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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: Norman P Lawie Ltd

Date: 03 November 2008

Postal Address:

Architectural Design,
Tumulus Way,
Midmill Business Park,
Kintore,
Aberdeenshire, AB51 0TG
(Tel: 01467 633064 / Fax: 01467 633207)

e-mail: norman@lawie.co.uk

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? Site South West of Insch

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :

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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

NJ 627275

S4 What is the current use of the site? Arable land

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? See attached statement

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.

See attached statement

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).

See attached statement

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. Access, including disabled access to railway platform and landscaping/open space.

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?)

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*

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

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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?

See statement attached

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
	<small>Please tick appropriate box</small>		
Local Shops	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" 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 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 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 :

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http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE
ARCH

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 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:

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**ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2008
PROPOSAL FOR A SITE TO BE INCLUDED IN THE MAIN ISSUES REPORT**

**PROPOSAL:
SITE SOUTH WEST OF INSCH**

ORDNANCE SURVEY GRID REFERENCE: NJ627275

DEVELOPMENT STATEMENT

SITE AND PROPOSAL

The area to the South of the Railway Station at Insch is an area adjoining the settlement boundary, as indicated in red on attached plan Ref No C/956/4/1.

The proposal as indicated on the attached plan Ref No C/956/4/1 proposes an area of residential development extending to 1.32 h.a. and an area for commercial/retail use extending to 0.39 h.a. within an overall area (outlined in red) of 3.04 h.a. allowing the remainder to be open space and landscaping around the residential site together with access (including disabled access) to the railway platform on the Aberdeen arrival side of the rail track.

The area near the railway station is proposed for commercial/retail use which would visually enhance this area around the station.

The residential area proposed would accommodate around 30 to 40 houses.

The vehicular access would be taken off the Auchleven road but good pedestrian access would be provided to the public road system near the station.

The proposed residential use would be an enabling development to provide and improve facilities at the railway station.

The development would be phased; this will depend on the approved Development Plan and the market demand at the time of a planning application.

Although reference is made on the application form to "Index 21" it is noted that the "tool" to assess specific sites is not yet available and at this stage of the Development Plan process the house layout will depend greatly on the outcome of the bid process.

We anticipate that the layout will be designed in such a way as to provide a high percentage when designed and entered into the result section of Index 21.

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Regarding the house design, we understand that all new houses should meet the highest achievable standards but at the stage of site bids we believe that the house design section of Index 21 is not relevant.

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SUSTAINABLE DEVELOPMENT

PURPOSE

The development should be located to reduce effect on the environment.

The development should allow for reductions in demand for energy during construction and in particular after completion.

The development should reduce the demand for resources of services. E.g. water, waste etc.

The development should provide a sustainable living and working environment.

PROPOSAL

Generally, all the above purposes relating to sustainable development have or will be taken into account in relation to this proposal.

In particular with the provision of the improved rail halt and the commercial/retail area within the proposal and the location of the residential development relative to the railway station adjoining the site, this proposal will work towards sustainable development.

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ENVIRONMENT

PURPOSE

The development should retain and protect natural and built environment.

The development should provide sensitive quality development.

The development should provide a 'sense of space'.

PROPOSAL

The proposal has taken into account the natural environment, especially to the South of the site, and with the improved rail halt and the proximity to the settlement boundary, this proposal will provide a 'sense of space'.

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EMPLOYMENT

PURPOSE

The development should provide adequate business use land on main transport corridors with access, where possible, to main road and or rail network within or on periphery of settlements allowing ease of travel to work by means other than the car.

PROPOSAL

The proposal for the commercial/retail area adjoining the railway station would allow ease of travel by rail thereby reducing the need for car journeys.

COMMUNITY**PURPOSE**

The development should provide a sustainable community.

The development should provide a mix of house sizes and types including affordable housing.

The development should provide community areas within the housing proposals.

The development should allow for the reduced use of the car and increased use of walking, cycling and public transport.

The development should allow for required infrastructure for the proposal and the existing settlement.

PROPOSAL

The proposal relating to the residential development will be detailed to provide the required house mix including an allowance for affordable housing.

With the business use proposed, this proposal would allow very easy walking to the remainder of the settlement and in particular the site adjoins the rail halt.

