

## 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.

Name of proposer: Peterkin Homes Ltd

Date: 31 October 2008

Postal Address: Bogincaber House, Auchenblae, Laurencekirk AB30 1 UD

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Name of landowner (if known) [REDACTED]

[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

Under what name would you like the site to be identified?

Roadside Croft, Lochside, St Cyrus.

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)

Have you provided a map showing the exact boundaries of the site you would like considered?

Yes  No

Please provide the National Grid reference of the site

E742:N647

What is the current use of the site? Agricultural 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*

What use(s) do you propose for your site? Housing

If you are proposing a mix of uses on your site please ensure that the area of each is noted on the site plan

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.

The site area of 10.9 hectares (26.9 acres) could be developed in approximately 3 phases.

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 site could accommodate around 61 houses as shown on the attached indicative site layout plan. A variety of house types would be built. Affordable housing would be provided as required by Aberdeenshire Council.

If you have a design statement or other details about what you would like to see on the site, please include it.

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.

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?)

The site would consolidate the development boundary of Lochside/St Cyrus. The site is contained by existing field boundaries. The site is relatively low lying and occupies an inconspicuous location. The provision of additional planting will assimilate the development into the wider landscape. A variety of house types will complement the urban design of the area.

Access to the site would be taken from the north as shown on the attached indicative site layout plan or in an alternative position to be agreed with Aberdeenshire Council.

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](http://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.



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](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE)  
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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

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

Part of the site is identified for future housing land under fh3\* in the adopted Aberdeenshire Local Plan. This housing allocation of this proposed site would be consistent with the current Local Plan's approach supporting the direction of new housing development in this location. The site is ideally located in close proximity to the nearby school.