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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 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: BERNIE PEARSON Date: 29-1-09
 Postal Address: TWENTIETH CENTURY CLASSICS LTD
NEWTONHILL GARAGE,
STONEHAVEN ROAD. (A90).
NEWTONHILL,
STONEHAVEN.
AB39 3NN

N2

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?
SITE AT NEWTONHILL GARAGE

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL:
NONE

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 ANNEXE 'A'

Please provide the National Grid reference of the site
NO 906 936

S4 What is the current use of the site?
 VINTAGE + CLASSIC CAR GARAGE (MOTOR TRADE)

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

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). 4-6 HOMES. PROBABLY 1 1/2 STOREYS. PROBABLY SEMI AND/OR DETACHED. WILLING TO BE FLEXIBLE

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.

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?)

ALL STRUCTURES TO BE PLANNED + STYLED SYMPATHETICALLY SO AS TO BLEND WITH EXISTING SURROUNDINGS. SITE WILL BE IMPROVED VISUALLY, INCLUDING LANDSCAPING AND IMPROVED ACCESS & EGRESS FROM A90

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 No

A2

If you have prepared any frameworks or masterplans showing a possible layout for the site, please include it with this form.

Framework attached No

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?
 AFFORDABLE HOUSING - MORE CHOICE FOR THOSE DECIDING TO LIVE LOCALLY. EASY ACCESS TO PUBLIC TRANSPORT. IMPROVED ACCESS/EGRESS TO SITE, IMPROVING SAFETY OF A90.

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 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 type="checkbox"/> |
| Traffic Impact Assessment - INITIAL CONSULTATION WITH REAR SCOTLAND | Yes <input checked="" 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 ARCH

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

Improved Access to site. Proposal now has been submitted to
Highways Scotland - waiting for feedback - copy of proposal
attached (see site plan) ANNEXE 'B'

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 IS PRESENTLY IN USE, BUT EXISTING BUILDING IS
OUT DATED. AN INVESTMENT IN HOUSING WOULD OFFER A WIDER
CHOICE TO POTENTIAL RESIDENTS IN THE AREA, AND IMPROVE
THE OVERALL ASPECT OF THE SITE AND PRESENT AMENITIES.

A SUITABLE ROAD STRUCTURE FOR ACCESS TO THE HOUSES
WOULD BE PUT IN PLACE, AND ACCESS/EGRESS TO THE
SITE AS A WHOLE WOULD BE SUBSTANTIALLY
IMPROVED.

THE DEVELOPMENT WOULD BE CARRIED OUT SYMPHATICALLY
IN KEEPING WITH THE SURROUNDINGS. IF HOUSING WERE
NOT PERMITTED, AN ALTERNATIVE WOULD BE TO DEVELOP
THE SITE ON A COMMERCIAL BASIS, PUTTING UP A NEW
BUILDING AND REVERTING TO THE PREVIOUS USE AS A
GENERAL MOTOR REPAIRER + MOT STATION, WHICH
WOULD BE A FINANCIALLY SOUND ALTERNATIVE.

A MAJOR HOUSING DEVELOPMENT, INCLUDING SHOPS,
SCHOOLS + AMENITIES, AND OFFERING EMPLOYMENT
OPPORTUNITIES HAS BEEN PROPOSED FOR THE
ADJOINING LAND.

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)