

GA129

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: *David Murray Associates* Date: *03.11.08*

Postal Address:

The Radar Station
38 Donmouth Road
Bridge of Don
Aberdeen
AB23 8DR

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?

Lofthillock, Inverurie

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : *No*

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

378500, 822400

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? *Housing*

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).

Mixed residential, recreational and landscape use with appropriate density to suit location subject to a design brief.

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.

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S9

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

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?)

This site forms a natural extension to the fh4 site identified in The Aberdeenshire Local Plan.*

The site is south and west sloping giving it excellent exposure to sunlight and will therefore be an excellent site for providing an environmentally friendly housing layout.

The fact that the land rises to the north and east means that the proposed housing will be seen against the backdrop of the natural slope and will not present a ridge-line development.

The site benefits from existing mature woodland planting along its southern boundary.

The proposal is for shelterbelt planting to be incorporated on the periphery of the site to enhance the development's environmental and energy performance credentials.

The proposed scale for the envisaged housing will be one and a half and two storey using forms and materials which are consistent with the rural character of the setting.

Development in this location will complement the new housing being developed at Uryside and the further development planned on this side of Inverurie.

There is an existing very attractive underpass below a granite bridge which provides a very useful pedestrian and cycle link to the fh4 site*

The site will provide a top quality housing site, ideal for high quality, aspirational housing.

A landscape statement and design statement will be prepared for submission with a planning application in due course.

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

David Murray Associates as a practice always apply the principles of sustainable siting and design to all design proposals. This will be fundamental to the concept design for development proposals on this site and will be supported in due course with a design statement.

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.

Once a formal site assessment has been completed indicative conceptual proposals will be brought to the local Community Council for comment and guidance. This may lead to further dialogue and engagement or a more formal public consultation exercise. Design proposals will be led by the results of this process in terms of number, mix, style, siting, access, landscaping, etc.

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

No preconceived ideas on this issue but we fully recognise the need for integrated affordable housing.

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

This development will provide the means to contribute to a number of community benefit provisions related to new housing by means of developer contributions. New housing in Inverurie will help to sustain and safeguard the existing facilities within the town and strengthen its role as a major settlement in Aberdeenshire. Development of housing in this location will provide the means to enhance the visual character of Inverurie as it is approached from the north-east by balancing the housing currently being developed at Uryside. Specific community benefit provisions will be identified as part of the site analysis and appraisal process and in dialogue with the local community council and the Council's planning gain officers.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Public Transport networks	Yes <input type="checkbox"/>	No <input checked="" 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

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

Note: Preliminary consideration had been given to all of these and no technical difficulties are envisaged with any of them. The appropriate studies will be identified in consultation with the various authorities and dealt with in due course.

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

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

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.