K26

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: N.J.McWilliam &Co.

Date: 30 October 2008.

Postal Address: Haughead Farm
Laurencekirk
Aberdeenshire
AB30 1ED.

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? Cauldhame Wood. Luthermuir.

K26

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 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

366000x768800

S4 What is the current use of the site?Woodland.

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? Mixed Housing Development.

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. Development will be phased to suit market conditions.

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). 44 Detached houses.

11 Affordable homes.

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

S8

K26

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 scheme would be developed as a series of self contained cul-de-sacs served from a central spine road. Each housing group would be contained within a woodland landscape with considerable planting to seperate the groups. The scheme would have vehicular access linked to the existing roads at School Road and pedestrian access to both the existing playing fields and Alexandra Place leading to the Main Street. A public woodland pathway would be provided to link the existing school, playingfields and village.

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* ☒

K26

	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.	

K26

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 scheme will help to maintain a critical mass of population within the village supporting existing services in the form of school, social and community facilities. Employment will be created both in the construction of the scheme and in its future service requirements.

A considerable woodland will be opened up for public enjoyment with footpaths created to access both the scheme and the existing village facilities.

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:

Please tick appropriate box

		400m		400m-1k		>1km
Local Shops		☒		☐		☐
Community facilities (eg Hall)		☒		☐		☐
Sports facilities (eg playing fields)		☒		☐		☐
Employment areas		☐		☐		☒
Residential areas		☒		☐		☐
Public Transport networks	*Yes*	☒	*No*	☐	*NA*	☐
Other (Please specify)	*Yes*	☐	*No*	☐	*NA*	☐

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*	☐	*No*	☒	*NA*	☐
Traffic Impact Assessment	*Yes*	☐	*No*	☒	*NA*	☐
Drainage Impact Assessment	*Yes*	☐	*No*	☒	*NA*	☐
Habitat / biodiversity Assessment	*Yes*	☐	*No*	☒	*NA*	☐
Other as applicable (eg noise, dust, smell Retail impact etc)	*Yes*	☐	*No*	☐	*NA*	☒

K26

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

Luthermuir is an attractive and desirable village in which to live with a rich variety of property types and sizes. This site offers an easily serviced extension to the existing village which would not impact on its character or appearance. The existing woodland would be opened up for public enjoyment and help create alternative pedestrian cirulation routes to the school, playing fields and other social facilities.