

K66

ID NO:	17114
ACK BY:	
REPLY BY:	

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report

K&M

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: Churchill Homes	Date: 05/11/08
Postal Address: 479 North Deeside Road	
Cults	
Aberdeen	
AB15 9TJ	

Name of landowner (if known):	[REDACTED]
[REDACTED]	
[REDACTED]	
[REDACTED]	

To comply with the data protection Act1998 this information will not be made public

The site and your proposals

S1

Under what name would you like the site to be identified?
Carron Den Stonehaven
Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : N/A
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?
Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

S3

Please provide the National Grid reference of the site
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S4 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

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.

109 Houses built over 4 years

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).

See attached

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

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?)

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 N/A 25% or Less

C3 What community benefits arise from your proposals? What would the nature of these be, and how would they be delivered?

a) Affordable Housing

b) Contributions Towards: Community facilities

- Playing fields
- Recreation & amenity
- Libraries
- Education
- Art
- New parkland area
- Footpath network
- Award winning
- Quality housing

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 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 checked="" 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>
Traffic Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input 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 type="checkbox"/>	NA <input checked="" 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 ARCH

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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

This site was initially promoted through the Aberdeenshire Councils Design Forum. This development is designed to the highest standards and has been examined through the Scottish Design Awards, winning two awards, including the Chairman's Award for architecture. It has also won a bronze award at the Roses Design Awards (U.K. Design Awards).

The site is presently the subject of planning application no: KM/AAP/2007/4949

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)
- By completing and submitting this form, you are consenting to the above processing.

CARRON DEN STONEHAVEN



Location Plan

ABERDEENSHIRE DESIGN FORUM

Scottish design practice Cadell2 LLP were originally commissioned by the Aberdeenshire Design Forum to prepare a design for the site as a test case.

The forum intended to stimulate improved quality of architecture in private spec built housing. The design was presented at the Sustainable Construction Conference held at The Robert Gordon University in December 2006.

The site, to the southwest of Stonehaven at Carron Den, had lost its connection with the wider countryside when the A90 was built and is separated from Mill of Forest by the Carron Water.

OUTLINE PLANNING APPLICATION

As a result of the success of and recognition received for the proposals at the Forum, and following preliminary meetings with Aberdeenshire Council, Churchill Homes commissioned Cadell2 LLP to convert the test case into reality. The present masterplan for 109 houses is therefore a further evolution of the design principles presented to the Aberdeenshire Design Forum.



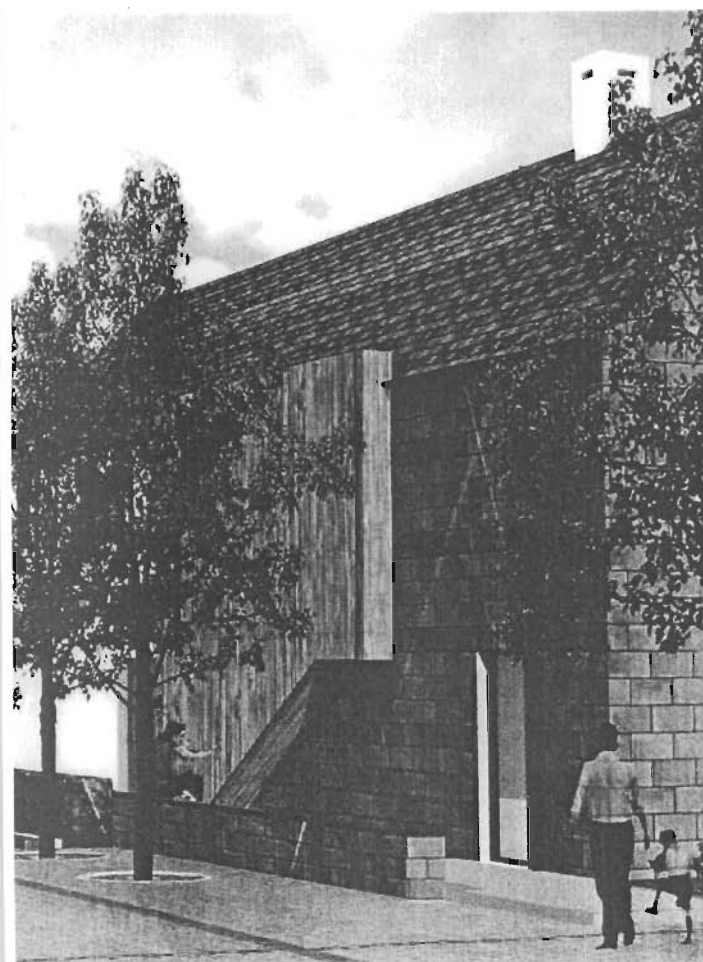
Houses, hedges and garden walls combine to define the street and benefit from passive solar gain.



