



Cabardunn Development Co
Ltd / Dunecht Estates

Development Bid for Land at Echt

November 2008

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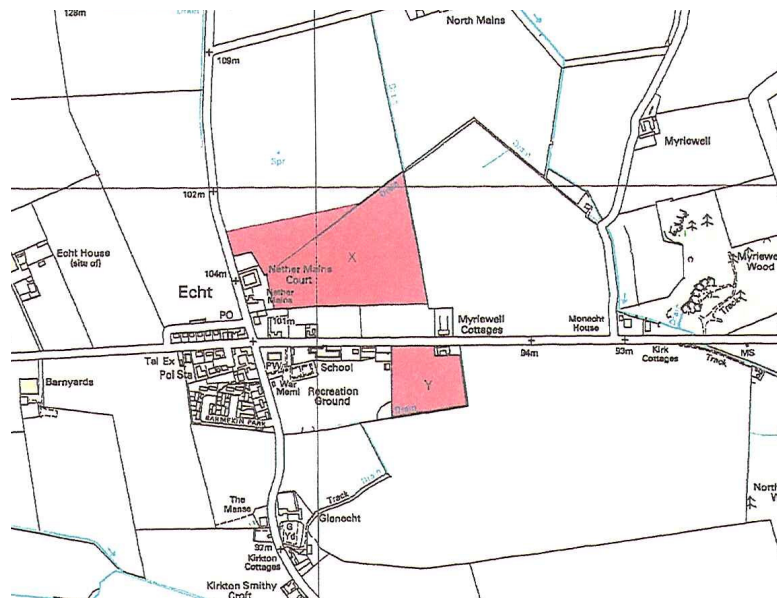
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1.0 INTRODUCTION

1.1 This development bid is submitted on behalf of Cabardunn Development Co Ltd with the support of Dunecht Estates. The areas of land which are the subject of this bid are owned by Dunecht Estates and are under option to Cabardunn. Having regard to landscape capacity and access considerations, it is considered that two areas of land, as shown in Figure 1 below, are capable of development. These two areas together form the bid site with the land to the north (area 1) comprising more immediate development and the land to the south (area 2) suitable for longer term development.

Figure 1: Site location Plan



1.2 Dunecht Estates are a major land owner in the North East of Scotland with in excess of 53,000 acres of land and associated properties. Their main interests are in farming and forestry, but they are also a major provider of affordable rented housing in the Aberdeen and Aberdeenshire Housing Market Areas. In recent years they have demonstrated their willingness to release land for development and seek to work with communities to ensure that development is

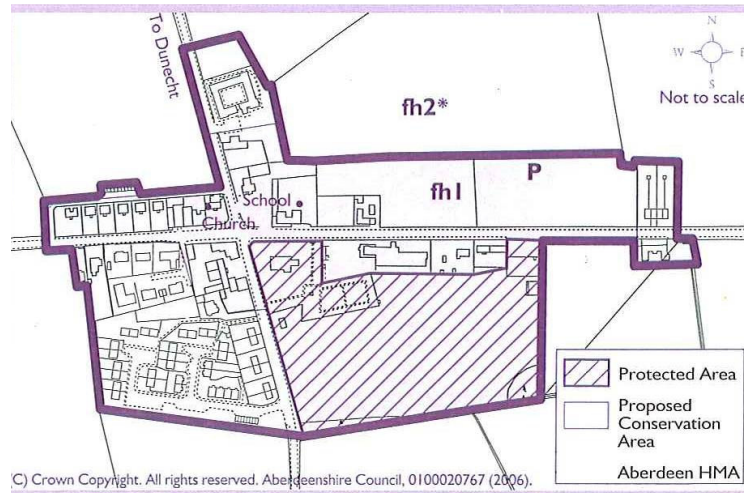
sympathetically designed, sustainable, integrated with existing settlements and provides a lasting benefit for those communities.

- 1.3 Echt is a settlement lying some 12 miles to the west of Aberdeen on the B9119 Aberdeen to Tarland road. It lies on a crossroads with the B977, which runs north/south linking the village with Dunecht and Kintore to the north and Crathes and Banchory to the south. Public transport services are provided along the B9119 and the village benefits from a range of facilities, including a Primary School, Playing Fields, Village Hall, Church, Shop, Post Office and Hairdressers. It comprises a mix of public and private housing.
- 1.4 The Reporter to the Aberdeenshire Local Plan Inquiry concluded that Echt offered a good range of community services and as such it was appropriate that a significant housing allocation was identified in the village to support them. The land to the north of the B9119 was considered to be the most appropriate location, due to its proximity to the school and unimpeded road access. These points remain valid and it is considered appropriate to identify the fh2* land in the Aberdeenshire Local Development Plan for residential development to meet the Draft Structure Plan housing requirements in the Aberdeen Housing Market Area in the first plan period with longer term development taking place to the south of the B9119. Further justification is provided in section 6.0.

