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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 4 November 2008.

N1	Name of proposer: JOHN BARCLAY	Date: 1/11/2008
	Postal Address: TREETOPS 9 DRUMDUAN GARDENS FORRES MORAY IV36 1BX	

N2	Name of landowner (if known) [REDACTED]
	Postal address of landowner [REDACTED] [REDACTED] NS [REDACTED] [REDACTED] [REDACTED]
<small>To comply with the data protection Act 1998 this information will not be made public</small>	

The site and your proposals

S1	Under what name would you like the site to be identified? FIELD ADJOINING AND TO SOUTH OF RAMSHILL CROFT, NEWMACHAR
	Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : NO
<small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road, Aberdeen)</small>	

S2	Have you provided a map showing the exact boundaries of the site you would like considered?	Please provide the National Grid reference of the site NJ 891 187
S3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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S4 What is the current use of the site? **ANNUAL GRAIN CROPPING**

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 **No**

S5 What use(s) do you propose for your site?
RESIDENTIAL INCLUDING RESIDENTIAL CARE HOME ON 25% OF SITE. SEE PARAGRAPH 01 FOR MORE INFORMATION

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).

A MIX OF HOUSING – SEE PARAGRAPH 01

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) N/A

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.

SS 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?)

FLEXIBLE AT THIS STAGE AND ASPIRATIONS WILL BE TAILORED TO LOCAL AND PLANNING AUTHORITY REQUIREMENTS. DESIGN AND LAYOUT TO BE AGREED WITH LOCAL AUTHORITY IF BID IS ACCEPTED. PLEASE NOTE THAT I AM PREPARED TO WORK IN CONJUNCTION WITH ADJOINING BIDS TO ACHIEVE AN INTEGRATED DEVELOPMENT.

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. *NO* *Framework attached*

A3 Have you applied principles of sustainable siting and design to your site? Yes
NOT YET BUT THE PRINCIPALLY SOUTH AND SOUTH-WEST ORIENTATION WILL BE FULLY UTILISED IF DEVELOPMENT IS GIVEN. No

If you have undertaken a site assessment please provide details
Statement attached *NO*

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.

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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? Possibly 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 TERMS OF HOUSING, PROVIDING A VARIETY OF PROPERTIES TO SUIT VARIOUS SOCIAL GROUPS, ASPIRATIONS IN A LOCATION WHICH WOULD CAUSE LITTLE VILLAGE CENTRE TRAFFIC, GENTLY EXPANDING AGE GROUPS THUS SUSTAINING EXISTING BUSINESSES AND SERVICES, PERHAPS ALLOWING THESE TO EXPAND.

RESIDENTIAL CARE HOME WOULD AFFORD TO POTENTIAL USERS, BOTH LOCAL AND NON-LOCAL, FACILITIES WITHIN A DECIDEDLY RURAL LOCATION BUT WITH VILLAGE FACILITIES A VERY SHORT DISTANCE AWAY.

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 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 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"/>

AIRPORT, RAILWAY STATION AT DYCE - 3K, ACCESS ONTO PROPOSED AWPR CIRCA 2K

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?

	Yes	No	NA
Flood Risk Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Drainage Impact Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Habitat / biodiversity Assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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.

- Q6 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

MY BID IS BASED ON BEING VERY FLEXIBLE AND COULD BE EITHER:

- a) **100% OF SITE FOR MARKETABLE RESIDENTIAL HOUSING INCLUDING AT LEAST 25% AFFORDABLE HOUSING.**
OR
- b) **50% OF SITE FOR MARKETABLE RESIDENTIAL HOUSING, 25% AFFORDABLE HOUSING AND REMAINING 25% OF SITE FOR RESIDENTIAL CARE HOME.**
OR
- c) **50% OF SITE FOR MARKETABLE HOUSING INCLUDING 25% AFFORDABLE HOUSING WITH REMAINING 50% FOR RESIDENTIAL CARE HOME.**
OR
- d) **100% OF SITE AFFORDABLE HOUSING IF DEVELOPED IN CONJUNCTION WITH ADJOINING BIDS.**

I AM PREPARED TO DISCUSS WITH ABERDEENSHIRE COUNCIL – AND IN PARTICULAR PLANNING OFFICERS – WHICH OF THE ABOVE OR VARIATIONS OF THE ABOVE, IS DEEMED MOST APPROPRIATE FOR THE SITE, TAKING INTO ACCOUNT OTHER BIDS IN NEWMACHAR.

**PLEASE REFER TO APPENDIX “A” FOR SITE PLAN.
PLEASE REFER TO APPENDIX “B” WITH EXTRACTS OF COUNCIL AND REPORTERS COMMENTS AND RECOMMENDATIONS FROM ABERDEENSHIRE LOCAL PLAN ENQUIRY 2005.**

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.

ABSTRACTS FROM ABERDEENSHIRE LOCAL PLAN ENQUIRY
INCLUDING BARCLAY'S OBJECTIONS, COUNCIL'S CASE
AND REPORTER'S RECOMMENDATION

APPENDIX "B"

Issue 160: Newmachar

Objectors:

Mr A F Buchan
Mr J Barclay
Newmachar Parish Church

Reference Numbers:

47.13.1
810.1.1
938.1.1; 1267.1.1

Procedures:

Informal Hearing and Written Submissions

Reporter:

David Russell

BARCLAY SUBMISSIONS

160.5 Mr Barclay seeks the allocation for housing development of an elongated field which runs south from the rear of the existing house at Ramshill Croft, on the east side of the A947 road to Aberdeen. The house stands on the south-east side of Hillbrae Way. The settlement boundary mainly follows this road, but further north it incorporates some existing built development on this side of the road. The site could accommodate a range of residential or other uses. It is an open site, and its development would not adversely affect existing properties. It is accessible on foot to the various facilities and services in the village.

160.6 The development of around 33 houses here would help to sustain the local community. It is an ideal site. It is on the bus route and, being on the Aberdeen side of Newmachar, car commuters would not add to traffic congestion in the centre of the village. There is a need for additional housing land, and this site meets all the criteria for an effective housing site. Its development would not represent a major intrusion into the countryside, and it would be preferable to the proposed development at Kingseat, with its two kilometres out of Newmachar.

COUNCIL'S CASE

160.9 The council would have no objection to an amendment to the settlement boundary to incorporate the existing house at Ramshill Croft. The council accepts that development here would be on the "right side" of Newmachar, but it would elongate the settlement unnecessarily. It is not needed at this time, but could be appropriate for future expansion.

Conclusions

160.10 The capacity of the objection sites to the east and south of the settlement exceeds the scale of development which is appropriate for Newmachar's role as a rural service centre. I see no fundamental reason why they would not be suitable to accommodate some of the development needs of the settlement in future, although the elongated shape of the site to the south would result in an incongruous form of expansion, unless it is part of a more comprehensive development of land to the south-east of Hillbrae Way.