

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 Davidson
Date: 5 November 2008
Postal Address: Mains of Foveran, Newburgh, 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?
Site at Newburgh East.

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

NK998248

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?
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

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).

Our proposal would be to erect 12no. innovative type, eco-friendly dwelling houses which would be built into the hillside. Roofing materials to be finished in sedum. Some of the dwelling houses will have integrated business spaces. The development will also have 2 small-scale wind turbines as noted on the plan, for contribution to the energy consumption of the dwellings.

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 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 build the development into the hillside. We also propose a landscaped/footpath area around the perimeter of the site and the formation of an observation point at the hill top. Gorse planting will be implemented to match the existing landscape form of the adjacent golf course etc. Houses will have sedum roofs which will minimise any impact when viewing the dwelling houses from the public road as you will see frontages built into the hillside with an innovative type/contemporary design. Please see details.

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

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?

Installation of footpath and walkway to observation point; installation of one-off building plots with integral business spaces in a countryside location yet adjacent to 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
	Please tick appropriate box		
Local Shops	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<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 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_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

Please see design brief.

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.

Aberdeenshire Local Development Plan

Bid Submission

Newburgh (East), Aberdeenshire

for

Mr Davidson



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 Davidson, submit the following Development Bid in support of land being allocated for residential use at Newburgh (east), Aberdeenshire
- 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

Newburgh is situated approximately 13 miles north of Aberdeen City Centre on the B9005 main road.

Figure 1: Location plan

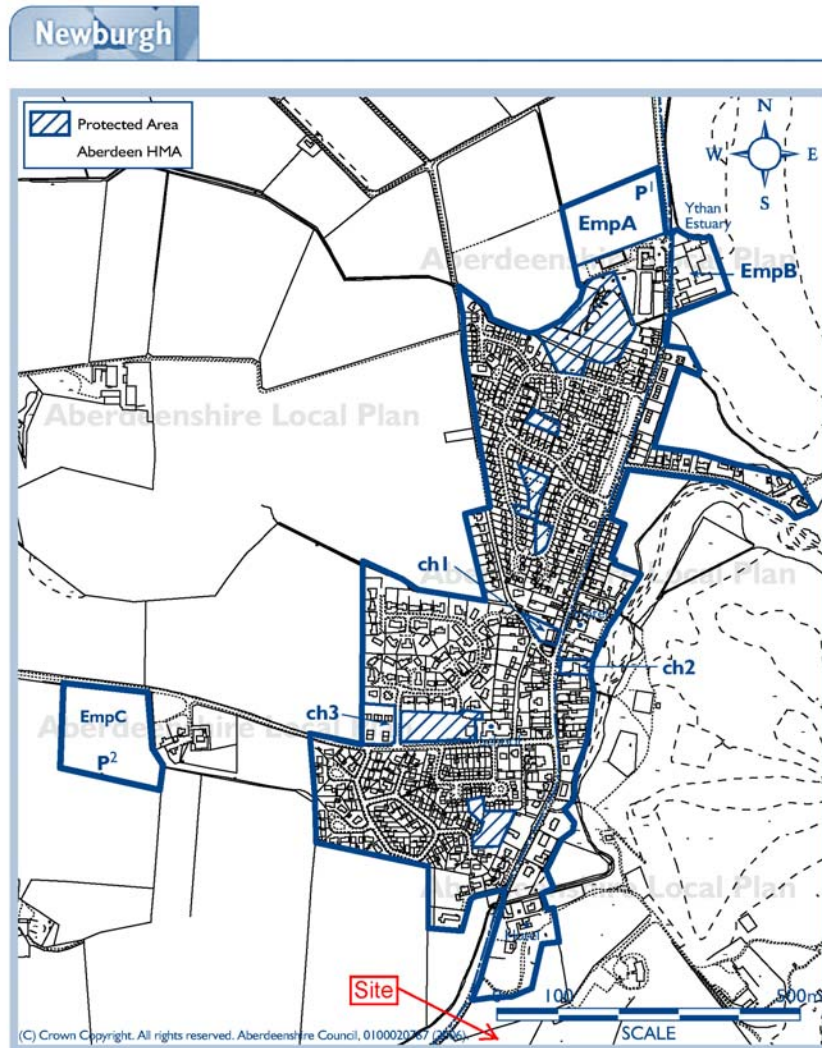


The Newburgh site is located at the south eastern side of Newburgh off Main Street. The site is in single ownership and comprises a field currently used for agriculture. The site subject of the development bid is identified in figure 2 below.

Figure 2: Site Plan



Extract from Local Plan.



In Newburgh there are six main opportunities for new development.

