

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:

David Fyffe

Date: 5th November 2008

Postal Address:

Netherton Buisness Centre

Fetternear Estate

Kemnay

Aberdeenshire

AB51 5LX

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? The Fetternear Estate

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : Not at the moment but intend to do so.

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 720170

S4 What is the current use of the site?

Rural Country Estate with mixed uses based on agriculture, business, small-scale residential and countryside recreation.

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?

Redevelopment of disused farm steadings and adjacent land to residential, business, leisure, recreation and cultural uses including restoration of Grade B Listed Buildings.

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 (years 1 and 2) would comprise of 40 dwellings (12 affordable) to enable the redevelopment of Home Farm steading for business use, to start on the Community swimming pool/leisure facilities and the construction of a new bridge over the River Don for cyclists/pedestrian access from Kemnay and investment in the Bishop's Palace.

Phase 2 (years 3,4, and 5) would comprise of a further 20 dwellings (4 affordable), the 24 bedroom residential block at Home Farm, visitor facilities for Bishops Palace and completion of the Community swimming pool.

Phase 3 (years 6 and beyond) would comprise the final 17 dwellings (4 affordable) and completion of the recreational and visitor facilities.

(See submitted Outline Planning Application and supporting Planning Statement, Master Plan, Business Case, Economic Impact report, TA and DIA for further details).

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).

We are proposing 77 houses in total over the entire life-time of the project. Sixteen of these will be affordable housing, to be managed by the Aberdeen Housing Association (based at Netherton Business Centre, Fetternear).

Housing will be a mixture of nine detached dwelling styles and semi-detached (affordable) some with integral office/studio space. Some will have flat log construction and cladding. A mixture of styles and designs are proposed all of which promote sustainability and energy efficiency - see Master Plan (section on House Types) for details.

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.

We are also proposing the following uses:

Visitor leisure facilities for the Bishop's Palace to include tea room/shop and toilets;

A new cycle/pedestrian bridge over the River Don to improve access;

A 28-room Residential Block / Hotel for business users at Home Farm business centre;
A new Community Swimming Pool/ fitness studio with café/bar and toilets;
New car parks at each location with improved access for all modes;
All weather playing facility;
Allotment gardens;
Additional tree planting and screening. (See Master Plan for details)

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?)

Detailed landscape proposals will require to be developed which will be indigenous to the area and which can establish themselves on site. Use of shrubs and tree planting will increase privacy and enclosure in the long term whilst providing scale and colour throughout the seasons. Each of the housing sites will be set within a mature planted landscape, all trees will require to be assessed for limbing/replanting and agreed with the planning authority.

At Longdykes, the largest housing site, there is the potential for a water feature to be introduced which could be extended to the north and east providing wetland habitat.

A Historic Landscape Report for the area around the Bishops Palace has been submitted with the planning application.

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?

With a project of this size and vision there will be opportunities for substantial community benefits. In addition to forging better links with the community, the project would lead to improved infrastructure and safety improvements to facilitate the increase in visitor numbers to the Bishops Palace. The proposed residential block and the business and training centre would also be of benefit to the wider community as well as creating new quality local employment opportunities.

In terms of economic impact, the EKOS study concluded that the Estate Development Plan, when fully implemented by Phase Two (years 3 to 5), could support/create some 43 sustainable jobs, and a further shorter-term 13 construction jobs, making 56 jobs in total. These jobs will deliver an annual GVA of £1.7M for the local economy, and provide a further short-term boost to the construction industry of £0.83m.

New facilities would be provided in the form of a new bridge and River Don crossing for pedestrians and cyclists at Broomhaugh to enable improved access between west Kemnay and the Fetternear Estate. There would be priority local access to improved new facilities including the Community swimming pool and amenities associated with the Bishops Palace improvement e.g. tearoom and visitor centre.

The proposals, once implemented, would put the Estate on a much bigger map as it is the aim to attract visitors and tourists from abroad in fairly large and regular numbers coming in via Dyce airport and by train from Inverurie, especially for week end retreats and conferences. Economically, there would be increased spending and income generated in the area generally.

(see Planning Statement and EKOS report for further details).

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

Please tick appropriate box

Cultural facilities e.g. Bishops Palace with Visitor's Centre and new Community Swimming Pool and fitness studio will be on the doorstep of the whole Kemnay community, including schools.

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

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

Report on Options Appraisal and Economic Impact of Estate Plan and Proposals on the Fetternear Estate, Kemnay, March 2008, by EKOS Ltd;

Report in support of Community Swimming Pool;

Business Plan of proposals;

Overview document;

Historic Landscape Report;

Planning Statement (includes details of community consultations and engagement);

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.