



BROOMHILL ROUNDABOUT

Well

Pump Well

Coolgardie

Boghead

A 96

A 96

Sheriff Burn

Track

Glendale

The Gables

Heatherbank

The Firs

Well

FB

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0m 25m 50m 75m

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 4 November 2008.

N1 Name of proposer: MRS ANNE MATTHEWS Date: 4/11/08
Postal Address: C10 GRAHAM + SIBBALD (CLAIRE PETERS)
18 NEWTON PLACE
GLASGOW
G3 7PY

N2 Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[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?
LAND TO SOUTH OF BROOMHILL ROUNDABOUT, HINTORE
Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :
NO
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 790 140

S4 What is the current use of the site?
 VACANT

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.

NOT NECESSARY DUE TO SCALE OF SITE. (APPROX 0.83 HECTARES)

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).

LOW DENSITY DETACHED DWELLINGS, CONSISTENT WITH THOSE TO IMMEDIATE SOUTH OF SITE. LIKELY TO BE ABSOLUTE MAXIMUM OF 4 DWELLINGS.

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.

NIA.

S2

If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose.

NIA.

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?)

PLEASE 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

PLEASE SEE ATTACHED STATEMENT.

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?

PLEASE SEE ATTACHED STATEMENT.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input checked="" 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.

- 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

- Q1 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

PLEASE 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:
 - 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.

G-S/395/CP

Aberdeenshire Local Development Plan Development Proposals for Inclusion in the Main Issues Report

Kintore, near Broomhill Roundabout – Submission on behalf of Mrs Anne Matthews

Agent: Claire Peters, Graham and Sibbald, 18 Newton Place, Glasgow, G3 7PY. Email: cpeters@g-s.co.uk.
Tel: 0141 332 1194, Mobile: 07717 321 449.
Contact may also be made via Ian Kelly, Head of Planning, Graham and Sibbald, 3 Charlotte Street, Perth PH1 5LW. Email: ikelly@g-s.co.uk. Tel: 01738 445733, Mobile: 07887 60 55 61.

Introduction

This statement supplements the information provided on the Council's Local Development Plan submission form in relation to our client's land at Kintore, near the Broomhill roundabout

The sections in this statement are in the same order as on the forms.

In summary; this submission seeks the allocation of the land highlighted on the attached plan for **residential** purposes. We can confirm that we have submitted a separate bid for this same site for employment uses (Use Classes 4, 5 and 6). It is considered that this site would be suitable for either purpose, and our client is giving ongoing consideration to the preferred use in terms of developer interest. At this stage we wish each bid for this site to be considered separately.

A1 – Siting and Design

The site benefits from existing screening from the nearby A96; due to foliage on the site boundary and on the strip of land between the A96 and the access road.

In terms of design, density, scale and materials, it is considered most appropriate that any residential development of this site would take a strong lead from existing housing to the immediate south. The most likely form of development would be single to one and a half storey detached dwellings set in generous plots. It is considered that modern design is appropriate at this location (rather than 'traditional' rural architecture), in recognition of the adjoining commercial use, the screening, and the nearby housing.

It is expected that the Council may seek boundary planting, particularly along the eastern boundary, to define the site edge and to ensure adequate screening.

A3 – Sustainable Siting and Design

It is our intention to incorporate the principles outlined in Planning Advice Note (PAN) 84: 'Reducing Carbon Emissions in New Development' into development proposals; in terms of on-site zero and low carbon equipment contributing to at least an extra 15% reduction in CO2 emissions beyond the 2007 building regulations carbon dioxide emissions standards.

PAN 84 guidance in relation to designing for reduced energy consumption will also be followed. This is as set out in PAN 84 paragraphs 28 to 33, and includes reference to:

- Shelter from the elements from land form, trees and other buildings;
- Orientation of buildings to maximise solar gain;
- Layout of rooms, with habitable rooms facing south;
- Selection of reusable materials and materials with high performance standards.

Sustainable Urban Drainage Systems will be incorporated into the design and layout.

C1 – Effect on Community

As noted in the submission for this site for employment purposes, no community consultation has been undertaken with regard to this site at this stage.

Whilst we would be happy to engage with the community at a later stage, we would wish to ensure that any community consultation was properly integrated with the Council's community consultation work in relation to the Local Development Plan, and was undertaken at an appropriate time.

C3 – Community Benefits

The Adopted Local Plan text regarding Kintore notes that there are, "Limited opportunities for settlement expansion because of physical and natural features." This clearly has to be reconciled with another issue affecting Kintore, "High level of demand for new housing." This site, while outwith the settlement boundary, represents a clearly defined infill site between existing residential properties and a commercial unit. Allocation of this site for housing would permit a small increase in units, without encroaching further into the countryside.

25% affordable housing would be provided, in accordance with Policy (or a commuted sum would be paid, if required by Policy, if less than 4 units were proposed).

C6 – Access

It is expected that a new access would be created off the existing road on the site's eastern boundary.

O1 – Other information

Within the Aberdeenshire Local Plan, Adopted June 2006, this site is outwith the settlement boundary of Kintore, and is thus covered by Countryside Policies (although we note that the site is not within the Green Belt nor is it within an Area of Landscape Significance). As a consequence, within the Adopted Local Plan framework, Policy Hou 4 applies. There is no real scope for development of this site for residential purposes under the terms of this Adopted Policy (given that new houses are restricted to those required for full-time workers of countryside enterprises, and subject to other caveats, and given that there are no structures on site and thus no scope for conversion).

It is thus recognised that, whilst the location, adjoining land uses, access and scope for careful integration into the landscape all lend this site towards a small scale residential development; there is unlikely to be support for this based on existing Local Plan Policies. For this reason, we propose a reallocation of this site as part of the Local Plan review process.

Next Stages

We consider that it would be appropriate for the Council to be entering into a detailed dialogue in respect of submissions and we would confirm that such a course of action would be welcomed by our client.