

17466

Acknowledge By: 26.01.09.

RECEIVED

19 JAN 2009

DH

## Aberdeenshire Local Development Plan 2008

### Proposal for a site to be included in the Main Issues Report

F0164

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.

Name of proposer: WILLIAM DAVIDSON.

Date: 17-1-09.

Postal Address: A1353 4DG.

St. Congars Den Balmellie Road Turriff

Name of landowner (if known) WILLIAM DAVIDSON.

Postal address of landowner A1353 4DG.

To comply with the data protection Act 1998 this information will not be made public

### The site and your proposals

Under what name would you like the site to be identified?

WALK HILL CROFT YTHAN BANK.

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL: No.

The site name could be descriptive ("Site north of") or an address (Site at Westburn Road, Aberdeen)

Have you provided a map showing the exact boundaries of the site you would like considered? YES.

it developable?

Flood Risk Assessment	Yes	<del>No</del>
NA		
Traffic Impact Assessment	Yes	<del>No</del>
NA		
Drainage Impact Assessment	Yes	<del>No</del>
NA		
Habitat / biodiversity Assessment	Yes	<del>No</del>
NA Other as applicable (eg noise, dust, smell		
Retail impact etc)	Yes	<del>No</del>
NA		

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](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SEARCH)

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

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

THERE IS AN ONGOING DRAINAGE PROBLEM WITH EXISTING HOUSES.

THIS PROPOSED DEVELOPMENT ALONG WITH OTHERS WOULD MERIT A PROPER SEWAGE SYSTEM. BENEFITTING THE WHOLE AREA.

At least 25% of all housing is likely to be required to be affordable. If More  
 e  
 applicable, are you considering providing more or less than this? 25%  
 or Less

What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

*WE WOULD HAPPY TO PROVIDE ANY REQUIRED AFFORDABLE HOUSING.*

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)

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

Community facilities (eg Hall) *400M.*

Sports facilities (eg playing fields)

Employment areas

Residential areas

Public Transport networks Yes      No      NA

Other (Please specify) Yes      No      NA

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

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

**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.

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**

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?)

*AFTER HOUSE BUILDING & SETTING OUT GARDENS  
& COMMUNAL AREAS. THE WHOLE SITE & ACCESS  
COULD BE ENHANCED BY STONE WALKING.*

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form.

*Framework attached*

Have you applied principles of sustainable siting and design to your site? Yes

*No*

If you have undertaken a site assessment please provide details

Yes No

Please provide the National Grid reference of the site

NT/90685/23959

What is the current use of the site? No CURRENT USE.

Has the land been built upon before (Brownfield Land)?  Yes  
No WORKED OUT GRAVEL PIT.

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

What use(s) do you propose for your site? HOUSE BUILDING.

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

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.  
NOT SPECIFIED AT THIS STAGE.

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).

ENCLOSED ARE TWO PLANS WE CONSIDERED IN THE PAST. ALTHOUGH AN ALTERNATIVE MIGHT BE EIGHT HALF ACRE BUILDING PLOTS

If you have a design statement or other details about what you would like to see on the site, please include it.

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)

*Statement attached*

The Code for Sustainable homes or [WWW.index21.org.uk](http://WWW.index21.org.uk) provides guidance on this issue

**Effect on the community**

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.