2.0 DESCRIPTION OF SITE AND PROPOSALS

- 2.1 The land lies immediately adjacent to the settlement boundary of Echt, with area one identified in the extant Local Plan as fh2* housing land as shown in Figure 2. Area two lies to the south of the B9119. Both areas of land are currently in agricultural use, but not prime agricultural land.

Figure 2: Aberdeenshire Local Plan 2006



- 2.2 Area one extends to approximately 6.48 hectares (16.01 acres) and is located immediately adjacent the settlement boundary of Echt. It is bound to the north and east by agricultural land; to the south east by a terrace of four residential properties and their garden grounds; to the south by site fh1 in the Local Plan which is awaiting outline planning consent; and, to the west by existing residential dwellings. Site fh1 is under offer to a developer.
- 2.3 In terms of the Land Capability for Agriculture classifications, the land is designated as Class 3² and is defined as land capable of producing a moderate range of crops. The land is therefore not prime agricultural land.
- 2.4 In topographic terms the site is relatively flat, but the land rises beyond the site to the north which helps to contain the site and the landscape setting of Echt. Access to the site would be from either the existing fh1 development, or from the B977 to the west. The fh1 site will benefit from two points of access from the B9119.
- 2.5 This bid proposes a phased residential development, which will be well designed and in keeping with the surrounding area. Area one would comprise the first area for development, which itself could be phased. The Draft Structure Plan anticipates future development at an average

density of around 30 units per hectare. This will vary from site to site and an average density of 25 units per hectare may be more appropriate for sites in rural locations. It is considered that area one could accommodate around 115 dwellings, allowing for substantial areas of open space, strategic landscaping and land for infrastructure provision. Development would comprise a mix of semi detached and detached properties as well as some affordable housing. It would be accessed at two points from the land to the south. Public open space would provide a focal point for the development and further areas of public open space are proposed throughout the site as well as footpaths linking the site with the wider area.

- 2.6 A planning brief has been prepared for the fh1 site to the north of the B9119. This brief specifically allows for access to area one. The Brief was approved by Aberdeenshire Council and the Council therefore acknowledged that the development of this site will take place in due course.
- 2.7 A Sustainable Urban Drainage system is proposed to serve this and the presently zoned site with a detention pond in the north east corner of the site. This provides the opportunity to create a feature in this area associated with landscaping and planting around the edge of the site. This would be designed to provide open space and deliver a positive benefit to the biodiversity of the local area.
- 2.8 Area two extends to approximately 1.76 hectares (4.35 acres). It is also located immediately adjacent to the settlement boundary of Echt and is bound to the north by the B9119 and beyond this zoned housing land; to the south and east by agricultural land; and, to the west by the recreation ground, which includes a football pitch. North Kirkton Cottage, a residential property lies to the north east corner of the site. A drainage ditch lies along the eastern and southern boundaries of the site. In topographic terms the site is relatively flat, but the land rises beyond the site to the south west. Access to the site would be from the B9119.

- 2.9 Area two would comprise longer term development. Again, allowing for landscaping and open space, and at a similar density, it could accommodate around 35 dwellings. Again, a range of semi detached and detached properties would be provided as well as affordable housing. Access would be taken from the B9119 to the north. Landscaping and footpaths would provide an attractive residential setting and link the site with the wider area, particularly the recreation area to the west.
- 2.10 This site would be developed without impacting on land used for the Echt Show. Dunecht Estates has close involvement with the Show and if additional land was required this would be made available by the Estate.
- 2.11 The detailed design and layout of housing will be planned to take maximum advantage of the physical aspect of the site to maximise passive solar gain in line with sustainability principles. The issue of developer contributions will be address in accordance with the terms of Circular 12/1996 and will mitigate impacts arising from the development.

3.0 SCOTTISH PLANNING POLICY

- 3.1 The aim of Scottish Planning Policy 1: The Planning System is to ensure that development and changes in land use occur in suitable locations and are sustainable. In particular, planning should encourage sustainable development by promoting regeneration and the full and appropriate use of land, buildings and infrastructure. Planning decisions should favour the most sustainable option, promoting development that safeguards and enhances the long term needs of the economy, society and the environment. The planning system can play an important part in tackling climate change and reducing greenhouse gas emissions when guiding the location and design of development and the management of land use change. Specific actions include reducing the need to travel and encouraging energy efficient design and appropriate choice of materials. Further to this, the architectural design, siting and setting of development in its surroundings are valid

concerns of the planning system. The drive for quality should not focus solely on buildings, but be concerned with the way buildings, old and new work together and create the spaces that have such an influence on the quality of life for communities.

