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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 Date: 21-10-08

Postal Address:
OSPREY HOUSE
MOSSCROFT AVENUE
WESTHILL BUSINESS PARK
WESTHILL
ABERDEENSHIRE
AB32 6JQ

N2 Name of landowner (if known) [redacted]

Postal address of landowner [redacted]

ABERDEENSHIRE
AB32 6JQ

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 LYNE OF SKENE

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 [X] No [ ] We reserve the right to expand these boundaries at a later date

Please provide the National Grid reference of the site

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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? RESIDENTIAL AND POSSIBLE COMMUNITY AND LOCAL RETAIL USE

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.

PHASE 1 – AREA 1

PHASE 2 – AREA 2

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).

RANGE OF SEMI AND DETACHED DWELLINGS & AFFORDABLE HOUSING

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.

THERE IS SCOPE TO PROVIDE A COMMUNITY CENTRE AND LOCAL SHOP TO MEET LOCAL NEEDS.

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?)

RANGE OF HOUSE TYPES PROPOSED TO MATCH LOCALITY

FLOODPLAIN KEPT FREE OF DEVELOPMENT TO PROVIDE OPEN SPACE AND AN ATTRACTIVE LANDSCAPED ENTRANCE TO SAUCHEN

DEVELOPMENT WILL BE SEEN IN THE CONTEXT OF EXISTING DEVELOPMENT IN LYNN OF SKENE

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* [X]

A2 If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached* [X]

A3 Have you applied principles of sustainable siting and design to your site? *Yes* [X] *No* [ ]

THE LAYOUTS WOULD BE DESIGNED TO CAPITALISE ON THE BENEFITS OF PASSIVE SOLAR GAIN, HAVING HABITABLE ROOM WINDOWS GENERALLY FACING IN A SOUTHERLY DIRECTION. CONSTRUCTION DETAILS WILL ALSO MEET THE CARBON REDUCTION STANDARDS OF THE SCOTTISH GOVERNMENT THROUGH THE PROJECT DURATION

If you have undertaken a site assessment please provide details

Statement attached [X]

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 [X]

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.

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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	☒

AFFORDABLE HOUSING WILL BE PROVIDED AT THE RATE APPLICABLE AT THE TIME OF A PLANNING APPLICATION

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

OPPORTUNITY TO PROVIDE A BALANCE OF LAND USES IN THE SETTLEMENT

HOUSING WILL SUPPORT LOCAL FACILITIES AND PROVIDE ADDITIONAL FACILITIES FOR EXISTING RESIDENTS

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:

Please tick appropriate box

		400m		400m-1k		>1km
Local Shops		☒		☐		☐
Community facilities (eg Hall) SCHOOL		☐		☐		☒
Sports facilities (eg playing fields)		☒		☐		☐
Employment areas		☒		☐		☐
Residential areas		☒		☐		☐
Public Transport networks	*Yes*	☒	*No*	☐	*NA*	☐
Other (Please specify)	*Yes*	☐	*No*	☐	*NA*	☐

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*	☐	*No*	☒	*NA*	☐
Traffic Impact Assessment	*Yes*	☐	*No*	☒	*NA*	☐
Drainage Impact Assessment	*Yes*	☐	*No*	☒	*NA*	☐
Habitat / biodiversity Assessment	*Yes*	☐	*No*	☒	*NA*	☐
Other as applicable (eg noise, dust, smell Retail impact etc)	*Yes*	☐	*No*	☐	*NA*	☒

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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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

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:
  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)

