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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 like to be included in the Main Issues Report for consideration as a proposed site in the Aberdeenshire Local Development Plan.

K&M 52

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: **DLB Scotland Ltd** Date: **29/10/08**
Postal Address:
**Cairn House, Cairn Gardens, Garvock Street, Laurencekirk, Aberdeenshire
AB30 1HD**

N2 Name of landowner (if known)
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

S1 Under what name would you like the site to be identified?
Mackenzie Avenue, Auchenblae, Aberdeenshire

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
E 372869 N 778722

S4 What is the current use of the site?

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?

Residential

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/No detached properties of split level design

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?

Businesses and offices (Use class 4)

General industrial land (Use Class 5)

N/A

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.

N/A

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?)

Statement attached

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?

Additional funding for local facilities through planning gain.
Additional access to amenity land.
Increased population to support schools, shops, hotel etc.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Community facilities (eg Hall)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Employment areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Residential areas	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input checked="" type="checkbox"/>	No <input 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

The site has minimal agricultural value as it is an area of land cut off by previous zoning of residential land.

Development of this land would be a natural progression towards Hodden Burn which itself forms a natural barrier to further development.

Please return the completed form to the Policy Planning Team, Planning Policy and Environment Service , Woodhill House, Westburn Road, Aberdeen, AB16 5GB or e-mail to ldp@aberdeenshire.gov.uk.

Fair Processing Notice

- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
 - 1) to inform a public debate on the merits of the different sites being proposed,
 - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication on Internet)

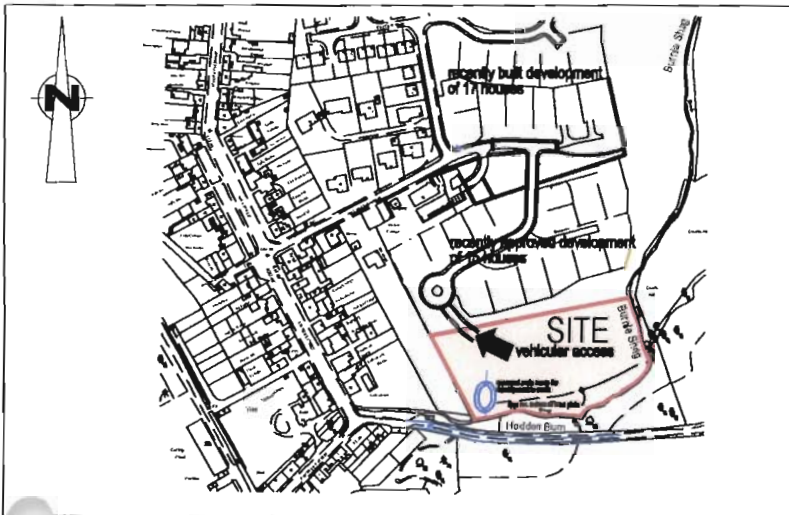
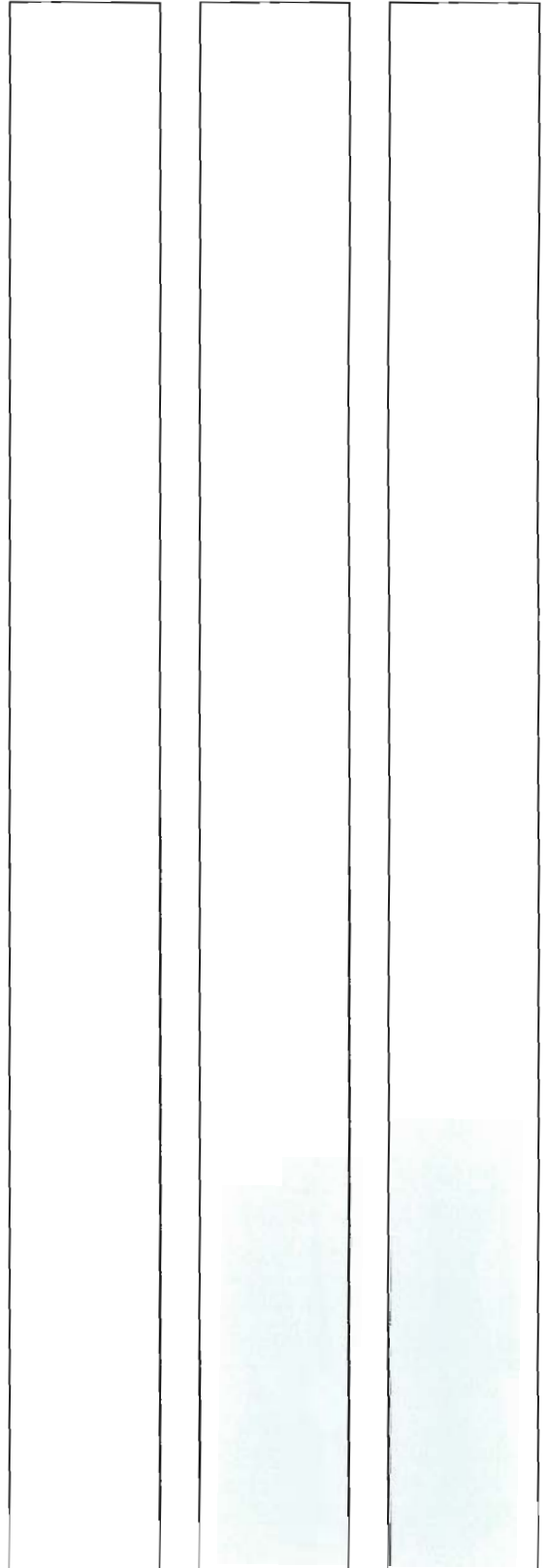
THE SITE

The application site occupies 1.08Ha of agricultural land on the east side of Auchenblae. The site has always been used for agriculture and is owned by DLB Scotland Ltd

The site is immediately south of two recent developments that were identified in the Aberdeenshire Local Plan.

