

Gr 8

Gr 8

P3

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: Maureen Gray
Date:09-10-08

Postal Address:

36 Disblair Road

Newmachar

Aberdeenshire

AB21 0PU

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner

[REDACTED]

[REDACTED]

[REDACTED]

[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?
 Linden Partnership
 Newmachar

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
 NJ8719,NJ8819,NJ8720 and NJ8820

S4 What is the current use of the site?
 Agricultural. Note area of land in field across from existing steading was previously part of Cunninghar steading prior to road re-alignment.

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 and recreational.

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.
 As agreeable with Aberdeenshire planning department and successful developer. However ongoing discussions with developer and Aberdeenshire are aimed at developing area P1 and proposed football pitch as phase one with the remainder of the proposed area as phase two.

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).

Social mix? As agreeable with Aberdeenshire planning department and successful developer. This would include an agreed allocation of social housing.

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.

Ongoing proposal (see enclosed items L 1-6) encompassing creation of football pitch adjacent to existing football pitch and release of area P1 for housing on a like for like basis as phase one. Phase two is proposed as the remainder of the four fields shown on map after P1 and footballpitch development.

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?)

Site well placed to access existing infrastructure (roads, drainage, water, gas, electric etc.) in that all are close to site, if not already on site and in the case of drainage site has sufficient elevation to access local drainage which has recently been upgraded to fulfill the needs of the village.

Despite current economic situation there is still a shortage of housing in the area. Proposed site would go some way towards serving said shortage.

Proposed site would be a natural extension of the village with the additional benefit of providing much needed amenity area.

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?

Provide needed housing close to commercial centre of village that would be easily serviced by existing infrastructure.

Provide a needed second football pitch adjacent to existing pitch.

Provide a mutually agreed allocation of social 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)

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
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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Other as applicable (eg noise, dust, smell)			

Retail impact etc) Yes No 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

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

Q1 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

Proposed development is adjacent to recently released site fh1 on Aberdeenshire local plan for Newmachar and is of same status as site fh1 prior to it's release for development. This site would also cater for an agreed requirement of social housing and provide an element of recreational amenity.

Although Kingseat United no longer exist. Newmachar United and Newmachar Colts, who field eight teams between them, have been involved in discussions on the proposal for over eighteen months.

Supplementary items included with this proposal are as follows.

Letters L1 - L7.

Plans/Proposal P1 - P4

G8

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.

G8 L7



The Linden Partnership

36 Disblair Road
Newmachar
Aberdeenshire
AB21 0PU

Tel. No. 01651-862130
e-mail maureengray@talktalk.net

17-10-08

Dear Sir,

The following information is intended to provide some back ground to the accompanying proposal form, plans and letters. Just over two years ago we were approached by Kingseat Football Club who were seeking land to establish a football pitch, having lost their home pitch in the Gladedale development of the former Kingseat hospital. After reaching agreement with the club discussions with Aberdeenshire council were initiated the results of which are contained in letters L1 – 6. As things progressed developers became involved and until a very short time ago were at an advanced stage of negotiations with a preferred developer. Involvement with said developer is not at an end. However we understand, due to the current financial climate, that they are involved in a radical internal restructuring and will not be forwarding a submission for our proposed site for your consideration.

In the meantime Kingseat Football club have ceased to exist but Newmachar Colts and Newmachar United who, combined field eight teams, have been involved in the discussions with Aberdeenshire, the preferred developer and ourselves for over eighteen months.

The following information is section by section supplementary from the proposal application.

S5 Proposal of mix of uses, note area on plan. Refer to letters L1 – 4 and attached plans. There is currently no fixed area.

A2 We wish to submit items P1 and P4 as site layout information. Please note that P1 is dated 1996 and is prior to allocation of amenity area on current local plan and is included for illustration purposes only. P4 is an access proposal from 07-08 and should be studied in conjunction with letter L4.