- 3.2 Scottish Planning Policy 3: Planning for Homes is a revised version of the previous Policy 3: Planning for Housing. It was amended as there were indications that it had not been as effective as intended, particularly with regard to the generous release of land for housing. Persistent delays in bringing forward land for housing and in the creation of new homes illustrate the continuing problems facing local authorities and house builders. Stakeholders in government, housing associations and the development industry have indicated that the absence of an adequate supply of housing land is a major impediment to the provision of new homes in Scotland.
- 3.3 The revised document aims to address the problems being experienced and to strengthen and reinforce planning policies to help meet new priorities for the provision of new housing in Scotland. It states that the Scottish Government is committed to the goal of raising the rate of new house building to 35,000 new homes every 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.
- 3.4 The allocation of an appropriate supply of land for housing is one of the key factors in ensuring continued opportunities for housebuilding and influencing the delivery of housing. Successful developments will remain desirable, attractive and safe places to live for many years. This can be achieved through appropriate location; links to transport networks and other settlements; attractive and functional layouts; good design, as well as innovation and creativity.
- 3.5 Scottish Government policy encourages more diverse, attractive and mixed use residential communities, in terms of tenure, demographic and income. A range of housing types is needed to support the creation of mixed communities which provide housing for the whole

community and segments of the market, from affordable housing and starter homes to executive housing.

- 3.6 The aim of SPP15: Planning for Rural Development is to have vigorous and prosperous rural communities, ranging from small towns and villages to dispersed settlements. Planning policy regimes should be put in place to accommodate modest, selective growth. Most developments should be foreseen, agreed and programmed to reflect the local circumstances. The amount and location of housing that can be developed in rural areas is determined by a number of factors, including: proximity to services e.g schools, shops (ideally within walking distance); ease of access (from an existing road or footpath); and, drainage and sewerage capacity.
- 3.7 Scottish Planning Policy 17: Planning for Transport highlights that the aim of the planning system is to support and accommodate new investment and development in locations which are accessible by a range and means of transport and which seek to minimise the impact on existing transport networks and the environment. Planning permission should not be granted for significant travel generating uses in locations where access to infrastructure is further than 400 metres by walking.
- 3.8 Planning Advice Note 75: Planning for Transport accompanies SPP17. It states that planning authorities should establish accessibility profiles for new sites. The profiles should reflect the catchment area served, likely quality of service and result in indicators of accessibility. A maximum threshold of 1600 metres in terms of accessibility to local facilities by walking and cycling should be achieved.
- 3.9 Planning Advice Note 74: Affordable Housing acknowledges that in many rural areas, there is a shortage of affordable housing. To overcome this, it is advised that the benchmark figure is that each site should contribute 25% of the total number of units as affordable housing.

4.0 DRAFT STRUCTURE PLAN

- 4.1 The Draft Structure Plan identifies a requirement for around 72,000 dwellings within the Structure Plan area over the next 20 – 25 year period. Three Strategic Growth Areas (SGA's) are identified which will be the main focus for development, expecting to accommodate 75 – 80% of the growth. Around half of new development is likely to be located in Aberdeen City, with significant development expected to take place in the Huntly to Aberdeen and Aberdeen to Laurencekirk road and rail corridors and the Aberdeen to Peterhead corridor. Additional allocations are made outwith these areas, in local growth and diversification areas. Levels of growth in these areas should relate to local need and will vary from place to place.
- 4.2 Within the Aberdeen Housing Market Area, the Draft Structure Plan anticipates a requirement for 4,700 dwellinghouses over the entire structure plan area. This comprises 1,700 between 2007 and 2016; 1,500 between 2017 and 2023; and a further 1,500 between 2024 and 2030.
- 4.3 The Draft Structure Plan also advocates sustainable mixed communities. It states that a focus on communities means that new housing and developments for employment and commercial use should be well related to each other to improve people's quality of life and opportunity.
- 4.4 Dunecht Estates made representations to the Draft Structure Plan highlighting that there should be an overall increase in the housing allocations and that the increase in housing should be allocated to the local growth areas of the Aberdeen Housing Market Area. Echt is a local growth and diversification area within the AHMA and is considered capable of accommodating further residential development.