The proposals for the provision of open public space surrounding the proposal, the location in relation to the existing residential areas of the settlement and the ease of access to the road and rail network would allow this proposal to relate to the existing community.

SITE SERVICING**PURPOSE**

The development should be provided with adequate sewage, drainage and access and distribution provisions.

PROPOSAL

The proposal would require the provision of sewage facilities for this site, the costs of which would be borne by the developers.

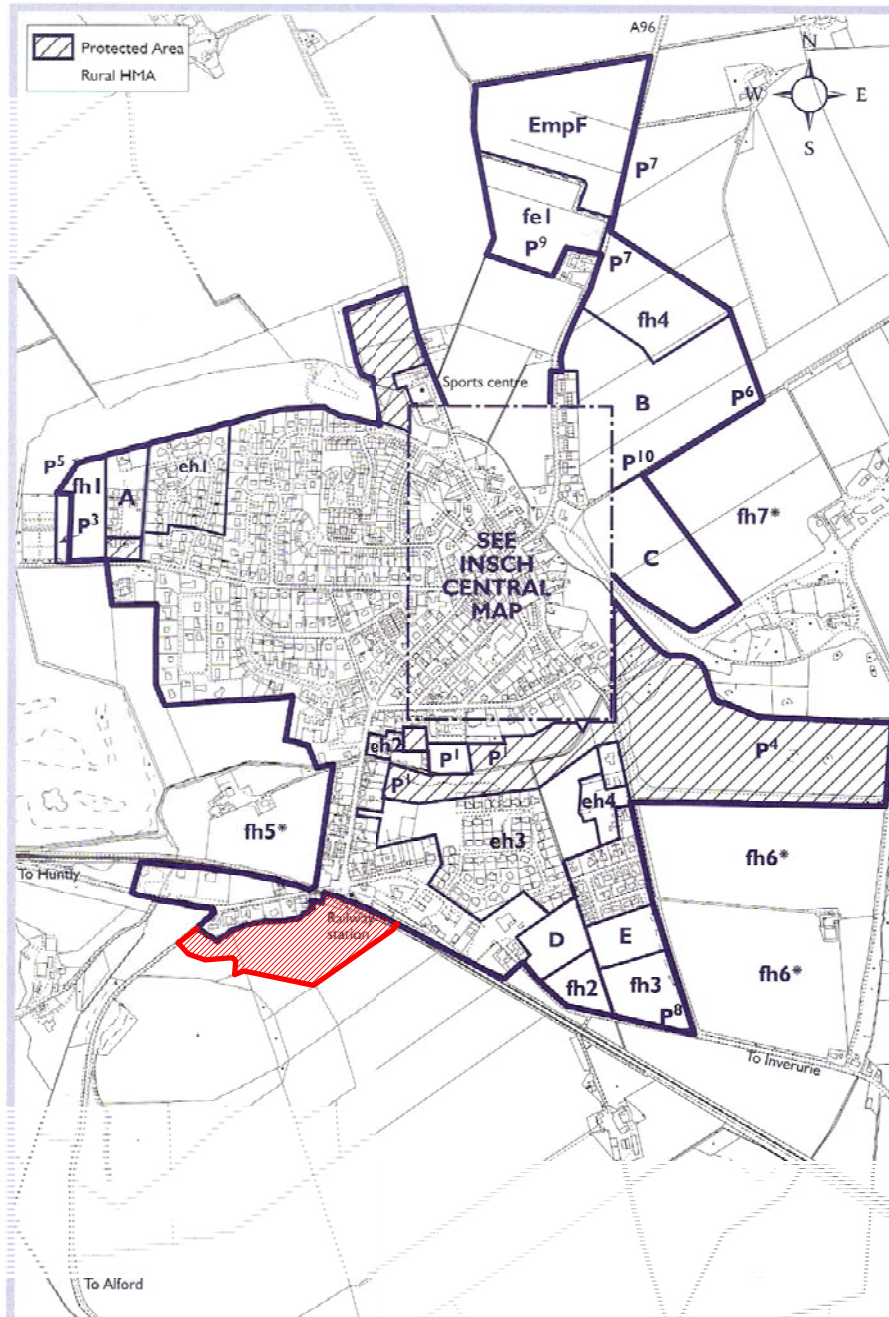
The proposal provides good access to the existing road and particularly the rail network, and provides adequate interconnection both vehicular and pedestrian with the existing settlement.

