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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: STEWART MILNE HOMES NORTH SCOTLAND	Date: NOVEMBER 2008
	Postal Address: C/O BARTON WILLMORE 12 ALVA STREET EDINBURGH EH2 4QG	

N2	Name of landowner (if known) [REDACTED]
	Postal address of landowner
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? WESTHILL WEST
	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?	Please provide the National Grid reference of the site NJ 816 076
S3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <small>THERE IS SCOPE TO EXTEND THESE BOUNDARIES NORTH, SOUTH AND WEST AND WE RESERVE THE RIGHT TO EXPAND THE MASTERPLAN BOUNDARIES AT A LATER STAGE.</small>	

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S4 What is the current use of the site?
AGRICULTURE

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?
RESIDENTIAL DEVELOPMENT WITH THE POTENTIAL FOR COMMUNITY USES.

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.

PHASING WILL BE DEPENDENT ON IDENTIFIED HOUSING NEED, SET OUT IN THE FORTHCOMING STRATEGIC DEVELOPMENT PLAN AND WITH AN ELEMENT IN THE ADOPTED LOCAL PLAN PERIOD, HOWEVER, IT IS ENVISAGED THAT THE SITE WOULD BE DEVELOPED AT A RATE OF 50 - 75 UNITS PER YEAR DEPENDING ON MARKET CONDITIONS. THE NEXT LEVEL OF MASTERPLANNING WILL DETAIL THE PHASING OF DEVELOPMENT. THIS WILL BE WORKED UP IN CONJUNCTION WITH OFFICERS FROM ABERDEENSHIRE COUNCIL AND THE LOCAL COMMUNITY.

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).

A RANGE OF HOUSE TYPES AND TENURES WILL BE PROVIDED, WITH AN EMPHASIS ON FAMILY HOUSING AND AN ELEMENT OF AFFORDABLE HOUSING IN LINE WITH COUNCIL POLICY. IT IS ANTICIPATED THAT THE SITE CAN ACCOMMODATE BETWEEN 425 - 550 UNITS BASED ON 25 - 32 DWELLINGS PER HA.

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) N/A

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.

A NETWORK OF EXTENSIVE FORMAL AND INFORMAL OPEN SPACE FORMS A KEY FEATURE OF THE PROPOSED LAYOUT. A CHURCH WITH COMMUNITY MEETING ROOMS AND A RETAIL FACILITY HAVE BEEN GRANTED OUTLINE PLANNING CONSENT AS PART OF THE BROADSHADE DEVELOPMENT. THESE PROPOSALS EXPAND ON THIS. SHOULD THERE BE AN IDENTIFIED NEED FOR FURTHER RETAIL/COMMUNITY FACILITIES FOLLOWING DISCUSSIONS WITH OFFICERS AND THE LOCAL COMMUNITY THESE CAN BE INCORPORATED INTO THE MASTERPLAN.

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?)

SEE ATTACHED STATEMENT

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.

C2 At least 25% of all housing is likely to be required to be affordable. If **More**
 applicable, are you considering providing more or less than this? **25% or Less**
 AFFORDABLE HOUSING WILL BE PROVIDED IN LINE WITH THE PLANNING POLICY APPLICABLE AT THE TIME OF AN APPLICATION

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?
 A LOCAL CENTRE HAS THE BENEFIT OF OUTLINE PLANNING PERMISSION, COMPRISING LOCAL SHOPS AND COMMUNITY FACILITIES, WHICH WOULD SERVE BOTH EXISTING RESIDENTS OF WESTHILL AND THE OCCUPIERS OF THE NEW HOMES. A NEW CHURCH IS PROPOSED AT THE SOUTH WESTERN EDGE OF THE SITE WHICH WILL SERVE THE NEW DEVELOPMENT AND THE WIDER WESTHILL COMMUNITY. (ALSO SEE S9 RESPONSE)
 AFFORDABLE HOUSING WILL BE PROVIDED, IN LINE WITH COUNCIL POLICY. ANY OTHER DEVELOPER CONTRIBUTIONS WILL BE AGREED THROUGH NEGOTIATIONS WITH ABERDEENSHIRE COUNCIL IN LINE WITH CIRCULAR 12/1996.
 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 checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input checked="" 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 checked="" type="checkbox"/>	No	<input 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 checked="" type="checkbox"/>	No	<input type="checkbox"/>	NA	<input type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc) SITE INVESTIGATION SOIL, STABILITY, GEOTECHNICAL	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. 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

