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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.

N1

Name of proposer:

J M Gilbert

Date:6/11/08

Postal Address:

Womblehill Farm

Kintore

Inverurie

AB51 0XS

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?

Land at Fordtown Farm

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 349 132~~ NJ7814

S4 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

S5 What use(s) do you propose for your site?

The proposal involves a residential development incorporating substantial areas of amenity open space together with local community facilities and retail centre.

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).

The overall number of dwellings would be determined through the detailed masterplanning exercise, following dialogue with Aberdeenshire Council and the Local Community.

Consideration has been given to the range of housing which will be created on site. The development will include a range of house types and densities. Including detached, semi-detached and terraced units. The higher density housing is aimed to achieve the figure of 40 dwellings per hectare. The areas classed as lower density will be range from densities between 20-30 dwellings to the hectare, with a view to achieving the overall draft structure plan target of 30 dwellings per hectare.

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.

Sustainable community expansion including phased residential development; retail centre; community facilities; community park and playing fields; and proposed combined heat and power plant.

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?)

The site is located to the south west of Inverurie and is currently used for agricultural purposes. The site is bound by the A92 to the east with existing woodland providing screening. The B994 providing the sites northern boundary. The B977 bounds the site to its western edge. The southern boundary is defined by the pylon line which runs on an east west axis.

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](http://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?

A broad range of community benefits would arise from the proposed development. Generous areas of public open space and playing fields will also be provided this extends to some 17.7 hectares.

0.48 hectares of land for retail will be provided for within the development. This will allow for the provision of general service stores which will reduce travel to nearby settlements such as Inverurie and Aberdeen for convenience shopping. This will encourage sustainable living and reduce reliance on the private car.

The development will allow the improvement of public transport services which pass through the village, thereby encouraging the use of sustainable modes of transport.

A combined heat and power plant could be provided for as part of the development.

Affordable housing will be provided at the level required by policy at the time of a planning application.

Further community benefits may be identified through public consultation exercises.

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 type="checkbox"/>	<input checked="" 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"/>

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 type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	NA	<input checked="" 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 :  
[http://www.scottishwater.co.uk/portal/page/portal/SWE\\_PGP\\_CONNECTIONS/SWE\\_CORP\\_CONNECTIONS/ASSET\\_CAPACITY\\_SE](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE)  
 ARCH

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**

O1 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

This development bid justifies why the site is suitable for inclusion within the Aberdeenshire Local Development Plan as a community expansion. The proposal fully accords with both regional strategy and objectives contained within the Draft Aberdeen and Shire Structure Plan. In summary the development should be included in the draft Aberdeenshire Local Plan for the following reasons:

- Its location would support the regional strategy which is being promoted by the draft structure plan. Its position within the SGA would reinforce the pattern of development which is being promoted by the draft structure plan, which has identified a development corridor between Aberdeen and Inverurie.
- The sustainability credentials of the development are strong, based upon the potential to create a combined heat and power plant on site.
- The proposed development will create additional services, particularly through recreational facilities within the village which would be to the advantage of both existing and new residents.

The site complies with national and regional policy and meets the objectives of the Draft Structure Plan. For the reasons detailed in this supporting statement it is evident that the proposed development should be included in the Draft Aberdeenshire Local Development Plan.