

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: Kirkwood Homes Limited c/o Knight Frank LLP
Date: 6 November 2008
Postal Address: 3 Rubislaw Terrace, Aberdeen, AB10 1XE

N2

Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED],
[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 Adjacent to Manse Road/Panmure Gardens, Potterton.

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?

Yes No

S3

Please provide the National Grid reference of the site

NJ 942 153

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? Housing development - residential extension to Potterton.

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. The attached Indicative Site Layout Plan shows the development area of some 12 acres being developed out in 4 phases.

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 estimated that the site which comprises 12 acres has the capacity to accommodate between 50-100 houses. A mix of housing sizes and types, including higher density development will be provided focusing on the provision of smaller homes to buy or rent. The site is allocated in the current Aberdeenshire Local Plan as Green Belt. The boundaries of the Green Belt are, however, to be reviewed as part of the review of the structure plan and to inform the new Local Development Plans for Aberdeen and Aberdeenshire. It would be appropriate in the review to remove this site from the Green Belt as it does not make a major contribution to the Green Belt in this location.

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. Public open space, SUDs Area, and footpath links through the site connecting to Potterton.

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?) The addition of an extension to Potterton at this location could be contained within the landscape and enhanced by landscaping and planting. The site has the advantage of being highly accessible by foot and cycling to facilities in Potterton and is located close to the Stagecoach bus service than runs through the village. The site also has the advantage of being located on a south facing slope, so is able to take full advantage of solar gain. Access to the site can be gained from Manse Road and Panmure Gardens.

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?

In addition to affordable housing the proposals will provide planning gain, which can contribute to improvements to education, both primary and secondary. New footpaths will also be provided.

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 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.

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

We are aware of the work currently being carried out on the "Energetica" initiative on behalf of the Aberdeen City and Shire Economic Forum (ACSEF) and strongly support it. We have asked that the spatial proposals contained in the "Energetica" concept be more explicitly reflected in the Finalised Structure Plan. Potterton lies within the Aberdeen to Peterhead Strategic Growth Area, the area in which "Energetica" is focussed. We think there is a strong case for the new Aberdeenshire Local Development Plan to allocate some of the 2400 houses proposed in the Ellon to Blackdog part of the corridor, in the period up to 2030, to Potterton. In this respect it is noted that in a report to the Formartine Area Committee on 28 October 2008 titled "Initial Approach to be taken for Settlements in a Future Aberdeenshire Local Development Plan" Potterton was identified in "Appendix 1: Settlements proposed for site allocations" as providing growth to support the structure plan strategy.

A full investigation of services for the area will require to be undertaken.

We consider that the site at Potterton as shown on the attached Indicative Site Layout Plan should be included in the new Local Development Plan as a housing site. The development of the site would:

- Fit with the strategic development framework by providing homes within a settlement which is located within the Aberdeen to Peterhead SGA.
- Be deliverable as it will be in the control of Kirkwood Homes;
- Respect and enhance the landscape by ensuring that the proposed development would not be obtrusive and fits with the topography of the site;
- Promote sustainable travel patterns by providing new housing land immediately adjacent to the village;
- Provide much needed affordable housing and help support local services and keep the settlement and community viable; and
- Be a logical extension to Potterton, which will place minimal impact on existing infrastructure.

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.