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

K&M 54

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?  
**Land West of Toch hill Place, Fordoun, 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 374690 N 775811**

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).

**60 No residential properties of 2,3 & 4 bedroomed design  
Houses would be mixture of private and affordable, detached and semi detached**

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)  N/A

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.

**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](http://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.**  
**Range of house types to provide housing for all groups.**

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 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 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 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\\_SE](http://www.scottishwater.co.uk/portal/page/portal/SWE_PGP_CONNECTIONS/SWE_CORP_CONNECTIONS/ASSET_CAPACITY_SE)  
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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

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](mailto:ldp@aberdeenshire.gov.uk).

Fair Processing Notice

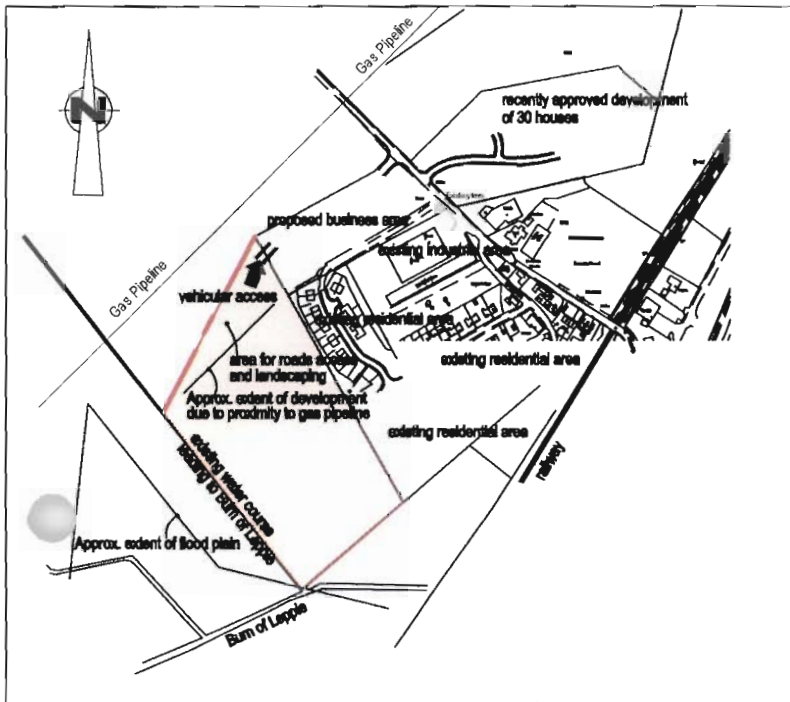
- The Data Controller for this information is Aberdeenshire Council.
- The data will be used for the following purposes:
  - 1) to inform a public debate on the merits of the different sites being proposed.
  - 2) to evaluate submitted bids
- This data will potentially be disclosed worldwide (via publication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

## THE SITE

The application site occupies 4.9Ha of agricultural land to the south west of Fordoun. The site has always been used for agriculture and is owned by Pittengardner Farm to the north.

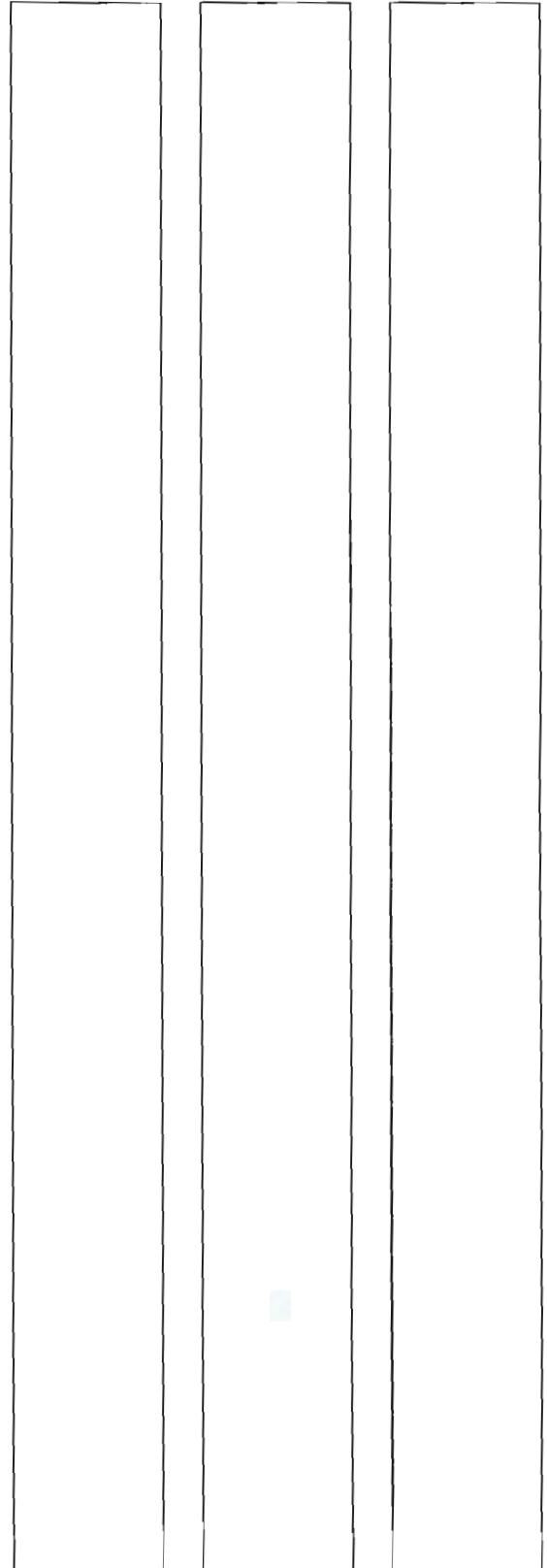
The site is bound on the north east by existing residential development and a proposed business area which is currently subject of an ongoing planning application. To the south east the site is bound by a typical field boundary fence of post & wire. The south west boundary is an existing water course which leads to the Burn of Leppie. The north west boundary is currently undefined although it is effectively a natural boundary to further development due to the existing high pressure gas pipeline located close by.

