

G107

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:

SMC Jenkins and Marr

Date:06/11/08

Postal Address:

3 Bon Accord Crescent, Aberdeen, AB11 6XH

Name of landowner (if known)

████████████████████

Postal address of landowner

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

Under what name would you like the site to be identified?

Land South of A96 Blackburn

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)

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G107

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

NJ 823 125

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?

The proposed sustainable mixed use expansion of the existing community at Blackburn will include a broad range of land use types, all as illustrated in the masterplan which is attached to the supporting statement. Specifically these uses include a phased residential development; retail centre; employment land; community facilities and community park; and proposed combined heat and power (CHP) plant.

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.

Please see attached supporting statement.

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).

Q107

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 flatted 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.

For a more detailed description including proposed housing numbers, please see Section 03 of the supporting statement.

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.

Sustainable mixed use community expansion including business park; retail centre; community facilities; community park; proposed combined heat and power plant .

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 has a low lying topography and the development would therefore not be prominent within the local landform. Furthermore the expansive wooded area at Blackhill to the south of the site and Kirkhill Forrest to the east would provide an attractive landscape setting. Structure planting would also take place throughout and this has been designed so that it links with areas of open space thereby providing opportunities for the creation of wildlife corridors.

The detailed urban design of the site will be developed through the masterplan process and public consultation exercises. It shall make reference to the existing vernacular architecture of the area, which is found in Blackburn.

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

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.

G107

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?

The development of the bid site offers numerous benefits to the residents of Blackburn. It will provide community facilities and land for a proposed community park. Local retailing will be provided for within the heart of the development. This will create a town centre, which is something which Blackburn currently lacks. It will also 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.

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)

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 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 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 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 checked="" 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_SEARCH

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

This development bid justifies why the site is suitable for inclusion within the Aberdeenshire Local Development Plan as a mixed use community expansion. The proposal fully accords with both regional strategy and objectives contained within the Draft Aberdeen and Shire Structure Plan. In summary the mixed use 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.
- It would provide a valuable supply of employment land with excellent transportation links to both the A96 and the proposed AWPR. This would aid the local economy and will provide employment opportunities for the residents of Blackburn allowing them to live and work in the same location thus reducing reliance on the private car and encouraging sustainable living.

G107

- The proposed development will create a sustainable mixed use expansion of the village of Blackburn which fully conforms with objective 5 of the draft structure plan. It offers the opportunity to broaden the range of facilities and services available 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.

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.

1.0 Introduction

1.1 This local development plan bid concerns a sustainable mixed use expansion of the village of Blackburn. The structure of the bid shall firstly describe the site and the proposed development. The relevant national and regional policies which provide the background for the proposal shall then be analysed, before a reasoned justification for the allocation is made in Section 07.

2.0 Site Description

2.1 The village of Blackburn lies on the A96 road between Aberdeen (5 miles) and Kintore (4.3 miles) at its junction with the B979. It has a population of 2,262 (2006 statistics). It contains a range of services and amenities including a public house, convenience store, health centre community hall, sports field, sports pavilion, community play area and employment land.

2.2 The village is located in an extremely accessible area enjoying close proximity to the A96 and as thus has become one of the most rapidly growing commuter towns in the north east.

2.3 The bid site is located to the south of Blackburn as illustrated on the attached master plan and on the front cover of this report. It measures 54 hectares and is currently is agricultural use. The quality of the land is defined by the Macaulay Classification for agricultural capability which identifies it as Class 3(2) which means that it is not prime agricultural land.

- 2.4 The site is contained to the north by the A96 Aberdeen to Inverurie Road; to the west by the public road which connects Blackburn to Westhill; and to the south by an area of mature woodland. The east of the site coincides with the local authority boundary between the City and the Shire which is marked by the line of the Black burn.
- 2.5 A desk top study for archaeological features on the site has been carried out and none have been identified.
- 2.6 The Transco Gas pipeline runs to the north-west of the site, with the notification zone for this route cutting across the corner of the site as shown of the masterplan.
- 2.7 The floodplain of the Black Burn exists on the eastern boundary as shown in the masterplan.
- 2.8 The surrounding area, other than Blackburn to the north is agricultural in character.

3.0 Description of Proposal

- 3.1 The proposed sustainable mixed use expansion of the existing community at Blackburn will include a broad range of land use types, all as illustrated in the masterplan which is attached to this report. Specifically these uses include a phased residential development; retail centre; employment land; community facilities and community park; and proposed combined heat and power (CHP) plant.
- 3.2 The overall development would be divided into 3 phases which have been planned to coincide with the housing allowances which have been identified in the draft structure plan.

Phase 1: 2007-2016

- 3.3 Phase one would contain the proposed retail centre; high density residential areas; and Class 4 business park. It is proposed that the retail element would provide shops for the local community such as a local supermarket, and range of local retail shops and services. This would form the core of the phase, which would be surrounded by the community park and the community facilities; residential neighbourhoods and structure tree planting. The high density residential areas would be constructed at a density of 40 units to the hectare, which would translate into the construction of 122 units. This phase of the scheme would include an element of affordable housing, to comply with the requirements of the Council at the time of the application.

Phase 2: 2017-2023

- 3.4 Phase 2 would contain the proposed community facilities, including part of the community park and football pitches. The precise nature of the community facilities would be identified through discussion with the officials of the council and through public consultation exercises with the local community. The scale of development which is proposed would require the construction of a new primary school, and a site for this would be included within this phase.
- 3.5 Further elements of housing would also be provide in this phase. This would include sheltered housing and areas of medium and lower density dwellings. The medium density dwellings would be constructed at a density of 30 units units to the hectare, which would translate into a total of 57 units. The lower density housing would be built at a

density of 20 units to the hectare, resulting in the formation of 125 of this type within Phase 2.

Phase 3: 2024-2030

- 3.6 The final phase of the development would include both medium and lower density housing with 36 and 65 units formed respectively. This phase also includes the proposed combined heat and power plant (CHP) however it is likely that the construction of this would be brought forward to ensure that it would service the first phases of the development. The final section of the community park would be included in this phase.
- 3.7 Housing in all phases of the development will comprise a range types and tenures to meet the needs of the community. The total housing within all of the phases would be 348 units.
- 3.8 Access to the site would be taken from 2 points on the public road to the west of the site. A network of vehicular routes would be formed within the site and these would be accompanied by include a series of pedestrian and cycle ways.
- 3.9 The retail and community facilities core of the development would be formed towards the eastern boundary. Immediately to the south of this would be the CHP. Employment land is located to the north western part of the site to take full advantage of convenient access to the A96. The retail, service and employment hub would be surrounded by the residential neighbourhoods which would be characterised by higher densities towards the heart of the development, working towards lower densities at the periphery. All of these residential areas would be designed to link into the existing settlement and all of these