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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

WESTHILL LIES IMMEDIATELY ADJACENT TO THE ABERDEEN CITY STRATEGIC GROWTH AREA AS IDENTIFIED IN THE DRAFT ABERDEEN CITY AND SHIRE STRUCTURE PLAN (JUNE 2008). IT HAS STRONG PUBLIC TRANSPORT LINKS TO ABERDEEN AND THE WIDER ABERDEENSHIRE AREA. GROWTH AT WESTHILL WOULD BE CONSISTENT WITH THE REQUIREMENTS OF SPP3 AND SPP17 TO PROVIDE SUFFICIENT LAND TO MAINTAIN A 5-YEAR EFFECTIVE LAND SUPPLY IN SUSTAINABLE LOCATIONS WHICH ARE EASILY SERVED BY PUBLIC TRANSPORT AND FROM WHICH EMPLOYMENT LAND CAN BE READILY REACHED.

WESTHILL IS PRESENTLY REACHING THE POINT WHERE EXISTING INFRASTRUCTURE REQUIRES UPGRADING, AND FURTHER GROWTH COULD SECURE THE NECESSARY INVESTMENT AND SUPPORT ENHANCED PUBLIC TRANSPORTATION NETWORKS.

THE WESTHILL CAPACITY STUDY (MARCH 2008) IDENTIFIES WESTHILL WEST TO BE THE BEST POSSIBLE SOLUTION FOR GROWTH AS IT IS THE LEAST CONSTRAINED AREA OF WESTHILL AND SPECIFICALLY IDENTIFIES LAND AT THE WEST OF BROADSHADE AS BEING 'MOST SUITABLE' FOR DEVELOPMENT. WESTHILL WEST LIES AT THE NORTH WESTERN EDGE OF WESTHILL AND PRESENTLY COMPRISES AGRICULTURAL LAND.

PART OF THE SITE IS ALLOCATED IN THE ABERDEENSHIRE LOCAL PLAN AS A FUTURE HOUSING SITE, WITH A CAPACITY OF 250 HOUSES, AND LIES WITHIN THE WESTHILL SETTLEMENT BOUNDARY.

THE WESTERN SIDE OF THE SITE IS ALSO IDENTIFIED AS A FUTURE HOUSING SITE IN THE ABERDEENSHIRE LOCAL PLAN.

THE SITE IS WELL DEFINED BY DRY STONE WALLS AND BY THE ROADS TO THE SOUTH, WEST AND NORTH. IT CONSTITUTES A NATURAL EXTENSION OF WESTHILL TO THE NORTH WEST WHICH WILL RELATE WELL WITH EXISTING DEVELOPMENT ALONG DAWSON DRIVE.

THE SPINAL ROAD RUNNING NORTH SOUTH, PROVIDING ACCESS FROM OLD SKENE ROAD, HAS BEEN DESIGNED TO ACCOMMODATE FURTHER DEVELOPMENT.

THERE ARE GOOD PUBLIC TRANSPORT LINKS, WITH OLD SKENE ROAD TO THE SOUTH BEING A MAIN CORRIDOR FOR BUSES, PROVIDING ACCESS TO WESTHILL, ABERDEEN AND OTHER SURROUNDING TOWNS. A NEW BUS STOP WILL BE PROVIDED WITHIN THE SITE IN ORDER TO ENSURE COMPLIANCE WITH ABERDEENSHIRE COUNCIL'S RECOMMENDED 400M MINIMUM WALKING DISTANCE TO BUS STOPS.

THE SITE IS ACKNOWLEDGED BY THE COUNCIL AS SUITABLE FOR DEVELOPMENT AND IS SUBJECT TO NO RESTRICTIVE STATUTORY LANDSCAPE, AGRICULTURAL, MINERAL, ARCHAEOLOGICAL, NATURE CONSERVATION OR OTHER SITE SPECIFIC POLICY DESIGNATION WHICH WOULD PRECLUDE ITS DEVELOPMENT. IT SUFFERS NO OWNERSHIP OR PHYSICAL CONSTRAINT WHICH WOULD PREVENT OR INHIBIT ITS DEVELOPMENT.

