

K32

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: Ian Argo
Date: 30th October 2008

Postal Address: Auchcairn
Laurencekirk
AB30 1ER

N2 Name of landowner (if known) [REDACTED]

Postal address of landowner [REDACTED]
[REDACTED]
[REDACTED]

To comply with the data protection Act 1998 this information will not be made public

The site and your proposals

N3 Under what name would you like the site to be identified? West Cairnbeg Village Green

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

K32

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

369960, 776230

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 with a community building

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). 6 affordable flats in two storey buildings

11 storey and a half semi detached houses

9 semi detached single storey houses

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?

K32

Businesses and offices (Use class 4)	<input type="checkbox"/>
General industrial land (Use Class 5)	<input type="checkbox"/>
Storage and distribution (Use Class 6)	<input type="checkbox"/>
Do you have a specific occupier in mind for the site?	Yes <input type="checkbox"/> No <input type="checkbox"/>

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. As the settlement of Cairnbeg lacks a public facility, it is intended to construct a community building such as a village hall with a village green to foster community activities and enhance a community spirit

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?)
The site is on a flat area of land hidden to a large extent by the line of existing cottages. The proposed tree belt and soft landscaping round the perimeter would also help to minimise the visual impact of the scheme. The buildings of the existing settlement area mixture of traditional rural cottages, converted farm buildings and new housing. It would be our client's intention to form a square of houses, traditional in appearance and proportion enclosing a village green. Along with the village hall, this would give a focus and centre to the settlement.

The lower houses would be positioned closer to the ridge of the plateau and behind the existing housing to minimise the visual impact.

A network of footpaths will allow pedestrian access to Auchcairn Croft, Strath Finella Hill and in the longer distance to Drumtochty, Auchenblae and the rural transport network.

The additional woodland would also enhance the appearance of the entire settlement

K32

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?

West Cairnbeg lacks a community facility and the provision of a public open space and community hall would give a focus to community activity and enhance services in the village.

The formation of a recognised footpath network would allow better access to the surrounding countryside and hills. The footpath would also form a link to a former drove road which leads to Auchenblae and Fettercairn.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>
Other (Please specify)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

Please tick appropriate box

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)			

1K32

Retail impact etc)

Yes

No

NA

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
ARCH

06

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

01

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

West Cairnbeg is a comparatively new settlement but lacks any community facilities.

Accordingly, this development would offer a village hall and green to form a focus for the community. It is also intended to introduce a broader range of house types including affordable flats and semi detached smaller units to allow a greater social diversity.

An increased housing stock will serve to maintain a critical mass of population to improve and sustain services. Employment will be created both in the construction of the scheme and in its future service requirements.