

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: Mr W Nicol

Date: 5th November 2008

Postal Address: Anvil Cottage

Millbank

Sauchen

Aberdeenshire

AB51 7RX

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner [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? Nicols Development Site

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 No

Please provide the National Grid reference of the site

S4 What is the current use of the site? Approved housing and business site

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

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). 8 detached properties

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) | <input type="checkbox"/> |
| Storage and distribution (Use Class 6) | <input type="checkbox"/> |
| Do you have a specific occupier in mind for the site? | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 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.

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?) Development of this site has already been approved by the council in principle and has been the subject of extensive consultation and discussion as part of the masterplan exercise and development brief that were previously undertaken and approved by the council for Millbank in January 2006. The proposed development will therefore reflect the guidance already contained within the Millbank Development Brief

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

If you have undertaken a site assessment please provide details *Statement attached*

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 applicable, are you considering providing more or less than this? More
25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?
 Financial contributions towards affordable housing and infrastructure as already required and agreed within the S75 signed as part of the existing outline planning permission.

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 |
|---------------------------------------|---|----|-----------------------------|----|-------------------------------------|
| | | | Please tick appropriate box | | |
| Local Shops | <input 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 type="checkbox"/> | | <input type="checkbox"/> | | <input checked="" 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

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 checked="" type="checkbox"/> | No | <input 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 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 :

- 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

The site already benefits from outline planning permission for 5 houses and business use. However despite extensive marketing over the past year, it is clear that the interest for business use on the site is low. In particular potential conflict has been identified as a concern by a number of potential parties by having a business use sandwiched between the existing and proposed houses. The proposal is therefore to remove the business element from this part of the site and redevelop the entire site for up to 8 houses all in accordance with the principles set out in the Millbank masterplan. There are significant other areas already identified within the existing development plan and masterplan for business uses. This proposal would therefore then allow the brownfield site to be redeveloped and bring much needed housing to Millbank in the short term all as outlined in the existing adopted local plan and also the development brief.

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.

