

K&M 99

ID NO:	17082
ACK BY:
REPLY BY:

Aberdeenshire Local Development Plan 2008

Proposal for a site to be included in the Main Issues Report 06 NOV 2008

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: LABINSKI LIMITED Date: 5/11/08
 Postal Address:
 c/O JOHN A.A. AGNEW
 PLANNING AGENT,
 KINNEAR HOUSE,
 33 EVAN STREET,
 STONEHAVEN,
 AB39 2ET.

N2 Name of landowner (if known) [REDACTED]
 Postal address of landowner
 [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?
 LOOP ROAD SITE STONEHAVEN

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
 NO85258625

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?

FOOD 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

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).

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)

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.

SEE INDICATIVE LAYOUT & SECTION DRAWING(D(0-)03Rev.B)

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?)

THE SITE IS CONTAINED WITHIN THE LOOP ROAD AND THE A90T. THE LOOP ROAD WAS CONSTRUCTED TO EASE ACCESS TO SPURRYHILLOCK WITHOUT RECOURSE TO ACCESS THROUGH THE TOWN CENTRE. THE LOOP ROAD SEPARATES THE SITE FROM THE COUNTRYSIDE AND THE PROPOSED DEVELOPMENT WOULD BE SEEN AS PART OF THE URBAN EDGE OF STONEHAVEN. THE SITE HAS NO LANDSCAPE DESIGNATIONS AND CAN BE SUCCESSFULLY LANDSCAPED.

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?

THE ACKNOWLEDGED CAPACITY FOR A FOOD RETAIL SUPERSTORE WOULD BE SATISFIED. THE ACKNOWLEDGED QUANTITATIVE AND QUALITATIVE FOOD RETAIL DEFICIENCY WOULD BE ADDRESSED. A MODERN SUPERSTORE WOULD PROVIDE INVESTMENT AND JOBS. FOOD RETAIL LEAKAGE FROM STONEHAVEN WOULD BE CLAWED BACK.

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 type="checkbox"/>	<input type="checkbox"/>
Sports facilities (eg playing fields)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>

RETAIL IMPACT ASSESSMENT & SEQUENTIAL APPROACH.

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

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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

THE SITE PROPOSED IS SEQUENTIALLY SUPERIOR TO ANY OTHER AVAILABLE OR PROPOSED SITE FOR RETAIL. IT IS BEST PLACED TO DRAW TRADE FROM NORTH, SOUTH AND WEST. ACCESS FOR VEHICLES IS SUCH THAT TRAFFIC WOULD NOT PASS THROUGH THE RESTRICTED TOWN CENTRE. AS PART OF A PLANNING GAIN PACKAGE, LAND WOULD BE MADE AVAILABLE FOR LONG-TERM EXTENSION OF FETTERESSO CEMETERY AS AGREED WITH THE COUNCIL'S SENIOR ESTATES SURVEYOR AS SHOWN ON HIS PLAN ENCLOSED HEREWITH: THE AREA SHOWN IN RED WOULD SECURE THE POSITION FOR 5 to 10 YEARS AND THE AREA OUTLINED IN GREEN WOULD SECURE THE LONG-TERM: BOTH AREAS WOULD BE AVAILABLE.

DOCUMENTS ENCLOSED:

- LOCATION PLAN
- INDICATIVE LAYOUT & SECTION(D(0-)03 Rev.B)
- FETTERESSO CEMETERY & PROPOSED EXTENSION
- BADGER SURVEY NOVEMBER 2006
- DRAINAGE IMPACT ASSESSMENT & SUDS STRATEGY 05/07304
- SEQUENTIAL ANALYSIS DECEMBER 2006 RYDEN PLC
- RETAIL IMPACT ASSESSMENT DECEMBER 2004 RYDEN PLC
- SUPPLEMENTARY TRANSPORT ASSESSMENT AUGUST 2006 FAIRHURST

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)