

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: G Smith & Sons
Date:5 November 2008
Postal Address:Nethermill Farm, Cruden Bay, Peterhead

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?
Site at New Deer Road, Methlick

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

NJ863382

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 development/building plots

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).

It is proposed to have detached eco-friendly houses incorporating business spaces.

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.

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?)

Our proposals are for a one-off small development of individual building plots to satisfy the need for house building in the countryside, yet position these building plots adjacent to the settlement boundary. The building plots as noted previously will incorporate business spaces and there will also be a small-scale wind generation plant behind the development on the hillside. Additional landscaping/tree planting will be provided to the north and east of the site, for screening the development and also for protection from northerly winds.

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?

The benefit would be that due to the high demand for one-off building plots that are required for the countryside, this would bring all the building plots together in a countryside field location, yet within walking distance of a settlement. The houses would be designed to a high specification with regard to sustainability of materials and insulation etc, and would be powered in part by their own micro 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 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 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

See supporting design 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.

- 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

New Deer Road, Methlick

for

G Smith & Sons



Baxter design

Architectural & Building Consultants

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

Tel. 01771 622296 Fax 01771 622572

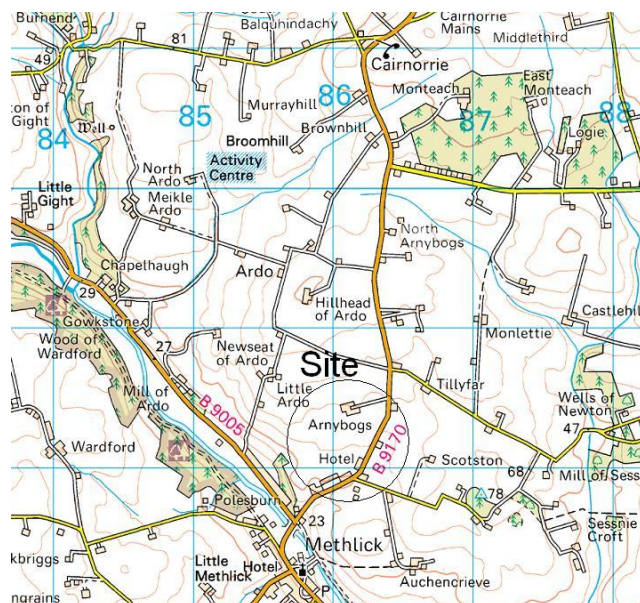
Introduction

- Baxter Design, on behalf of our client George Smith & Sons, submit the following Development Bid in support of land being allocated for residential use at New Deer Road Methlick.
- 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

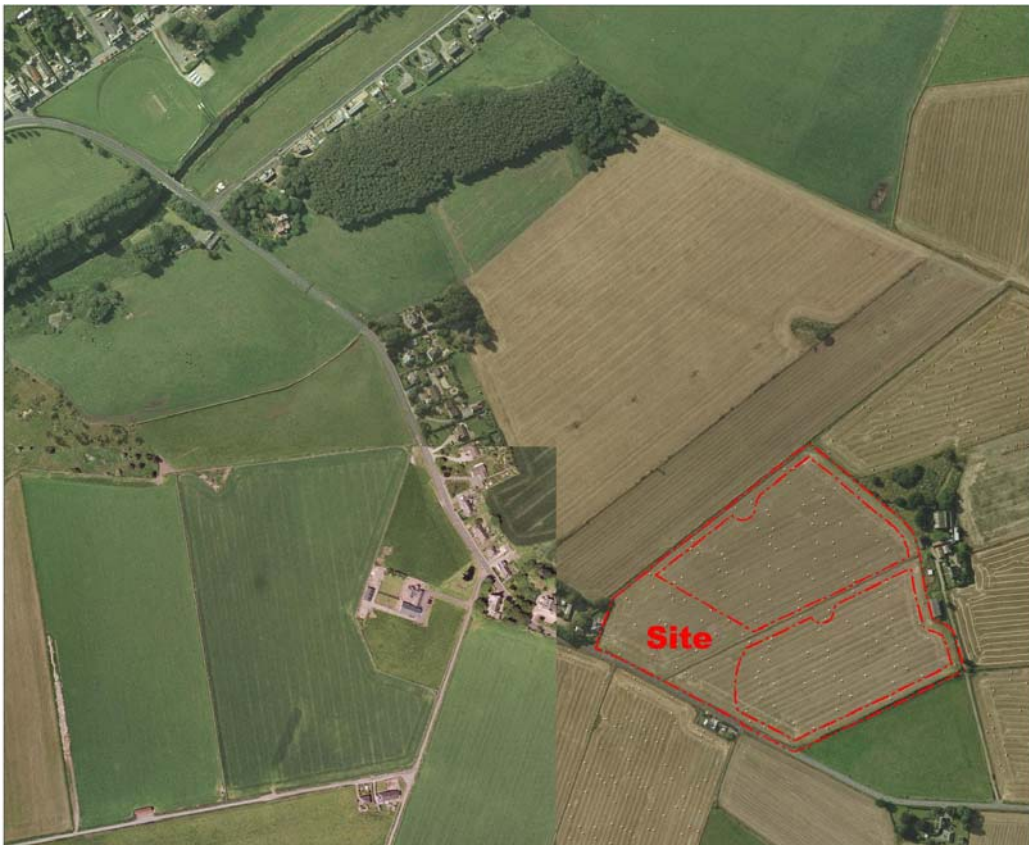
Methlick is situated approximately 7 miles west of Ellon and some 19 miles from Aberdeen City Centre.