The north facing elevations of the two storey houses



Shared space street. The large south facing openings



just as a response to orientation.

Vision

The design builds on the unusual plateau-valley landform of the site to create a new residential precinct, inspired by the precinct of Dunnottar Church and by the strong urban form of 19th century Stonehaven.

Architecture

The gridded street form of 19th century Stonehaven has been used as a reference point for scale and layout of housing. This will provide a coherent character recognisably typical of the town. The architectural form combines references to the urban architecture seen in 19th century Stonehaven, particularly its simple cohesive urbanity, with characteristics of indigenous agricultural building and a re-interpretation of these references within the 21st century context of climatic awareness and a movement towards a more humane modern architecture.

The precinct of Dunnottar Church has also been studied as an exemplar. The church sits on a promontory with a plateau/valley edge that is similar to the site. The churchyard is contained by high walls and an enclosure of trees, the land falls away to the Carron Water. As a result the design of the new housing includes a full walled enclosure, linking houses with walled gardens, and extensive new tree planting to supplement the existing mature woodland.

Shared streets

Innovative streets are designed as shared spaces between cars, pedestrians and cyclists, well enclosed and overlooked. By providing for car parking in courtyards rather than in conventional front of house format, each house is closer to the street, consistent with historic urban forms.

Microclimate

The shared courtyard spaces act as a buffer to the prevailing climate. The gardens which are mainly south facing are protected by walls, screens and hedges.