The site slopes downhill north to south and is bound by the 'Burnie Shag' to the east and by Hodden Burn to the south.

The southern most area of the site is identified as a flood plain but is at a significantly lower level than where housing would be sited and therefore does not cause a problem. The west boundary is a post & wire fence with mature trees behind. The the north, amenity space is planned as part of the planning consent already granted.



ACCESS

The recently approved development to the north will provide an adoptable road and it is proposed to extend the road further for the new development.

It is proposed that a short cul-de-sac is formed also to an adoptable standard with a less formal shared area thereafter to serve 3 or 4 houses.

SITE LAYOUT

The topography of the site would suggest that development would be designed with a road running west to east along existing contours.

New housing would be located south of this new road and all houses therefore would benefit from a southerly aspect and solar gain.

A total of 6 houses are proposed within a 1.08Ha site and therefore density is very low.



Photograph of site looking north west

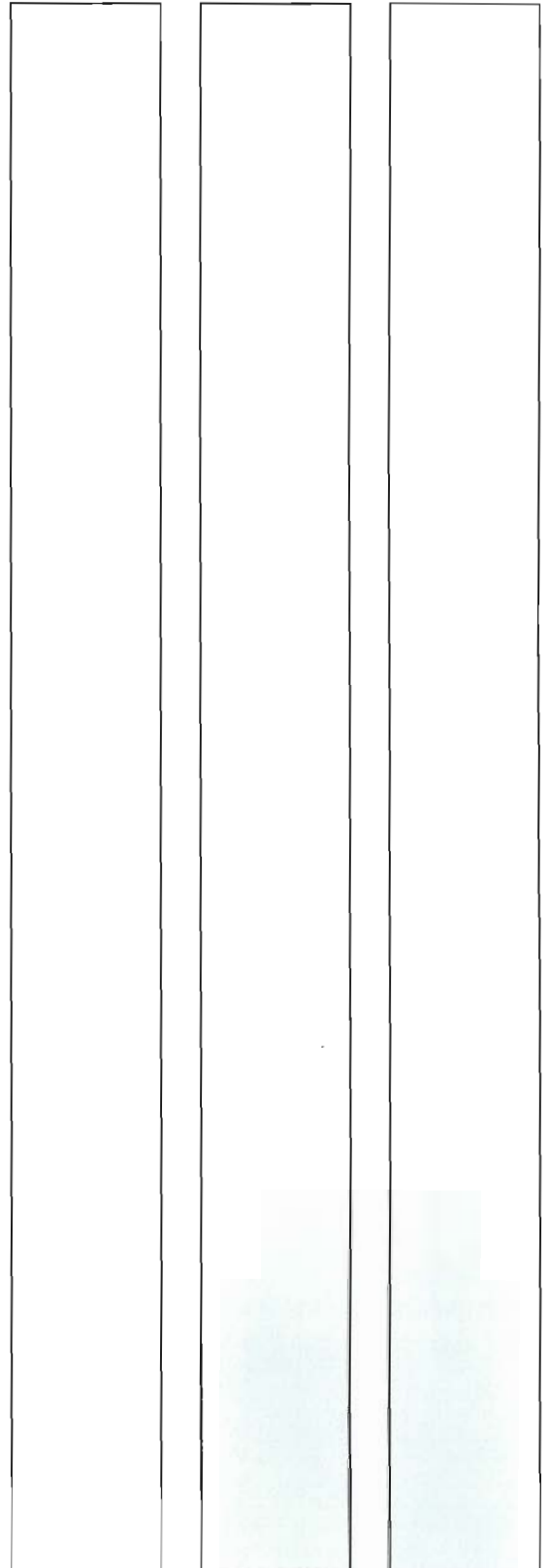


Photograph of Burnie Shag north east

OPEN SPACE & AMENITY

The recently completed and most recently approved developments to the north are both very low density and benefit from large amounts of open space. It is proposed to continue the low density pattern with this area of land so there will be space for significant amenity along east & south boundaries. Amenity is already approved to the north.

Pedestrian access to amenity is to be provided for in the final design.





HOUSING DESIGN

Auchenblae center is very traditional in character and is in the process of achieving conservation area status.

More recent development has predominantly been to the north and east of the town.

The proposal has closer links with to the more modern development but will also adjoin the conservation area.

Houses will be to a high standard of design but will also utilize modern construction methods to improve on requirements of the building regulations.



DRAINAGE & FLOODING

A full site investigation had been carried out at the time of the application for the houses to the north.

A 'drainage impact assessment' and 'suds' design were prepared and approved as part of the above application and it is proposed that the surface water from this development go to the suds basin already approved and has been sized to take this additional development.



Photograph of flood plain looking west