- **Site ch1** is suitable for around 12 houses.¹
- **Site ch2** is suitable for around 8 houses.¹
- **Site ch3** is suitable for around 5 houses.
- **Site EmpA** is suitable for high quality, prestige employment uses (Class 4) and strategic landscaping.²
- **Site EmpB** is suitable for mixed use: employment use (possibly tourism related) and housing to a maximum of 15 units, subject to a development brief.
- **Site EmpC** is suitable for appropriate employment use(s).

Two project areas are shown as **Sites P¹ & P²** (strategic landscaping).

Newburgh is also covered by the coastal planning policy: boundary shown as - - -

¹ An element of retail use is an option in the development of this site.

² To ensure that development respects this sensitive location, a development brief will be required.

DESIGN STATEMENT

Newburgh

It is our proposal to promote one-off housing land on a site at the east side of Newburgh on a steep south-facing field at the edge of the village. The proposed development would be for approximately 12 one-off houses, which would be designed to fit into the sloping landscape as can be seen from the illustration. These houses would be one-off building plots of an innovative, eco-friendly design, built into the hillside. We would propose two wind turbines on the site to serve the development. Some of the building plots would have business space uses. We would also propose a landscaping feature to the frontage of the site, with a landscaped footpath all the way around the site, passing the crest of the site, where we would propose to form an observation point which would give good views over Newburgh and the surrounding countryside. We have also plotted on the map at the opposite side of the development the 1 in 200 year flood area from SEPA. The houses would be constructed to a high standard of insulation – see example. We hope to achieve an insulation value of 0.1 for the walls, floor and roof which is equivalent in standard to that of Scandinavian countries. The houses would achieve an ‘A’ rating energy performance.

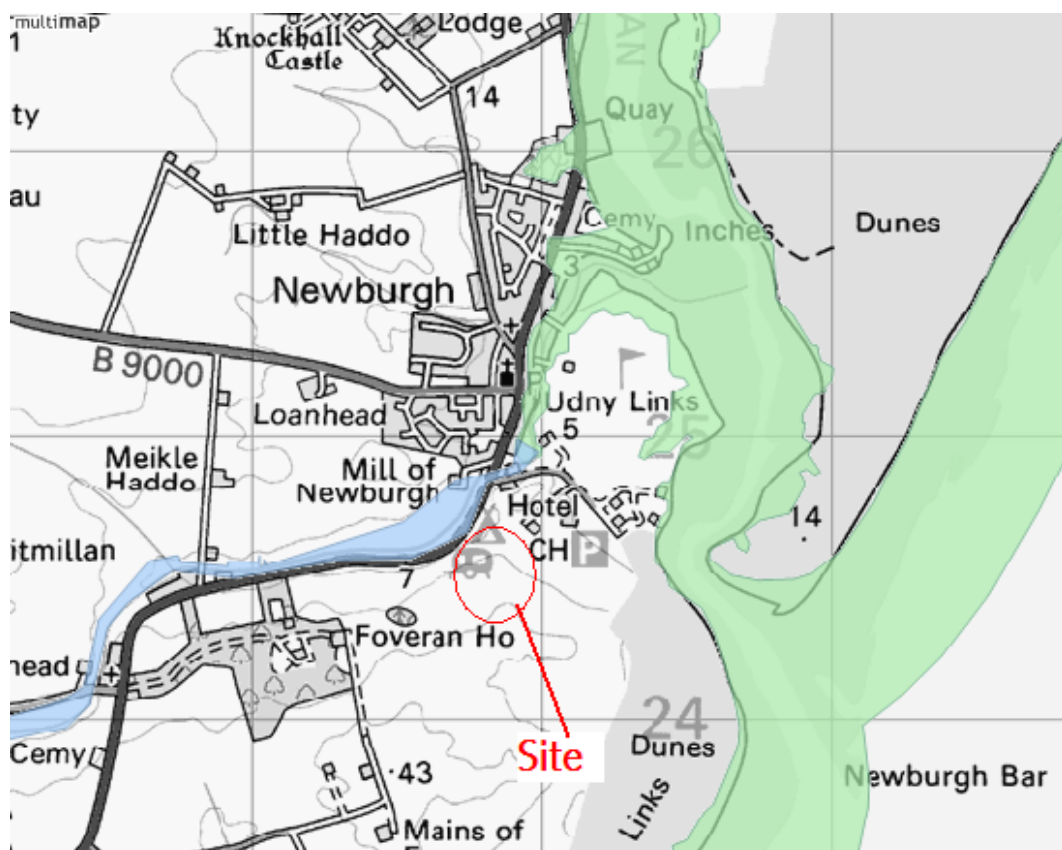
Figure 3: Masterplan



We are in the process of undertaking investigation in conjunction with Scottish Water with regards to sewage and water capacity.

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.
- Photographic record of the site.
- Typical Insulation detail.