

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: BARTON WILLMORE Date: NOVEMBER 2008

Postal Address: FOR MR & MRS R ANDREW
 12 ALVA STREET
 EDINBURGH
 EH2 4QG

N2 Name of landowner (if known) [REDACTED]

Postal address of landowner [REDACTED]

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 AT COOKNEY GRANGE

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

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
 NO 931 872

S4

What is the current use of the site?

UNDEVELOPED 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?

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.

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).

NO. OF DWELLINGS - 2 OR 3
FORM - DETACHED

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) N/A

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.

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

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*

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form. *Framework attached*

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

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.

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

What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

PROVISION OF HOUSING FOR LOCAL NEED.
 PROVISION OF EMPLOYMENT VIA CONSTRUCTION.
 SENSITIVE AND SUSTAINABLE USE OF UNDEVELOPED LAND.

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)

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

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 type="checkbox"/>	NA <input checked="" type="checkbox"/>
Drainage Impact Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input checked="" 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 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

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.

Aberdeenshire Local Development Plan 2008**Proposal - Cookney Grange, Cookney, By Netherley, AB39 3SA****1.0 INTRODUCTION**

1.1 Barton Willmore have prepared this statement on behalf of Mr and Mrs R Andrew of Cookney Grange, Cookney. It responds to the invitation of Aberdeenshire Council to submit proposals for inclusion in the Main Issues Report for consideration as a proposal for the Aberdeenshire Local Development Plan.

1.2 The proposal seeks to extend the Rural Service Centre boundary of Cookney. The amended settlement boundary should encompass the residential curtilages of Cookney Grange and of those residential properties immediately south of land at Cookney Grange.

1.3 The proposal also seeks the identification of land within the residential curtilage of Cookney Grange as suitable for residential development.

1.4 We would be pleased to meet the relevant Council officials to discuss further the information provided within this submission.

2.0 SITE DESCRIPTION

2.1 The proposal site comprises undeveloped land within the residential curtilage of Cookney Grange. It represents a gap site located between the existing residential properties of Cookney Grange to the north and Kirkhill Cottage to the south.

2.2 The proposal site is within the Aberdeen Housing Market Area. However, although the land is located within a residential curtilage, the adopted Aberdeenshire Local Plan (August 2006) indicates that it is outwith the Rural Service Centre boundary of Cookney and therefore, lies within the countryside.

2.3 The proposal site is some .67ha in area and is square in shape. It is enclosed by a stone wall along its eastern, southern and western boundaries. Mature trees line the northern and western boundaries with mature hedgerows to the west and south boundaries.

- 2.4 The land is bounded to the west by an unclassified road and beyond lies agricultural land. Agricultural land adjoins the eastern boundary of the development proposal. The site abuts the northern residential curtilage of Kirkhill Cottage.
- 2.5 The site benefits from existing access off the unclassified road running parallel to the western site boundary.

3.0 PROPOSAL

- 3.1 The proposed use of the site is residential. It is submitted that the existing delineation of the southern boundary at Cookney Rural Service Centre should be extended to encompass the residential curtilages of Cookney Grange and of those residential properties immediately south of land at Cookney Grange.
- 3.2 At present the settlement boundary, as identified in the adopted Local Plan, does not describe the extent of the settlement. The extension of the settlement boundary represents a logical and appropriate boundary which would encompass the existing residential properties immediately south of the settlement boundary at Cookney Grange and the proposal land.
- 3.3 The existing residential properties located south of the proposal site take a clustered form. Given their proximity to the Cookney Rural Service Centre and their collective grouping, it is logical and appropriate to extend the Rural Service Centre boundary to include this cluster of residential properties. The extension of the Rural Service Centre boundary will have a consolidating rounding-off effect and contribute to a sense of community and visual completeness.
- 3.4 The residential use of the proposal site, which lies between existing residential development, will respect the built form, design and siting of existing properties and complement the Rural Service Centre.
- 3.5 The proposal site currently does not contribute positively to the character of the open countryside due to its location, current physical state and proximity of abutting residential land uses. Nor does it contribute aesthetically to the character of the Cookney Rural Service Centre.
- 3.6 The site is unused and its size and location ensure that it would not be viable for agricultural use.

3.7 The proposal would enable the site to contribute to local housing requirements and to the future housing requirements, as identified within the Aberdeenshire Development Plan.

3.8 The site is in single ownership and does not suffer from any physical constraint or issues relating to flooding, contamination, topography, green belt or landscape significance. It is located in a readily marketable area with the Aberdeen Housing Market Area and can be considered to meet effectiveness criteria, as advised by the Scottish Government.

3.9 The adopted Local Plan (Page 105) defines Rural Service Centres, including Cookney, as towns or villages in Aberdeenshire with:

"

- a) **services, facilities (particularly bus stops, schools and shops) or work-places that could be sustained by new development;**
- b) **a very compact grouping of at least 6 houses; and**
- c) **opportunities for development which could meet both structure plan and local plan policies."**

3.10 The adopted Local Plan (Page 106) advises that the role of Rural Service Centres is to act as a **focal point** for development in rural locations. The Local Plan (Page 106) advises that guiding new development in rural locations **towards** the rural service centre has a number of sustainable benefits:

"

- a) **It brings housing, service, facilities and work places closer together, thereby helping to reduce the need to travel.**
- b) **It maximises the use of existing infrastructure and minimises the cost of providing new services, thereby better utilising resources.**
- c) **It helps to reduce the pressure for development in the open countryside, thereby reducing impacts on the environment.**
- d) **It helps to encourage the use of rural services, facilities and work places, thereby supporting both them and, in turn, rural communities.**
- e) **It helps to provide housing choice in rural areas."**

3.11 It is submitted that the definition of the Cookney settlement boundary to include the proper extent of the settlement and the inclusion of the proposal site would assist in promoting the sustainable benefits which are attributed to the Rural Service Centre.

4.0 CONCLUSION

4.1 The development submission to Aberdeenshire Council relates to the extension of the Cookney Rural Service Centre boundary to encompass the residential curtilages of Cookney Grange and of those properties immediately to the south of land at Cookney Grange, and to the identification for residential use of land within the residential curtilage of Cookney Grange.

4.2 The site is presently outwith the Cookney Rural Service Centre boundary and, therefore, is located within the countryside. However, the site does not embody typical characteristics associated with the open countryside of Aberdeenshire. Visually and physically, the site takes the form of a gap site within the settlement, abutted by residential development to the north and south.

4.3 The site is vacant and unused and has no viability for agricultural use.

4.4 The infrastructure services of Cookney Rural Service Centre are capable supporting additional development and it would be appropriate in terms of meeting the future housing land requirements of the development plan and achieving sustainable development standards, that land south of Cookney Grange should be included within the Cookney Rural Service Centre boundary.

4.5 The inclusion of this site within the Cookney settlement boundary in addition to the inclusion of the existing four dwellings located further south of the proposal site, represents a wholly logical planning recommendation.

4.6 The extension of the settlement boundary is consistent with the defined status of Cookney as a Rural Service Centre and the proposal would assist in promoting the sustainable benefits which are attributed to Rural Service Centres by the adopted Local Plan.

4.7 **In light of the above, we submit that the proposed development site in addition to the existing residential properties and their curtilages south of land at Cookney Grange, should be included within the Rural Service Centre boundary of Cookney.**