A3 While we have no assessment for this item in place the Linden Partnership is supportive of a soundly engineered sustainability practice being employed from start to finish of proposed site and beyond, by design. This would have to be as agreeable with Aberdeenshire planning department and successful developer.

C1 Community involvement has been achieved through various discussions with the community council and the football teams involved.

C2 Affordable housing tick boxes left blank as comprehensive answer given in S7 and C3.

C5 Flood risk assessment. The site runs from a natural high point to the North (see P4) to the South and does not hold water. The area to the East (housing) is already under a designed drainage system. There is also no history of flooding within the proposed site.

Traffic impact assessment. See letter L4 and plan P4.

Drainage impact assessment. Phone calls with Scottish Water (ongoing from 10-06) suggested that local water and drainage systems were adequate to service proposal.

C6 See letter L4 and plan P4.

G8

● Page 2

October 19, 2008

Yours Faithfully.

Maureen Gray.

G8 L1



The Linden Partnership

36 Disblair Road
Newmachar
Aberdeenshire
AB21 0PU
Tel. No. 01651-862130

November 15, 2006

Planning department

Aberdeenshire Council
Blackhall Road
Inverurie
AB51 3WA

Dear Sir or Madam:

We have recently been approached by Kingseat Football Club with a view to providing land for a football pitch. The club lost their original venue in the redevelopment of Kingseat Hospital by Manor Kingdom. We contacted Aberdeenshire Council planning department, by telephone, and were advised to put the matter in writing for consideration by the relevant official.

We, The Linden Partnership, own the land marked P1 on the local plan and allocated as recreational area. This area as it stands is on the small side for a football pitch and is immediately adjacent to a road. We feel that a more suitable location would be in the field adjacent to the existent council owned pitch to the North also owned by The Linden Partnership. Use of this area would also create two recreational areas separated by farmland which would suffer from people accessing one area from the other.

In light of recent re-zoning of land for development within the Newmachar area (Kirk Park, Church of Scotland farmland to South of P1) we would seek to have the area P1 re-zoned as (housing) development land as the above proposed football pitch would directly replace the recreational area as described and P1 is within local plan and settlement boundary.

We would welcome the planning departments view on this matter possibly with a meeting to discuss the subject further.

Yours sincerely,

Maureen Gray



G8 L2

Our Ref: G/ENQ/2006/2223
Your Ref:

Ask for: Bob Peacock
Direct Dial: 01467-628498
Email: ga.planapps@aberdeenshire.gov.uk

Gordon House
Blackhall Road
Inverurie AB51 3WA
Telephone 01467 620981
Fax 01467 628469
LP-3 INVERURIE

The Linden Partnership
36 Disblair Road
Newmachar
Aberdeen
AB21 OPU

For the Attention of Maureen Gray

13/12/2006

Dear Madam

Provision of Land for a Football Pitch and Re-zoning of Proposed Recreational Area to Land for Housing

Thank you for your letter dated 15 November 2006 in connection with the above. Before I consult with my colleagues in the Policy Section of the Planning Service, I would be extremely grateful if you could identify precisely the location and size of the land you wish to be considered for the football pitch. I have enclosed a copy of the proposals map for Newmachar and would be pleased if you could mark the proposed position of the pitch on the plan.

It would also help us to assess the proposal if you could advise what facilities would accompany the football pitch.

- Is it intended to use the existing vehicular access and car park serving the existing football pitch or would be new access and car park be proposed?
- Would new changing facilities be required or would the pitch share the existing facilities?
- Would floodlighting or stands be proposed?

On receipt of the above information I will consult with my Policy colleagues. Depending on your answers to the above questions, I may also undertake consultations with other Council services to ascertain their views on the proposal.

It should be noted that the above advice is offered without prejudice to any decision taken by Aberdeenshire Council on any formal planning application. Whilst every effort/

If you have difficulty in reading this paper please contact Bob Peacock on 01467-628498

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effort has been made to provide you with appropriate advice at this stage, these comments may not be comprehensive or cover every matter that may subsequently be considered in a formal application.