Mix

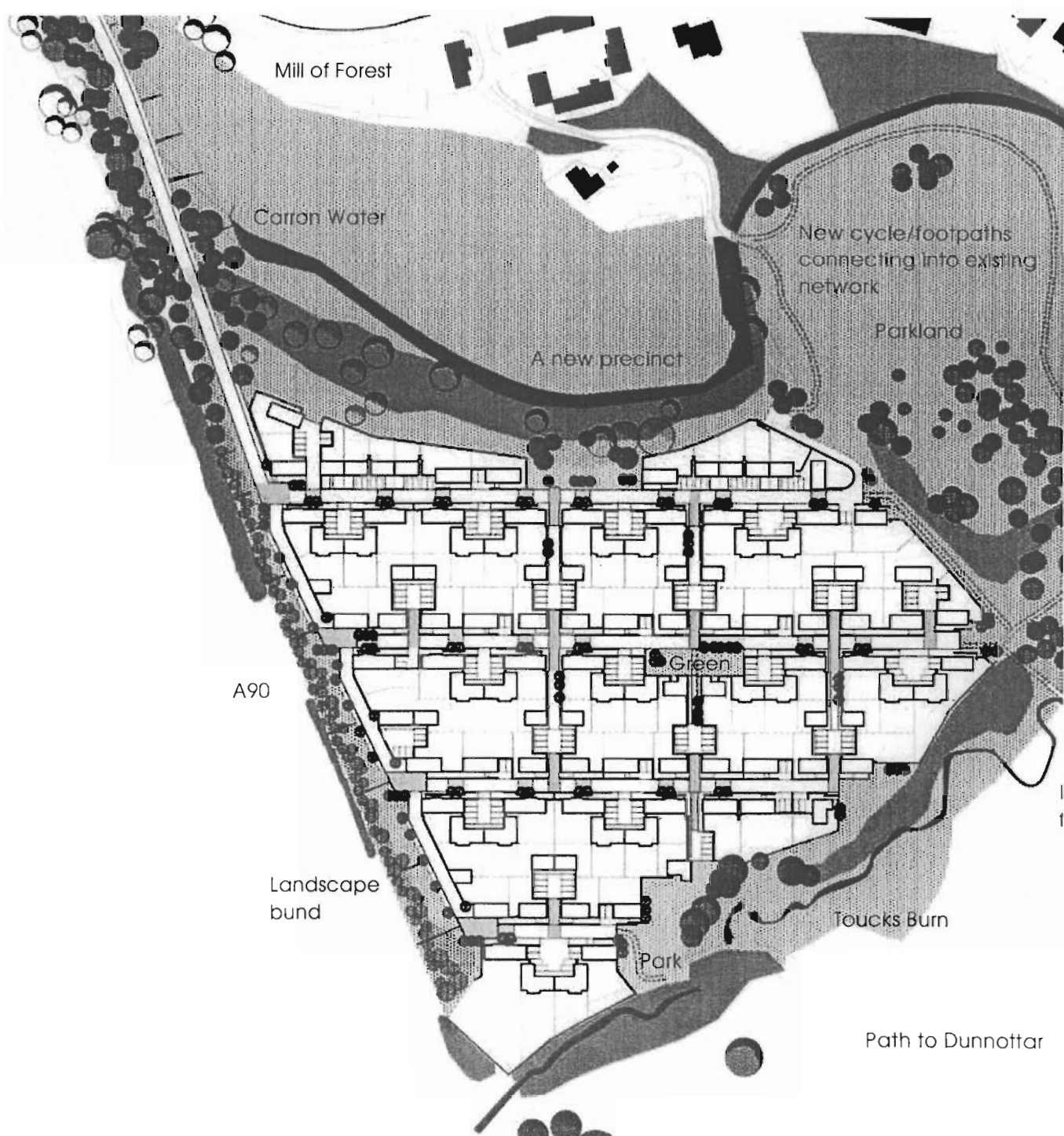
The masterplan proposes a mix of 2, 3 and 4 bed houses, 25 percent of these will be identified as affordable homes, identical in character and external specification to ensure that the tenure is indistinguishable.

Materials

This materials palette includes natural locally available materials that will be durable and long lasting. The principal material is harl, typical of coastal buildings. This is combined with stone, roofing slate and panels of larch to form the houses.

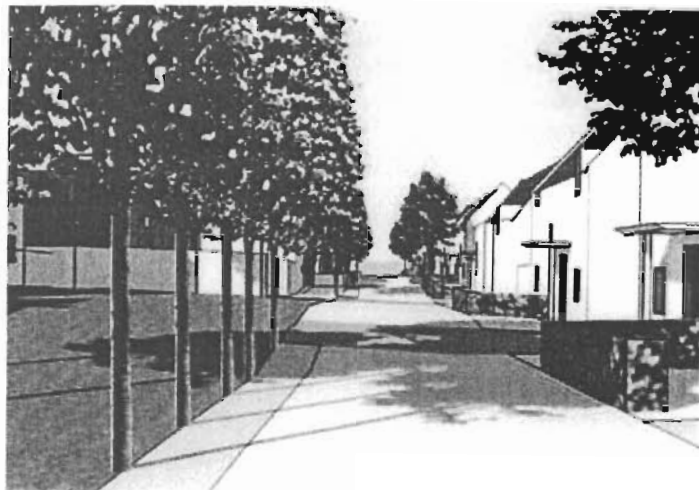
Passive Low-Energy Design

The houses have been designed to take best advantage of passive solar gain, having large south facing double glazed high performance timber windows. The narrow plan form also allows for good natural daylighting levels and natural ventilation. The houses will be designed to achieve good air tightness and the floors, walls and roof will be well insulated to above Building Regulations standard. Externally rain-water will be harvested for use in gardens but could additionally be used for grey water systems.