5.0 SERVICES

- 5.1 Previous investigations have identified that the waste water treatment works serving Echt require expansion to provide new capacity to service any development in the village.
- 5.2 Scottish Water's 2007 Asset Capacity maps indicate that in terms of water, there is only capacity for up to 10 units in Echt. Expansion would therefore be required to service the bid site.
- 5.3 Surface water for each site will be dealt with by means of sustainable urban drainage systems. Area one drains naturally to the low point at the north eastern corner which adjoins an existing drainage ditch. A drainage ditch is also located along the eastern and southern boundaries of area two and the provision of SUDs in this area will be investigated in due course.
- 5.4 A review of SEPA's Flood Risk Maps highlighted that there is no issue in relation to flooding associated with the site.

6.0 JUSTIFICATION

- 6.1 In relation to area one, to the north of the B9119, this land was included in the extant Local Plan as an area of search for future housing land. It is therefore already considered a suitable location for residential development by Aberdeenshire Council and is suitable for development in the period 2011 to 2016, which coincides with the first plan period in the Draft Structure Plan which covers the period 2007 to 2016. The site should therefore be identified in the Aberdeenshire Local Development Plan for residential development for this period. It would contribute to the housing requirements for the Aberdeen Local Housing Market Area anticipated through the Draft Structure Plan as well as contributing to the increased rate of house building in terms of SPP3.
- 6.2 Area one is immediately adjacent to the settlement boundary of Echt and the existing fh1 site which is awaiting planning permission and

benefits from an approved Planning Brief. The development of such sites is supported through SPP3 as it reduces servicing costs and can help sustain services.

- 6.3 In this case, the development of this site for housing will result in significant cost savings by utilising the access infrastructure and also utilising shared drainage connections with the residential site to the south. Both the bid site and site fh1 to the south are owned by Dunecht Estates, and therefore, the cost of extending the waste water treatment works can be spread over the whole of the bid site and the site to south. There are also cost savings in terms of utilising the same sewer connection rather than having to duplicate this to serve two separate development sites. Discussions regarding the expansion of the treatment works have been held with Scottish Water and the principle of this has been accepted by them.
- 6.4 There are few settlements of its size within Aberdeenshire that benefit from the range of services and facilities that are located in Echt. These not only serve the village, but the wider rural area. Therefore, the maintenance of these should be of paramount importance. The development of housing on the bid site would support these services and provide for a prosperous rural community in line with SPP15. It would also support the re-opening of the Public House which is currently closed.
- 6.5 Echt is well served by public transport facilities linking the settlement with Aberdeen and the surrounding area and is therefore well placed to accommodate further residential development. The bid site is in a central location, approximately only 100 metres from bus stops on the B9119. This complies with the walking distances contained in SPP17 and therefore encourages access by means other than the private car. Further to this, the bid site is also within 300 metres of the recreation ground, 90 metres of the school and 250 metres for the centre of Echt and the services located there. This is within accessibility distances outlined in PAN 75. SPP15 further states that the amount of housing that can be located in rural areas will be dictated by the proximity to services. The above confirms that the bid site is well related to

facilities in the settlement and is capable of accommodating further development.

- 6.6 New development would also specifically support the primary school. It has a capacity of 71 pupils. However, Aberdeenshire Council's 2007 based school roll forecasts highlight that the school was operating at 26% of capacity in 2007. This was forecast to fluctuate from a high of 36% of capacity to a low of 28% of capacity between 2008 and 2016. It is therefore significantly under capacity and the identification of residential development on the bid site would sustain this important facility and ensure its long term future.
- 6.7 Access to area one can be taken from the site to the south. Due to the extent of the site and therefore the amount of housing it could accommodate, a secondary access can be provided from the B977. There is an opportunity to provide a high quality, well designed residential environment which will integrate successfully with the housing to the south. Further to this, the development of area one will fit successfully with the wider landscape setting of Echt given the rising land to the north. Development would be seen in the context of the residential site to the south and landscaping proposed for the bid site would provide screening and attractive landscape features. It is considered that the development of area one would have no significant visual impact on the wider area.
- 6.8 Area two is considered appropriate for longer term development. It would also provide for a high quality development with good access to the services and facilities in Echt, in line with PAN75. It benefits from direct access to the B9119 and is therefore well related to bus stops in line with SPP17.
- 6.9 A high quality environment can be created overlooking the recreation ground and therefore providing an open outlook to any development. Footpaths through area two can provide a link to this area. Development of this site would bring development in line with the boundary of the fh1 site to the north and the residential properties that

exist to the north east. The relationship of this site with the wider area is highlighted in Figure 3.