Figure 1: Location plan

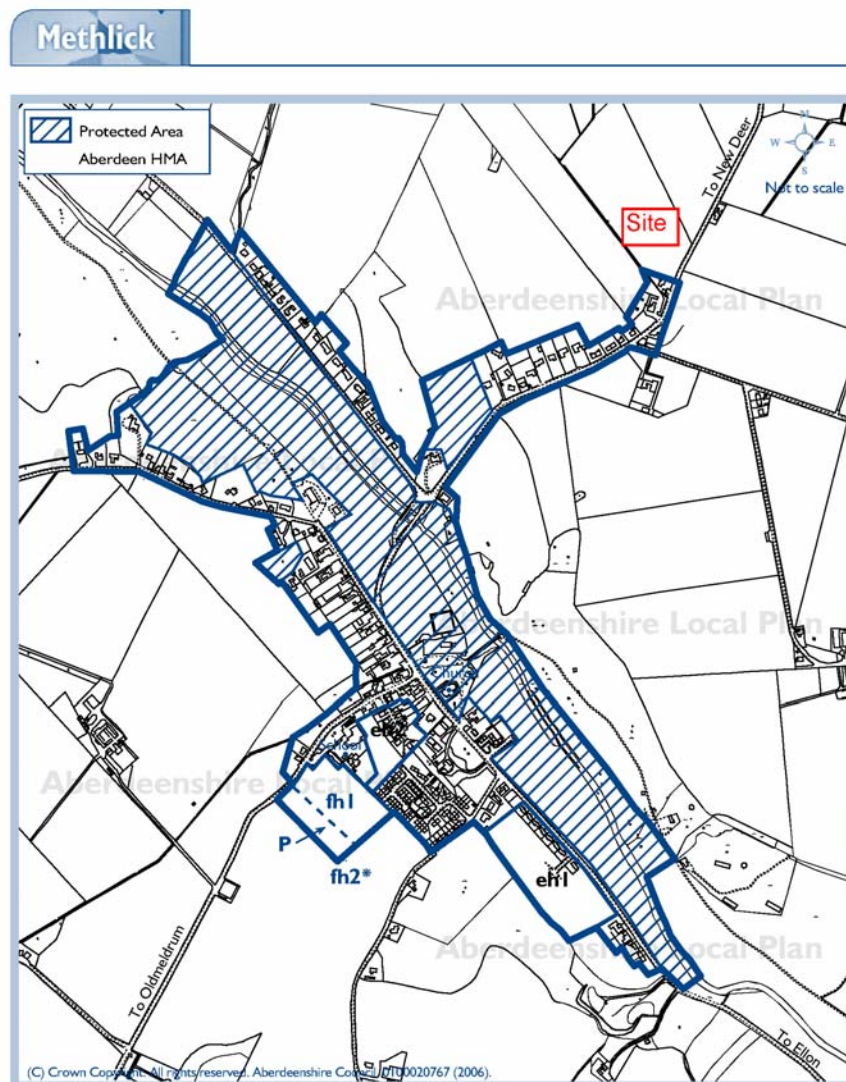


The Methlick site is located at the northern side of Methlick on the edge of settlement on the New Deer road. The site is in single ownership and comprises of two fields currently used for agriculture. The site subject of the development bid is identified in figure 2 below.

Figure 2: Site Plan



Extract from Local Plan.



In Methlick there are two main opportunities for new development.

- **Site eh1** is suitable for around 53 houses.
- **Site eh2** is suitable for around 10 houses.

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

Future housing land is shown as **Site fh1** (17) & **Site fh2***.

