

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.

M1

Name of proposer: The Kincardineshire Investment Company Ltd.
Date: 30th October 2008

Postal Address: c/o Savills plc
Factors & Estate Agents
55 York Place
Perth
PH2 8EH

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner [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

S1

Under what name would you like the site to be identified? MacKenzie Avenue Phases 3 & 4

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

372850, 776320

S4

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

S5

What use(s) do you propose for your site? 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. It is proposed to divide the development into at least two phases. Phase one would include 40 housing units with phase 4 providing a further 26

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). 19 affordable units as a mixture of flats and semi detached units

57 detached and semi detached single and two storey properties.

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

58 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.

59 If you are proposing uses other than housing or business please provide us with as much detail as possible on what you propose. Recreational use by way of footpaths and a linear park described elsewhere

Please continue on additional sheets as required.

The wider area

61 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?) This scheme outlines the final two phases of an on going development to the south of this site. The previous developments are divided physically by open space with tree planting and it is the company's policy to continue this successful feature. The scheme indicates a major tree belt extending the width of the site through which is a network of footpaths leading into the village. The site is further divided by minor areas of planting.

To the east of the site, in our client's ownership and running the length of the town, is a substantial den through which runs the Shag Burn. It is our client's intent to form a path along the den connecting with a series of footpaths from the four developments.

Alongside the path, it would be our client's intention to plant the banks of the den with a mixture of deciduous and evergreen trees and general native plants to form a screen for the housing so minimising the development's visual impact and form, effectively a linear park.

The housing stock of Auchenblae is predominantly good quality two storey traditional in its centre with a mix of traditional and modern council housing and modern private housing. It would be our client's intention to provide a mixture of housing with a traditional character

in both appearance and in use of materials. Toward the existing two storey council housing, would be built two storey houses with single storey and two storey units on the periphery.

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

Circulation patterns of both pedestrian and vehicular traffic will be better served by the scheme.

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?

It is perceived in Auchenblae that most of the new development is priced beyond the reach of young locals . While this scheme will continue to offer existing good quality development it is hoped to introduce a range of affordable housing which will allow young local residents to stay within the community.

While our clients would be quite willing to set aside land for retail or community development, it is generally felt that the introduction of further shops and pubs would have a detrimental effect on those already in the community. While Auchenblae sustains two or three shops, a hotel and a very good village hall, we do not believe the population is sufficient to sustain further retail development.

Accordingly, it is our client's opinion that a greater benefit would be gained through the provision of further amenity land and footpaths to the very active and successful village committee.

These footpaths would allow better opportunity for links to the Auchenblae's traditional recreation area to the west of the village, The Den, and to the golf course to the east. Linking the footpaths would allow the possibility of forming a path round most of village.

The footpaths through the development allows sustainable pedestrian access, largely away from roads to the centre of the village and to transport links to Stonehaven, and Laurencekirk where the Railway station is to be re-opened in May 2009

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please tick appropriate box

Sports facilities (eg playing fields)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Employment areas	<input type="checkbox"/>		<input checked="" 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"/>		<input type="checkbox"/>
Other (Please specify)	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>		<input type="checkbox"/>
Church, doctor's surgery and hotel					

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

This development will offer a range of house types