RESIDENTIAL DEVELOPMENT CAN BE ACCOMMODATED WITHOUT MATERIAL ADVERSE IMPACT ON THE SITE OR ITS SETTING.

THE LOCATION OF EXISTING SERVICES AND EQUIPMENT WITHIN AND ADJACENT TO THE SITE CAUSES NO IMPEDIMENT TO DEVELOPMENT AND EXISTING UTILITIES HAVE SUFFICIENT CAPACITY TO SERVE THE PROPOSED DEVELOPMENT.

THE DEVELOPER PROPOSES THE REALIGNMENT OF A GAS PIPELINE PRESENTLY DISSECTING THE SITE, WHICH HAS BEEN AGREED WITH SCOTLAND GAS NETWORKS.

THERE IS SCOPE TO EXTEND THE SITE BOUNDARIES TO THE NORTH, SOUTH AND WEST AND STEWART MILNE HOMES RESERVE THE RIGHT TO EXPAND THE MASTER PLAN BOUNDARIES AT A LATER STAGE.

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)

accommodation for the oil and financial services. Public transport services are provided on a frequent basis connecting Westhill to Aberdeen as well as Inverurie, Blackburn and Alford.

- 1.4 In terms of the current development plan, Westhill is identified as an Edge of City Community. These are seen as suburban centres with a balance of services, population and employment, that accommodate the strategic growth of the City of Aberdeen. A number of development opportunities were identified by the adopted Aberdeenshire Local Plan (2006). The majority of these have been developed. Broadshade to the West of Westhill is due to start on site in Spring 2009.
- 1.5 Given Westhill's proximity to the Aberdeen City boundary it is believed that Westhill should fall within the Aberdeen City Strategic Growth Area. The strategic location of the town will be further enhanced by the provision of the AWPR which will be within a mile of the settlement boundary.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The site is currently in agricultural use and lies immediately adjacent to the settlement boundary of Westhill. The Broadshade development of around 250 houses is due to commence in Spring 2009 and the Gas Pipeline which bisects the site will be diverted and encased. This reduces any stand off distances to only 6 metres either side rather than the current 150 metre stand-off.
- 2.2 The site is mostly south facing and in topographic terms there is no impediment to the development of this site for residential purposes.
- 2.3 A masterplan has been prepared for the site and is attached to this document.

- 2.4 The development proposes to make best use of the infrastructure that is being provided as Phase 1 of Broadshade. The proposed development will provide a mix of housing with the potential for community uses should there be a need. The focal point of the new community will be the mixed use local centre being provided as part of Phase 1 at Broadshade and Phase 2 will provide an area for community use to the north. An urban spine street will form the main route through the development and this will be design to be an urban street rather than a distributor road. A feature space to the west will clearly mark the entrance to the development and help to traffic calm. The existing track flanked by stone dykes will create a distinctive pedestrian cycle feature running north south. This route will form part of the overall pedestrian/cycle network that will link into existing routes.
- 2.5 Medium density residential parcels will be grouped around the spine street. To respond to the landscape and topography, the north half will be low density forming a stronger landscaped approach to built form. The key component of the Open Space and Landscape strategy is a linear park running east west through the site. A series of green corridors will connect to the park and link the green network into the surrounding landscape. Structure planting to the north, east and west boundaries of the site will provide visual containment and landscape integration.

3.0 SCOTTISH PLANNING POLICY

- 3.1 Scottish Planning Policy 1: The Planning System advises that the aim of the planning system is to ensure that development and changes in land use occur in suitable locations and are sustainable. Further to this, the planning system should feature as an integrated approach to social justice by giving a high priority to accessibility when considering locations for jobs, homes, shops, leisure and other community facilities.
- 3.2 SPP3: Planning for Homes was revised in 2008 to take account of the difficulties in delivering housing land in Scotland. It states that a range of factors have contributed to house price inflation and growing