Design Statement

New Deer Road, Methlick

It is our intention to propose between 5 and 10 dwelling houses on a site located to the north of Methlick. These dwelling houses would form an eco-village incorporating high specifications of insulation (see appendix). We would encourage that the houses be built with sustainable locally sourced materials. Some of them would incorporate business spaces to allow the occupier to run a small business from home. These businesses would be light usage home-based businesses i.e. via Internet or cottage industry type businesses (See masterplan and 3D images).

Figure 3: Masterplan

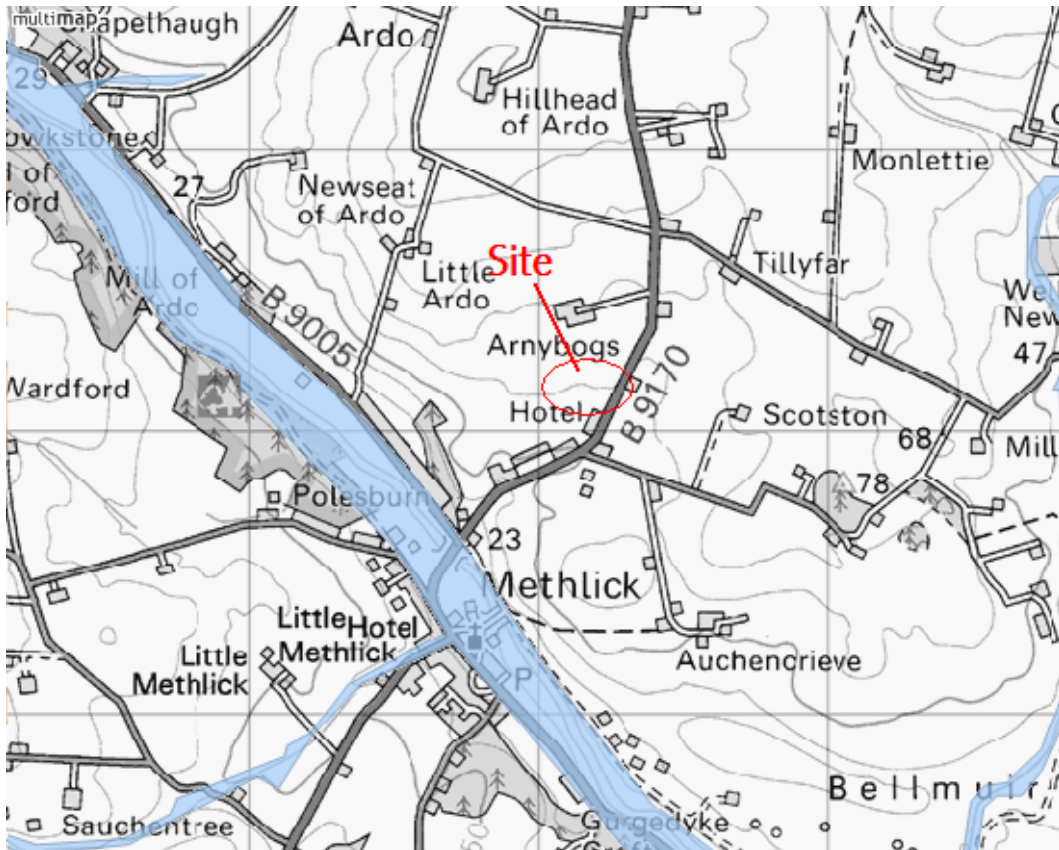


We are currently in the process of undertaking investigation in conjunction with Scottish Water with regards to sewage and water capacity. Below is an extract from Scottish Water's Strategic Asset Capacity and Development Plan 2007/08 to show that there is capacity for sewage treatment in the area:

Strategic Asset Capacity and Development Plan		Size of work		Serves less than 250 units	
Local Authority		Aberdeenshire		Small Waste Water Treatment Works	
Site Ref.	Works	Potential Development *		Comments	Confidence Grading
		< 10	≥ 10		
STW002345	BRIDGEND NEW ST	<input checked="" type="checkbox"/>		Existing Septic tank Can be expanded as demand required	C5
STW002368	REARQUHAR ST	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW002372	DRUM STW	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW002376	DUBLIN ST	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW003493	METHLICK WWTP	<input type="checkbox"/>	49	Existing capacity is sufficient for Project development	C4
STW003514	INVERBERVIE COMMUNOTOR STATION	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW003630	INVERBERVIE, GOURDON UNS SO	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW003683	GARDENSTOWN, GARDENSTOWN NO1 UNS SO	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4
STW003684	GARDENSTOWN, SEATOWN (NO2) UNS SO	<input checked="" type="checkbox"/>		Currently not prioritised for additional strategic capacity	C4

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.
- Typical business space detail.
- Various development 3D images.