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GENERAL

As the bid process is one of the first stages of our involvement in the Development Plan process and is an ongoing process, we request that we are informed of any proposed decisions or recommendations that the Council intend to make.

The Council may take differing views to us of our bids and we reserve the right to further justify or amend our bids in light of further information received during the processing of the Development Plan.



Red line and red hatching indicates proposed extension to settlement boundary

PROPOSED LAND BID AT INSCH, ABERDEENSHIRE.

**Norman P. Lawie Ltd
Architectural Design**

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All sizes to be checked on site prior to construction
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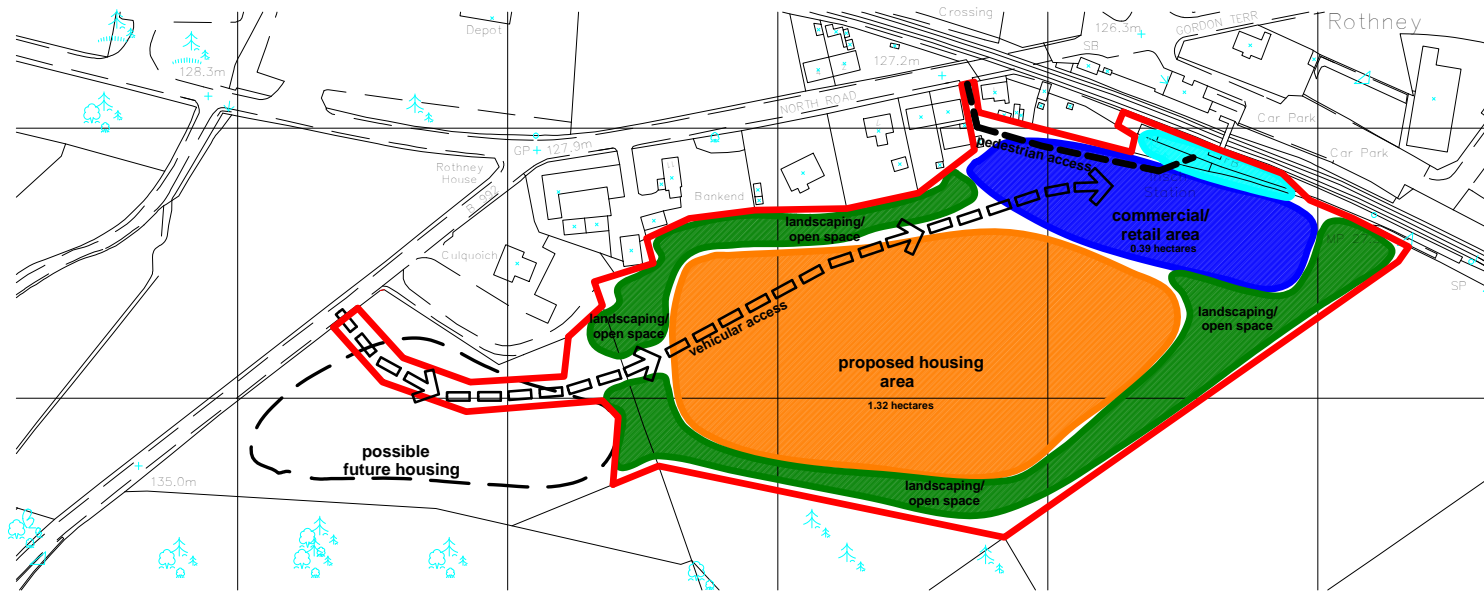
Certified True Copy

This is the plan referred to in the foregoing application

Scale :- Not To Scale

Date :- October 2008

Ref. No. :- C/956/4/2



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<p>PROPOSED LAND BID AT INSCH, ABERDEENSHIRE.</p>
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<p>Scale :- 1-1000</p>
<p>Date :- September 2008</p>
<p>Ref. No. :- C/956/4/1</p>