

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] [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
	<small>To comply with the data protection Act 1998 this information will not be made public</small>

The site and your proposals

S1	Under what name would you like the site to be identified? LAND AT SAUCHEN Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : <small>The site name could be descriptive ("Site north of") or an address (Site at Westburn Road , Aberdeen)</small>
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S2	Have you provided a map showing the exact boundaries of the site you would like considered? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <small>We reserve the right to expand these boundaries at a later date</small>	Please provide the National Grid reference of the site
S3		

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.

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 SAUCHEN

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

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

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.

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 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, INCLUDING THE PRIMARY SCHOOL.

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

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 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 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

6137

- 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)

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.