

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: J & W Duncan
Date: 30th. October 2008

Postal Address: The Chapel
Luthermuir
Laurencekirk
Aberdeenshire
AB30 1YT

Name of landowner (if known) [REDACTED]

Postal address of landowner [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? The Chapel, Luthermuir

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)

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

365500, 768300

What is the current use of the site? Agriculture

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 and retail

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.

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). 8 affordable flats 2storey building

6 semi detached storey & a half houses

18 detached houses

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. Currently Luthermuir does not have a shop and it is intended to provide a small retail unit for use as a general village store. Associated with this will be a modest amount of off street car parking and a public open space.

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?) Other than standard terraced or semi detached council housing, Luthermuir has no small affordable housing units. Although the housing stock of the village is predominantly storey and a half, there are one or two two storey buildings and it is proposed to offer 8 affordable flats in a two storey terraced building close to the proposed shop and open space. This will offer a central focus to the development in much the same way as a village green. The visual scale of the flatted buildings will be masked from the approaches by single storey and storey and a half dwellings. Along the southern approach the houses will be semi detached and close to the road to offer the impression of a traditional street in the village.

Tree planting and soft landscaping will be encouraged along the site perimeters and public open spaces. Further planting along the footpaths will soften the profile of the scheme.

The existing public footpath network will be enhanced to so offering improved walking for leisure and to the village. These paths will also facilitate sustainable pedestrian access to the new shop and transport links.

In its proposed position, the shop will be easily accesible by foot from all parts of the village and will be within 400m of the substantial majority of the esisting and new housing.

It is anticipated the design of the new housing and flats will reflect the traditional construction of the existing houses and reflect the materials, character and scale of the 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*

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?

The scheme will maintain the critical mass of population within the village sustaining existing services, school numbers, social and community facilities. The additional population will strengthen the business case for the re-opening of a community shop.

Employment will be created in the construction of the scheme and in sustaining its future service requirements.

For the majority of the village residents, the network of paths will allow access to the public house, village hall, public park and the proposed shop.

This scheme affords the opportunity for an alternative access link to housing fh3 as indicated, and is a natural extension of areas fh1 & 2.

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 |
|---------------------------------------|---|-----------------------------|-----------------------------|
| 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"/> |
| 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 checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| Other (Please specify) | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> | NA <input type="checkbox"/> |
| Church, meeting hall and public house | | | |

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 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

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

Luthermuir is an attractive and desirable village in which to live but has few development sites. The village struggles to maintain its existing services and does not have shop. A housing development of this size will bring an increase of population to help sustain the villages existing services and enhance its facilities.

The environmental impact would be minimal as all new accommodation could be serviced from established or improved systems.

The existing public transport system allows sustainable travel to Montrose, Brechin and Laurencekirk Railway Station which is to be opened in May 2009