents to perhaps live in close proximity to their workplace.

*Figure 3: Masterplan*



We enclose an extract from the SEPA 1: 200 year storm flood maps. As can be seen from this the site is not subject to flooding. See figure 5 below.

*Figure 4: SEPA Flood Map*



# Appendix

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- Large scale masterplan.
- Typical business plan details.
- Photographic record of the site.
- Typical Insulation detail.