Landscape

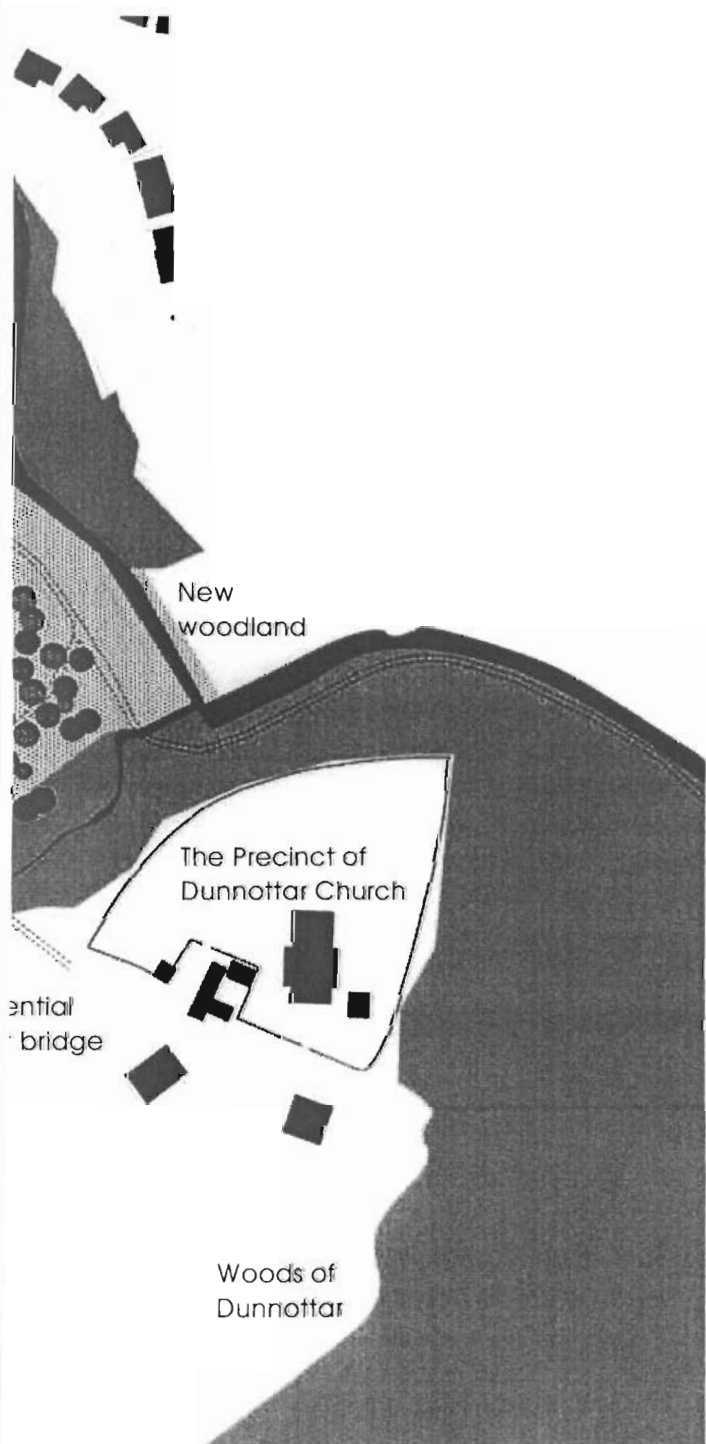
Currently the fields at Carron Den are used for grazing horses representing a significant limitation to public access. The masterplan, intends the creation of a new publicly accessible parkland in the valley with the creation of new footpath and cycle paths linking to Dunnottar Woods. The parkland is designed to provide a variety of wildlife habitats. A number of small play areas will be integrated with the housing.



Green



Wynd



RECOGNITION

These design proposals for Carron Den have already received several awards for their innovative and sensitive approach to place making:

- Scottish Design Awards 2008 Place Making;
- Scottish Design Awards 2008 Architecture Chairman's Award;
- Roses Design Awards 2008 Best Place Making – Bronze.