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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.

Name of proposer: CASTLGLEN LAND SEARCH LTD
Date: 14 October 2008
Postal Address: MIDMILL, KINTORE, ABERDEENSHIRE, AB510UY

Name of landowner (if known) [REDACTED]
[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

Under what name would you like the site to be identified? CARPENTERS CROFT, KINMUCK, INVERURIE, ABERDEENSHIRE

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : NOT AVAILABLE

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 No

Please provide the National Grid reference of the site

NJ8219NW & NJ8119NE

What is the current use of the site? AGRICULTURAL GRAZING 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

What use(s) do you propose for your site? MIXED TENURE HOUSING DEVELOPMENT ALONG WITH VILLAGE GREEN / MULTI PURPOSE RECREATIONAL AREA

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.

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 WOULD BE OUR INTENTION TO PROVIDE HOUSING IN A VARIETY OF TYPES AND TENURES INCLUDING AFFORDABLE HOUSING AND SMALLER UNITS FOR SALE. RECENT DEVELOPMENTS IN THE VILLAGE HAVE CONCENTRATED ON HIGHER END UPMARKET UNITS. OUR DEVELOPMENT WOULD HELP CREATE A GREATER BALANCE IN THE COMMUNITY AND PROVIDE OPPORTUNITY FOR FIRST TIME BUYERS. THE HOUSING WOULD EMBRACE NEW TECHNOLOGY IN RESPECT OF SUSTAINABILITY AND CARBON NEUTRAL PRINCIPLES WHERE THESE ARE PROVEN TO BE EFFICIENT AND COST EFFECTIVE.

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)

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. THE DEVELOPMENT WOULD INCLUDE A VILLAGE GREEN/ MULTI PURPOSE RECREATIONAL AREA INCLUDING THE OPPORTUNITY FOR SPORTS ACTIVITIES ON A SMALL SCALE. WHILST PLAY EQUIPMENT EXISTS ELSEWHERE THE OPPORTUNITY FOR A KICKABOUT ETC IS LIMITED. THE AREA WOULD ALSO PROVIDE A MEETING PLACE WITHIN THE VILLAGE TO HELP SUSTAIN AND BUILD A SENSE OF COMMUNITY AND WOULD BE DESIGNED TO PROVIDE A SAFE AREA FOR CHILDREN TO PLAY. THE AREA COULD ALSO BE USED FOR ANY FUTURE VILLAGE EVENTS. THERE IS SCOPE TO INCREASE THE SIZE OF THE VILLAGE GREEN AREA IF REQUIRED BY MOVING THE PROPOSED HOUSING AREA AND STRATEGIC LANDSCAPING FURTHER NORTH. THIS WOULD NOT HOWEVER INVOLVE ADDITIONAL HOUSING.

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?) THE SITE EXTENDS TO CIRCA 2 ACRES AND LIES TO THE NORTH EAST OF THE VILLAGE BOUNDED ON 3 SIDES BY ROADS AND EXISTING HOUSING AND IS CONSIDERED A LOGICAL EXTENSION TO THE SETTLEMENT. STRATEGIC LANDSCAPING IS PROPOSED FOR THE NORTH AND EAST BOUNDARIES TO PROVIDE NATURAL DEFINITION AND CONTAINMENT (SEE ATTACHED SKETCH).

THE VILLAGE GREEN WILL BE LOCATED TO THE SOUTH OF THE SITE ADJACENT TO THE EXISTING HOUSING. THE PROPOSED NEW HOUSING WILL BE BUILT AROUND THE VILLAGE GREEN TO THE NORTH AND EAST. THIS WILL CREATE A SAFE HAVEN FOR PEOPLE USING THE AREA WHICH WILL BE HIGHLY VISIBLE FROM ALL SIDES. THE VILLAGE GREEN WILL CREATE AN ATTRACTIVE SETTING

FOR THE NEW HOUSES AND A FOCAL POINT FOR THE WHOLE VILLAGE. THE HOUSING WILL BE DESIGNED TO BE SYMPATHETIC TO RURAL ABERDEENSHIRE IN TERMS OF DESIGN AND MATERIALS WHILST UTILISING MODERN TECHNOLOGY TO EMBRACE SUSTAINABILITY AND ENERGY EFFICIENCY.

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

Statement attached

The Code for Sustainable homes or 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.

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

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

COMMUNITY BENEFITS WOULD INCLUDE THE VILLAGE GREEN TO BE USED BY CURRENT AND PROPOSED RESIDENTS WHICH WOULD HELP PROMOTE AND DEVELOP A SENSE OF COMMUNITY. A RANGE OF HOUSETYPES INCLUDING SMALLER PRIVATE UNITS FOR SALE AND AFFORDABLE HOUSING WILL HELP CREATE BALANCE IN THE VILLAGE AND PROVIDE THE OPPORTUNITY FOR LOCAL PEOPLE WITH LOWER INCOMES TO GET ON THE HOUSING LADDER. FURTHER DEVELOPMENT IN THE AREA WILL HELP SUSTAIN LOCAL SERVICES INCLUDING THE VILLAGE PUB AND THE LOCAL SCHOOL. IN ESSENCE DEVELOPMENT WILL BE AT THE HEART OF RURAL SUSTAINABILITY.

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
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 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

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. 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

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

THE SITE IN QUESTION HAS SCOPE FOR AROUND 8 HOUSES OF DIFFERING, TYPES, TENURES AND SIZES BUILT AROUND A NEW VILLAGE GREEN / MULTI PURPOSE RECREATIONAL AREA. ON COMPLETION OF THE DEVELOPMENT THIS AREA WOULD BE HANDED OVER FOR THE BENEFIT OF THE COMMUNITY. RECENT DEVELOPMENTS HAVE BROUGHT LITTLE IN THE WAY OF COMMUNITY BENEFITS AND OPPORTUNITIES FOR LOWER INCOME FAMILIES TO STAY WITHIN THE AREA. INCLUSION OF THIS SITE WOULD DRAMATICALLY REDRESS THIS BALANCE.

THE PROPOSED VILLAGE GREEN WILL ENHANCE THE GENERAL AMENITY OF THE VILLAGE AND PROVIDE MUCH NEEDED USEABLE OPEN SPACE. IT WOULD PROVIDE OPPORUNITY FOR SOCIAL AND RECREATIONAL ACTIVITIES.

THE SITE BEING LOCATED IMMEDIATELY ADJACENT TO THE BUILT UP AREA WILL HAVE NO DETRIMENTAL VISUAL IMPACT EITHER FROM WITHIN THE VILLAGE OR FROM MAJOR ROADS OR VANTAGE POINTS. DEVELOPMENT OF THE SITE IN TERMS OF THE SCALE AND CHARACTER PROPOSED WILL FIT WELL WITH THE VILLAGE BOTH COMPLEMENTING THE EXISTING BUILT FORM AND FURTHER ENHANCING IT.

PLEASE NOTE WE INTEND TO CONSULT WITH THE LOCAL COMMUNITY COUNCIL IN DUE COURSE.

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

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.