I look forward to hearing from you.

Yours faithfully

A handwritten signature in black ink, appearing to read "Bob Peacock". The signature is fluid and cursive, with the first name "Bob" being more prominent than the last name "Peacock".

Bob Peacock
Planner

Enc

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Newmachar



In Newmachar there are four main opportunities for new development.

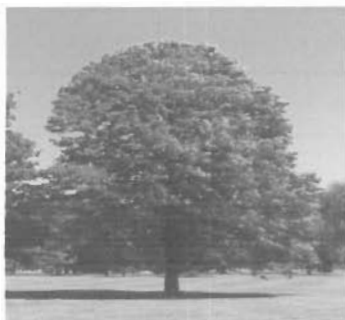
- **Site eh1** is suitable for around 31 houses.
- **Site eh2** is suitable for around 3 houses.
- **Site eh3** is suitable for around 74 houses.
- **Site A** is suitable for community facilities.

Two project areas are shown as **Site P1** (recreational area) & **Site P2** (school extension/community hall improvements/open space).



For a full explanation of the land use allocations in the Plan's settlements and the main policies which relate to these please see the Glossary.

L3 G8



The Linden Partnership

36 Disblair Road
Newmachar
Aberdeenshire
AB21 0PU

Tel. No. 01651-862130

February 12, 2007

Planning & Environmental Services

Aberdeenshire Council
Gordon House
Blackhall Road
Inverurie
AB51 3WA

Dear Mr Peacock

Reply to Aberdeenshire letter 13-12-06

In reply to your letter of 13-12-06 reference G/ENQ/2006/2223 please find enclosed map showing proposed area for football pitch. Area under discussion is highlighted in solid blue. Other adjoining land owned by the partnership is cross-hatched in blue.

We have included a greater area than the end requirement to allow some leeway on the final footprint to perhaps more easily address any issues with access, local obstacles (Hydro Line), elevation change etc. To summarise, The Linden Partnership are happy to be advised on a mutually acceptable location.

In answer to the three bullet points in the letter of 13-12-06 please find answers as agreed with Kingseat Football club. Linden Partnership comments in red.

1. Kingseat United would be willing to discuss with the Council and Newmachar United the best solution as far as access to the site is concerned. The existing car park is not big enough to serve the potential for two pitches in the area but we would be willing to discuss separate access or any expansion of the existing car park facilities. (This may be difficult as the car park is surrounded by the existing pavilion, pitch and field which would not form any part of the application.) Depending on final placing of pitch (as detailed above) a new car park to service both pitches could be factored into plan with current car park used to allow extension to changing facilities as one option.
2. It is not possible to share existing changing facilities as there are only two dressing rooms. New changing facilities or an extension to existing changing facilities could be considered. Again dialogue with Newmachar United and the Council to determine the best solution would be acceptable to Kingseat United.
3. Stands would not be proposed in any application. Floodlighting may be considered as part of the application even if not installed at the outset of any development.

