

Gt a 64/63

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: Tulloch CastleGlen (Inverurie) Limited 2827
 Date: 31/10/2008

Postal Address: per
 William Lippe Architects Limited & CastleGlen Land Search Limited
 4 St. James Place Midmill
 Inverurie Kintore
 AB51 3UB AB51 0UY

N2 Name of landowner (if known) [REDACTED]
 Postal address of landowner
 [REDACTED]
 [REDACTED]
 [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?

Crichie Farm,
Port Elphinstone

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

NJ 774 197 (centroid)

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?

63 ha Employment land, first plan period, (but certainly allowing release, at the earliest possible time, of Phase 1 of that area, which is the subject of current planning application G/APP/2007/2025); and

27 ha Housing land (550 units) in the first plan period, or otherwise, as a future allocation.

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.

Earliest possible release of a portion of employment land (see S5, above), though the early release of all the employment land would accord with the supply strategy described in the emerging Draft Structure Plan.

Phasing of housing - probably two phases - will depend on anticipated market conditions.

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).

This will be influenced significantly by the market but it is intended that a wide range of types of housing - styles, sizes and tenures -should be provided, with the intention of enabling a balanced, mixed community to develop.

The house types will embrace modern, sustainable and carbon neutral technology where it has been proven to be both 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.

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.

Given the size and location of the Crichton Farm site it will be easy to accommodate most other supporting and ancillary land uses. The opportunity exists for the creation of a balanced and sustainable community that would, within a single area, provided its residents with places to work, rest and play.

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?)

Crichie Farm is a site of significant scale, though with well-defined and enclosing boundaries, many formed by woodland or mature shelter belts. Its development would be an entirely logical southerly extension of Inverurie / Port Elphinstone on attractive, south-east facing slopes and with unsurpassed connections possible to the main road (which forms one of its boundaries) that is a vital part of the proposed Strategic Development

Landscape Assessment available with current planning application G/APP/2007/2025.

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?

The development proposals have been discussed with the Community Council (who were certainly supportive of the Phase 1 Employment land) and with the Inverurie Business Association. As outlined at S9, the site is sufficiently large to be able to accommodate almost any facility reasonably required by the community and the proposer would be happy to discuss with the planners, or with the Planning Gain team, at an appropriate time, what community benefits might be considered.

It is the proposers clear and firm intention to provide more than the 25% of affordable housing and, again, the size of the site and the scale and variety of development possible, makes this an entirely realistic and deliverable prospect.

On a broader point, by allowing the employment land to go forward as a matter of some urgency, existing businesses in Inverurie that are presently constrained by lack of land on which they can expand and grow will be encouraged to meet their full, unrealised potential without looking elsewhere while new businesses can start up or relocate. These would be real, tangible benefits to employment, economic growth and local 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)

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"/>

Provision of site for primary school, community facility, community woodland and other sorts of public open space.

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 checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes	<input checked="" type="checkbox"/>	No	<input 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

C1 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

Further to C5, studies have been carried out, as indicated, and full copies of the documents are already with current planning application G/APP/2007/2025. In order not to burden you with great detail, summary extracts only are included with this submission relating to the outline DIA and the TA. Additional full versions of them all are available, if required.

The Outline Drainage Impact Assessment (prepared by Cameron & Ross for the separate, current planning application for Phase 1 of the Employment land) makes it clear that foul sewerage discharge and surface water disposal - using a suitably designed SUDS - do not present any difficulties and that there are no known flooding issues with the site.

The Transport Assessment (Colin Buchanan) is presented as the Contents with the Conclusions and Recommendations pages only, where the main points arising are:

- 1) the improvement to the walking and cycling facilities by means of a proposed new foot/cycle bridge over the A96 which significantly improves the potential for access to the site by sustainable modes;
- 2) the good location of the site in terms of proximity to existing public transport services, walking and cycling routes in compliance with SPP17; and
- 3) the overall conclusion of the TIA that the proposed development would have little impact on the surrounding road network.