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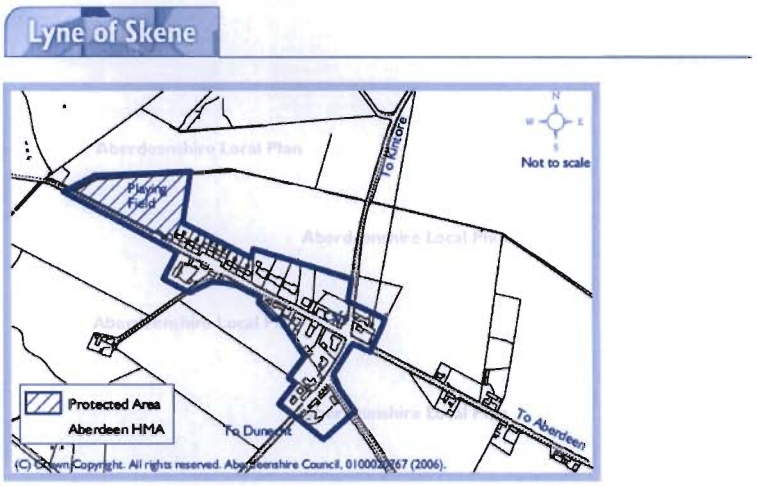

Figure 2: Aberdeenshire Local Plan 2006

1.5 Lyne of Skene is an ideal location to accommodate growth within the Local Growth Areas of the draft Structure Plan. It is considered that this site could contribute to the effective housing land supply in early course and should be identified in the Aberdeenshire Local Development Plan for residential development. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE AND PROPOSALS

2.1 A masterplan has been prepared for the site and is attached to this bid. The masterplan area can be divided into 3 areas.

2.2 Essentially housing is proposed in Area A formed around the existing farmhouse which makes an attractive feature to the heart of the site and helps form distinct areas to the East and the West. The form of the surrounding landscape means that the overall area is relatively concealed from most directions, but there are still opportunities to open up views from the development to the North and the South East.

2.3 The village currently suffers from lack of a centre and this will be provided at the western end of Area B facing Letter Road. This will be compliments by community, play and retail facilities. The form of the

surrounding landscape means that the overall area is relatively concealed from most directions. Strategic landscaping will be enhanced to the north and the east but there will be opportunities to open up views from the development to the west which in turn would create a gateway to the village.

2.4 Area C would be reserved for future housing development once sites A and B have been completed. Should they be required there may also be scope for further facilities on this area.

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 divergence between incomes and house prices and there has been no corresponding increase in the supply of new housing in response to increases in both demand and cost. Difficulties in bringing forward sufficient land for new housing was identified as one of the most significant obstacles to the delivery of new housing. To combat this, the Scottish Government is committed to the goal of raising the rate of housebuilding to 35,000 new houses a year by the middle of the next decade. Planning has a central role in meeting this goal through the identification of sufficient land to support an increased supply of the right homes in the right places.

3.3 Where brownfield and infill sites cannot meet the full range of housing requirements, it may be necessary to release Greenfield land next to built up areas. Meeting housing requirements through extensions to existing towns and villages has a number of advantages, including the

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Conclusion:

Our analysis of Sauchen and Lyne of Skene, and our visits to the villages suggest that they are worthy of consideration for further development. They each offer a nucleus which can be extended to reinforce existing streets and places. They can provide a population which can support enhanced local facilities, such as community halls, affordable housing, play facilities, shops, and employment provision which currently do not exist and will of course support the falling school role at Dunecht Primary School.

This report has sought to analyse their potential and to set forward a conceptual approach for their development. It shows a pattern of development which seeks to create a 'traditional' village built up from a network of easily understood spaces and streets, surrounded by thoughtfully located strategic landscaping, and complimented by appropriate internal landscaping.

It is considered that areas A and B in both villages will prove to be the most attractive to develop initially. In each case area C will provide suitable space for further expansion, and in the case of Sauchen could round off the village and provide a gateway to it from the A944. In Kirkton of Skene area C could provide a location for a more specialist development of higher value homes.

It is recognised that over time these conceptual proposals will require much more detailed consideration in terms of the carefully designed appearance of the development, hydrology, flood risk, SUDs, road, waste water and landscape issues. They do though represent a statement of intent and offer a glimpse as to the quality of development which could be created.