Figure 3: Aerial photograph highlighting area two to the south



6.10 Both areas are designated as Class 3² in terms of the Land Capacity for Agriculture classification. It is not prime agricultural land and this classification does not present a problem to the development of the site. The proposed mix of house types and tenures on the site will comply with the sustainable mixed communities objective of the Draft Structure Plan, with affordable housing provided in line with policy requirements.

6.11 The identification of further residential land in Echna would provide a mix of house types and tenures in order to conform with the sustainable mixed communities objective of the Draft Structure Plan. Affordable housing on both areas of the bid site would be provided in line with PAN 74. It would also provide for a vigorous and prosperous rural community as encouraged by SPP15 by supporting the services in the village. This guidance further outlines that the amount and location of housing that can be developed in rural areas is determined by a number of factors, including the proximity to services for example schools and shops ideally within walking distance and the ease of

access from an existing road or footpath. Both areas would provide for this and are both suitable for development.

7.0 CONCLUSION AND RECOMMENDATION

- 7.1 The identification of area one to the north of the B9119 for residential development in the Aberdeenshire Local Development Plan would be a continuation of the fh1 site in the extant Local Plan. The potential of this site to accommodate residential development has already been considered by Aberdeenshire Council through its identification as an fh2* site in the extant Local Plan. This is considered suitable for development in the period 2011 – 2016. Access to the bid site from the fh1 site is also specifically allowed for in the Planning Brief that has been prepared for the land to the south.
- 7.2 Longer term development in area two to the south of the B9119 benefits from direct access to this road, which is the main thoroughfare in the settlement. An attractive environment could be created overlooking the recreation area, with open space and footpaths on the site integrating the site with the wider area. It would round off this corner of Echt.
- 7.3 Residential development on the bid site would contribute to the housing requirements for the Aberdeen Housing Market Area anticipated through the Draft Structure Plan. It would also provide for a high quality residential development with areas of open space and footpaths linking the site with the surrounding area.
- 7.4 The identification of the bid site would sustain the amenities in Echt which are valued throughout the wider area. It would also sustain the primary school, which is significantly under capacity. The site is in an accessible location, within walking distance of public transport and services within the settlement.
- 7.5 This site, comprising two distinct areas of land, should therefore be identified for residential development in the Aberdeenshire Local Development Plan.

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: CABARDUNN DEVELOPMENT CO LTD Date: 5-11-2008
Postal Address: C/O RYDEN LLP
25 ALBYN PLACE
ABERDEEN
AB10 1YL

N2 Name of landowner (if known) DUNECHT ESTATES
Postal address of landowner ESTATES OFFICE
DUNECHT
WESTHILL
ABERDEENSHIRE
AB32 7AW

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 TO THE NORTH AND SOUTH OF THE B9119, ECHT

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
AREA 1 – NJ 740 058
AREA 2 – NJ 742 056

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

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.

AREA 1 – UP TO 115 DWELLINGS

AREA 2 – UP TO 35 DWELLINGS, LONG TERM HOUSING

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).

UP TP 150 DWELLINGS

RANGE OF TYPES AND TENURES

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) N/A

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.

N/A

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?)

AREA 1 – ACCESSED FROM EXISTING RESIDENTIAL SITE TO THE SOUTH WITH RISING LAND CONTAINING IT TO THE NORTH

AREA 2 – WELL RELATED TO EXISTING DEVELOPMENT AND FROM THE B9119. LINKS TO RECREATION AREA AND CONTAINED BY RISING LAND TO THE SOUTH WEST.

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

SOUTH FACING SITE

No

THIS WILL BE APPLIED AT THE DETAILED DESIGN STAGE

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

SEE BELOW

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.

AREA ONE HAS BEEN THROUGH THE LOCAL PLAN INQUIRY PROCESS AND WAS IDENTIFIED AS SUITABLE FOR FUTURE HOUSING LAND. A PUBLIC EXHIBITION WAS HELD BY DUNECHT ESTATES IN 2005 SHOWING DEVELOPMENT ON THE FH1 SITE AND PART OF THE BID SITE (AREA 1)

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?

AFFORDABLE HOUSING

SUSTAIN LOCAL SERVICES (SHOP, CHURCH, HALL, PLAYING FIELDS, SCHOOL) AND ENCOURAGE CLOSED PUBLIC HOUSE TO REOPEN

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 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 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 type="checkbox"/> | NA <input checked="" 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 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_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

FROM B9119 AND THE B979

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)