The site slopes gently downhill north east to south west towards the watercourse.



## ACCESS

It is proposed that the development would be served by a new road & footpath taken from Auchenblae Road.



## SITE LAYOUT

A total of 60 houses are proposed within a 4.9Ha site and therefore density is very low.

It is proposed that the site would cater for a broad range of housing of 2, 3 & 4 bedroomed designs.

Adjacent housing to the north east is to quite a high density. New housing of similar scale would be kept to the north west adjacent existing housing, with the larger properties to the south and east with a reduced density giving a more appropriate edge to the settlement.

Affordable housing will be provided in accordance with the councils requirements.



Photograph of site looking south east along existing housing

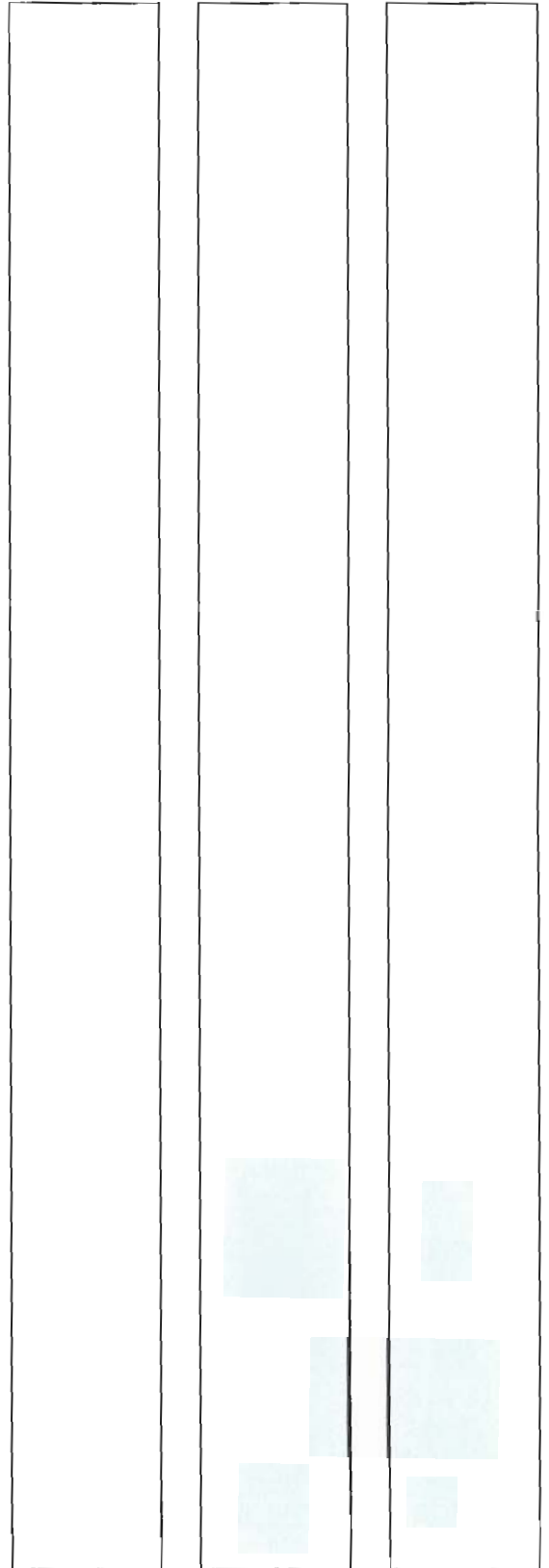


Photograph of site looking south west from existing housing

## OPEN SPACE & AMENITY

The recently development to the north east is very low density and benefits 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 centrally within the development and along exposed boundaries.

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



## HOUSING DESIGN

Fordoun has a small number of traditional properties adjacent the railway line and consists mostly of more modern development.

The proposal has closer links with to the more modern development but will also be visible from the A90. Houses will be to a high standard of design but will also utilize modern construction methods to improve on requirements of the building regulations.



Photograph of land to north east where access to be taken

## DRAINAGE & FLOODING

A full site investigation has yet to be carried out.

It is anticipated that a suds feature will be provided in the south west corner of the development which is the lowest point. This would feature would limit post development surface water run off to pre development levels in accordance with the requirements of the councils flood prevention team, sepa and scottish water.

