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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 wish to be included in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

Gta 145

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:
Scotia Homes
Date: 28/10/08
Postal Address:
23 Bridge Street, Ellon, AB41 9AA

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? Insch North

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?

Yes No

S3

Please provide the National Grid reference of the site

NJ632288

S4

What is the current use of the site? Farmland, with the exception of the Elbur yard in the centre of Insch, which is currently a storage yard.

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? Integrated mixed use development.
(Including residential, retail, business, light industry, leisure, civic, community)
All uses would be integrated into the urban form.

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. 50 residential completions per year with associated mixed units in accordance to the masterplan, after planning acceptance.

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). 600 units, ranging from 1 bed flats to large detached houses, all within an urban framework.

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?

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Businesses and offices (Use class 4)	<input checked="" type="checkbox"/>
General industrial land (Use Class 5)	<input checked="" type="checkbox"/>
Storage and distribution (Use Class 6)	<input checked="" type="checkbox"/>
Do you have a specific occupier in mind for the site?	Yes <input type="checkbox"/> No <input checked="" 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. Retail, food and leisure consistent with a high street environment and also civic and community amenities. All uses would be provided in accordance with the masterplan and community demand.

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?) As part of the community engagement process which was carried out throughout 2008 the way development was fitted into the landscape was absolutely essential. The urban design was an essential element also and the masterplan which has been produced will guide and control development as it progresses and this will form part of any planning application. The site also forms an important gateway into Insch from the North and considerable effort will be made to enhance this.

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

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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

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?

Our objective is to make all our properties affordable. Developments that are urban (or village like) in style tend to have a solid mix of different properties that allow the developer to provide a full range of properties across all price ranges. Should we require to provide housing through housing associations or similar, we would look to do this within the context of the existing local plan policies.

This proposal is all about sustainable urbanism and such issues dealing with mixed use, mixed tenure, walkable neighbourhoods, usable green spaces, are a major principle. In this context the plan is Insch will be an organic community which is able to survive and thrive for a long period of time. One of the key elements of this is to give people the opportunity to live and work within their community. Many other benefits will acruer to the community as the development progresses.

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)	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Woodland walks etc.			

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 No NA

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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"/>

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

This proposal was considered at great depth by the local community, through an extensive public engagement process carried out in 2008. All members of the public were encouraged to become involved, along with councillors, local businesses, community bodies, technical experts and council officials from various departments, including roads, housing, heritage and planning.

The engagement lasted about 4 months, starting in February 2008. It took the form of a number of public meetings and a series of 2 or 3 day workshops, all of which took place in Inch. Many people attended throughout the time and, all views and ideas were recorded these were used to shape the resultant masterplan. The process culminated with a public presentation in June 2008 of the masterplan and the production of a large scale model of the project.

The masterplan was led and driven by the community involvement and will be used to steer any future development so as it benefits Inch itself and its residents and secures the towns long term future for generations. Any planning application will be supported and guided by this community inspired masterplan.