

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: Ian Duncan Architects Ltd
Date: 23/10/08

Postal Address: 25 Market Place, Inverurie, Aberdeenshire AB51 3PU

N2

Name of landowner (if known):

Postal address of landowner:

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 Adjacent to Barreldykes Way Old Rayne.

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

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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

NJ6730 2870

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/Business/Retail

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.

Phase 1 we propose to be built between 2011 and 2014 and comprises:

15 affordable housing units

13 houses

2 business units and,

1 retail unit (village shop)

Phase 2 to be built between 2015 and 2018 and comprises:

14 No houses and,

Phase 3 to be built between 2019 and 2022 and comprises:

18 No houses.

The total number of house units in all 3 phases is 60 with 25% being affordable . 100% of affordable units are proposed for Phase 1 to help address the current shortage of affordable housing but this commitment can only stand if all 3 phases are zoned at the same time.

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).

The affordable housing units we anticipate to be a combination of houses and flats, to give variety of unit size, and would be located in what we see as the village centre. The centre would not only be accessible to the proposed development but to the existing village through the footpath network. A shop and office units would also be located in the centre along with a landscape public area and feature pond. The remainder of the development would comprise detached homes of varying size.

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.

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?)

The development site is bounded on three sides by mature trees and on the 4th by a tree belt beginning to mature. There are also maturing trees dividing the site and defining

Phase 1. The site is thus fairly well sheltered and by the time development of Phase 2 begins the trees will have had another 7 years to mature and will by then provide a good screen from the wider countryside and an established setting for the houses.

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

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?

The community would benefit from an improved quality of services in the form of a new village centre with shop, business accommodation & landscaped leisure park providing a contemplative area away from the more boisterous playing field. The proposal also intends to "front load" the provision of affordable housing with 25% of the total number of housing units in all 3 phases provided in Phase 1. This would ofcourse depend on all 3 phases being given firm approval at the outset albeit for phased release.

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 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Hotel, restaurant and bar.			

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

1. In developing the existing 7 No houses at Barreldykes Way we were required to provide a foot bridge, over the Bonnyton Burn, a full 2m wide footpath linking the houses with the village, a 110m water main and a 340m long foul sewer extension. This was a huge infrastructure requirement and cost for such a small development and making a much fuller use of that investment now will be a positive in terms of sustainability. Also with this work having already been carried out, disruption to the existing village will be minimal.

2. The formation of a village centre where proposed, together with an additional footbridge, will bring into play a network of pedestrian footpaths providing a large proportion of the houses in the village with a short cut to the centre as well as allowing easy access from the new development to the school, playing field, community hall, hotel and public transport.

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.

Land at Barreldykes Way, Old Rayne Site Assessment for Sustainable Siting and Design

- A3 The sustainability of this site is enhanced by the minimal infrastructure provision needed to service it. Roads, foul sewer and water provision are all at the edge of the site ready to be extended into it.

The provision of a pedestrian bridge linking proposed and existing footpath networks ensures that Public Transport is within easy walking distance and business units on site give an option of working close to home.

The housing units have sites large enough to accommodate geo thermal heating and the more tightly grouped affordable housing and business units would benefit from a community heating system with a bio-mass wood pellet boiler located in the business unit.

The proposed houses would be of contemporary design with the larger areas of glass oriented to take full advantage of the passive solar gain offered by the flat site. The designs would also endeavour to maximise on the use of sustainable technologies and would have high levels of thermal insulation to minimise energy consumption.