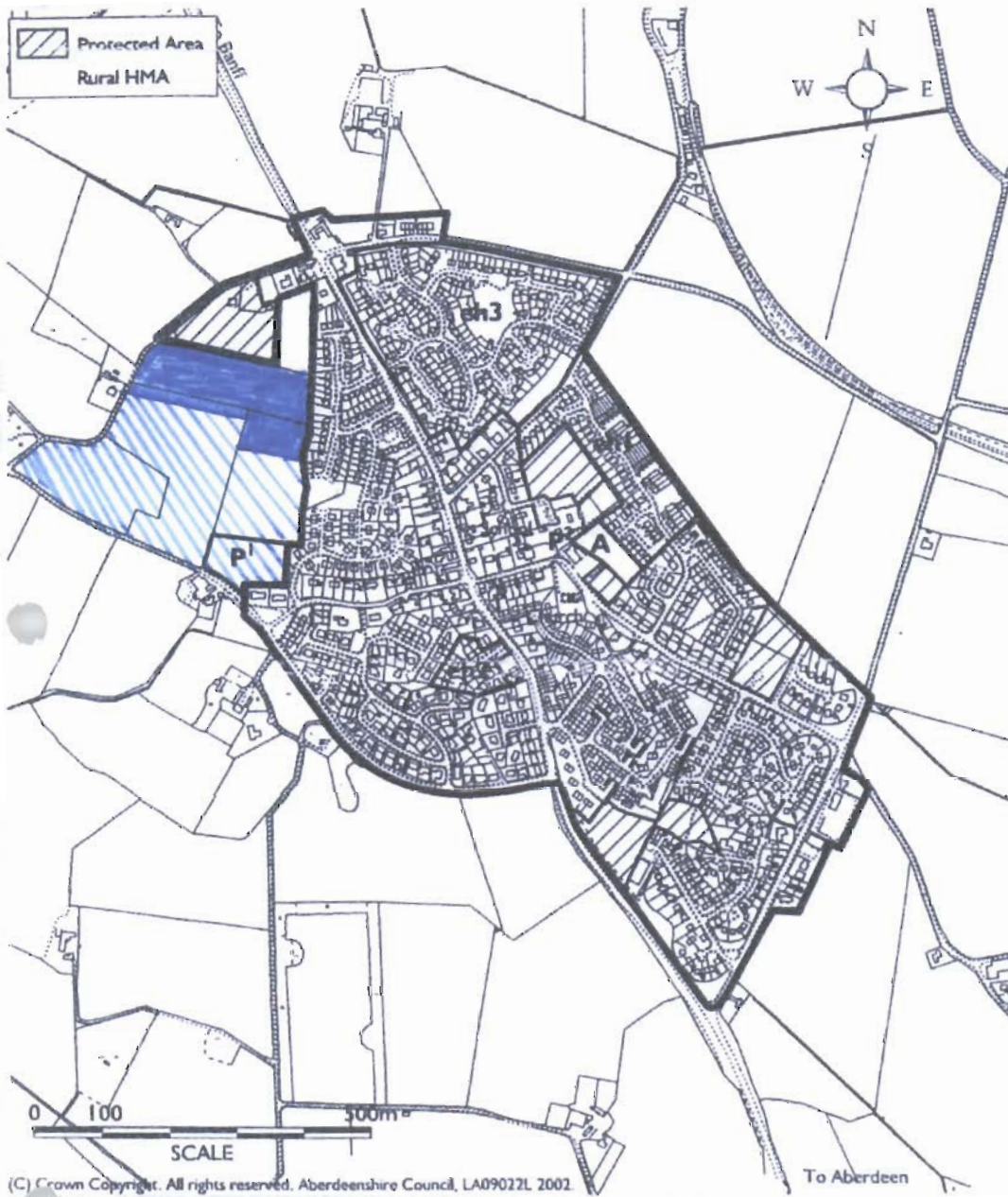
We look forward to hearing from you.

Yours sincerely

Maurice Gray (Partner)

G8

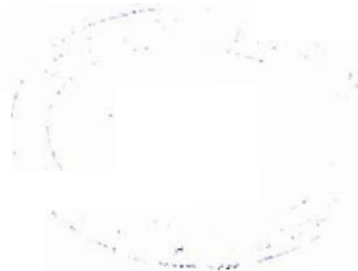
Newmachar



In Newmachar there are four main opportunities for new development.

- **Site eh1** is suitable for around 31 houses.
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- **Site eh3** is suitable for around 74 houses.
- **Site A** is suitable for community facilities.

Two project areas are shown as **Site P¹** (recreational area) & **Site P²** (school extension/community hall improvements/open space).





