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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 6 November 2008.

Name of proposer: Building Solutions

Date: 30/10/08

Postal Address: Belvidere House, 46b West High Street, Inverurie, AB51 3QR

Name of landowner (if known) [REDACTED]

Postal address of landowner [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? Opposite St Sairs Cottages Colpy

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)

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

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What is the current use of the site? Agricultural

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? Residential and open space.

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). 25 detached houses with a mix of 3, 4 and 5 bed properties

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. N/A

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 IS IMMEDIATELY ADJACENT TO THE SETTLEMENT OF COLPY. THE SITE WILL BE ACCESSED FROM THE EXISTING ACCESS ROAD TO THE NORTH AND WILL BE BOUND ON 3 SIDES BY RESIDENTIAL DEVELOPMENT AND IS THEREFORE WELL RELATED TO THE EXISTING SETTLEMENT.

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 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

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?

AFFORDABLE HOUSING PROVISION
HOUSING WILL SUSTAIN UNDER CAPACITY SCHOOL

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	<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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	NA <input checked="" 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 :

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http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE
ARCH

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

SEE ATTACHED DEVELOPMENT BID STATEMENT

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:

POTENTIAL SITE FOR RESIDENTIAL DEVELOPMENT AT COLPY, ABERDEENSHIRE

Colpy lies approximately 11 miles north west of Inverurie, 9 miles south east of Huntly, 11 miles west of Oldmeldrum and 3.5 miles from Inch. The 10 bus service between Aberdeen and Inverness stops at Colpy 16 times a day between Monday and Friday, 11 times a day on Saturday and 11 times on a Sunday. Inverurie, Huntly and Oldmeldrum and Inch provide easy access to a wide variety of amenities including shops, doctors, dentists, primary and secondary education and employment opportunities. Primary education is located within Inch. These settlements are within easy reach of Colpy.

Colpy is currently an attractive settlement focused along the route of the old A96. The settlement currently consists of 20 properties. The proposed site which is currently unused agricultural land extends to 8.3 Acres and is bound to the north by residential development which is under construction and nearing completion, to the east and south by existing residential properties and to the west by agricultural land.

An indicative layout has been prepared (appendix 1) for the site which identifies that 25 residential properties of mixed size can be accommodated easily on the site. This layout also allows for a large landscaped area to be created adjacent to the western boundary of the site which provides an attractive amenity for the residents of the settlement and a defensible boundary to the settlement.

The site slopes gently from north to south and east to west and existing residential development to the east and north lies at a higher level than the proposal site. In topographic terms there is no impediment to development of this site for residential use. Appendix 2 is an extract from SEPA's flood map which confirms that the site is not at risk from flooding. Access to the site could be taken from the existing access to the residential development under construction to the north of the site.

Scottish Planning Policy

The aim of Scottish Planning Policy 1: The Planning System is to ensure that development and changes in land use occur in suitable locations and are sustainable. Further to this, planning should encourage sustainable development by supporting better access by foot, cycle and public transport, as well as by car. Part of this is to provide direct and safe access to local facilities by a choice of transport modes.

Scottish Planning Policy 3: Planning for Housing highlights that a key aim of the planning system is to bring forward sufficient land to meet the requirements for new

dwellings. New residential developments should make efficient use of resources and be accessible by forms of transport other than the private car. It further highlights that planning authorities should consider the co-ordination of housing land provision with improvements in infrastructure, including transport and educational investment. Preference should be given to locations which can be well integrated with existing and proposed public transport, walking and cycling networks.

Scottish Planning Policy 17: Planning for Transport advises that the aim of the planning system is to support and accommodate new investment and development in locations accessible by a range of means of transport and which seek to minimise the impact on existing transport networks and the environment.

Current Development Plan Considerations

No allocations were made in Colpy for the period 2000 – 2005 and no areas of search for future housing are identified in the settlement. 3 houses adjacent to the site were granted planning permission in 2007 in compliance with policy Hou\5 Cohesive Groups in the rural housing market area.

Emerging Structure Plan

The emerging Structure Plan identifies Colpy in one of the 3 strategic growth areas which will be the main focus for development in the area up to 2030. Colpy lies in the Huntly to Pitcable section of the Huntly to Laurencekirk Strategic Growth Area where significant housing allocations are proposed in the period to 2030.

Justification

Colpy is an attractive established settlement in an area where there has been strong demand for new development in recent years demonstrated by the adjacent new development currently under construction. The development of the proposed site would give the opportunity to form a more cohesive group with the existing properties filling in a gap created by the existing development.

The site forms a logical area for infill development in Colpy with very strong existing defensible boundaries existing on 3 sides and with the opportunity to provide a strong landscaped boundary to the undeveloped west boundary. The existing residential properties to the north, south and east provide an opportunity to for infill development. Due to the existing and proposed topography of the site, adjacent residential properties and proposed landscaping, the development site is not prominent in the landscape and would not be visible from any public areas outwith the site.

Access to the site would be taken from the A96 trunk road which gives quick and easy access to Inverurie, and Huntly. Oldmeldrum is easily accessible along the nearby A920. Good public transport provision serves Colpy providing excellent links to Inverurie and Huntly where bus and rail links to the wider area are available. Bus stops are located less than 100m from the proposed site on the A96 therefore meeting the requirements of SPP17.

The proposed strategy in the emerging structure plan highlighted above shows how Colpy fits into the strategic growth area. Small scale infill of the type proposed will compliment the existing settlement and also the opportunity for a mix of residential units. In addition the additional residential development will help support the existing services in an area well served by public transport.

The identification of this site for residential development would also support the existing primary school at Insch. In 2006 it was operating at 81% capacity and this capacity is forecast to fall post 2008. This development would help support this important facility.

Conclusion and Recommendation

It is considered that the development of this site would meet Scottish Planning Policy by developing an infill site within an existing settlement. It would also comply with the strategy of the draft structure plan given its location in one of the Strategic Growth Areas where a sustainable community could be formed. This would maximise the use of resources and sustain services in Insch, including the primary school, which is operating significantly under capacity.

Therefore, on the basis of the foregoing, we would be grateful if consideration could be given to the allocation of additional housing requirements Colpy through the Development Plan Review and the subsequent inclusion of the proposed site for residential development within the Aberdeenshire Local Plan.