Our Ref: G/ENQ/2006/2223
Your Ref:

Gordon House
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Email: ga.planapps@aberdeenshire.gov.uk

The Linden Partnership
36 Disblair Road
Newmachar
Aberdeen
AB21 OPU

14/06/2007

Dear Sir/Madam

Proposal: Pre Application Enquiry for Provision of Football Pitch and Re-Zoning of Proposed Recreational Area to Land for Housing
Address: Newmachar, Aberdeen

Thank you for the additional information provided with your letter dated 12 February 2007.

The provision of a new football pitch adjacent to the existing pitch would appear to comply with Policy Emp\10 of the Aberdeenshire Local Plan and to be acceptable in principle. Ideally the 2 pitches should be serviced by a single pavilion which should also be available for use by other groups and should not be regarded as for the exclusive use of the two football clubs.

The Local Roads Manager advises that access to any new combined facility must be taken from Corseduick Road. The unclassified road to the north is narrow and unsuitable for any additional traffic likely to be generated by the proposal. A suitable pedestrian link to Newmachar would also be required.

Any new floodlighting would have to be carefully located and designed so as not to cause light pollution or to adversely effect the adjacent dwellinghouse.


The development of the Project Area for housing could comply with Policy Gen\12 of the Aberdeenshire Local Plan and could therefore also be acceptable in principle, but only if the new football pitch is delivered as part of the development. Accordingly, I would suggest that the housing and football pitch developments be considered as a single proposal. Any development proposal would also need to comply with all other relevant Council policies and technical standards.

If you have difficulty in reading this paper please contact Bob Peacock on 01467-628498

G8

Your enquiry certainly merits further investigation and it may be useful to convene a meeting with the relevant consultees and yourselves to explore how the matter might be progressed. Please let me know, if you wish to meet and I will make the necessary arrangements.

Yours faithfully



Bob Peacock
Planner

pp

L5
G8



The Linden Partnership

36 Disblair Road
Newmachar
Aberdeenshire
AB21 0PU

Tel. No. 01651-862130
e-mail maureengray@talktalk.net

August 21, 2007

M. Taylor
Newmachar Community Council,
Loch-an-Eilein
Newmachar
Aberdeenshire
AB21 0UQ

Dear Mr Taylor,

We are writing to inform you of current negotiations involving ourselves (The Linden Partnership), Kingseat United, Newmachar United and Newmachar Colts with Aberdeenshire Council regarding the establishment of a second football pitch and all weather training area adjacent to the existing football pitch at a suitable location within the solid blue shaded area of the accompanying plan. The proposal encompasses the change of use of the area marked P1, allocated on the current local plan as an amenity area for housing an equivalent area being provided for the previously mentioned football pitches.

Negotiations have thus far been by letter however a meeting with Aberdeenshire Planning is provisionally proposed for late September which we would be happy to have your representation at. Obviously we would appreciate your thoughts on the subject positive or negative prior to attendance.

As this letter is intended only to outline the proposal, various items supporting the proposal have been omitted as has any information supplied by third parties which can be provided with due approval.

Yours sincerely

The Linden Partnership

**PARISH OF NEWMACHAR
COMMUNITY COUNCIL**

L6

G8

SECRETARY

Telephone 01651 862234

E Mail Mtandsbtaylor@aol.com

M T Taylor
Loch an Eilein
Newmachar
ABERDEENSHIRE
AB21 OUQ

7 September 2007

Maureen Gray
36 Disblair Road
Newmachar
ABERDEEN
AB21 0PU

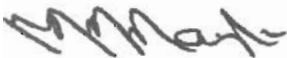
Dear Ms Gray

I refer to your letter of 21 August which we discussed at the August Community Council meeting.

We noted your plans but did not think it would be appropriate for us to come with you to your meeting with Aberdeenshire Council Planning Department.

We will respond to your proposal when we are informed that you have sought planning permission for the development.

Yours sincerely



M T Taylor