

# 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: ecovelopments  
Date: 01/11/08

Postal Address: c/o Marywell Park Ltd, Stonehaven Road, Aberdeen, AB12 4LP

N2

Name of landowner (if known) [REDACTED]

Postal address of landowner [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?

Marywell West

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL : <http://www.marywell.co.uk>

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

NO 9287 9915

S4 What is the current use of the site?  
 The land is predominantly over grown grass and weeds, currently it cannot not be used for anything.

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?  
 Area 1: Eco-friendly, affordable rental housing.  
 Area 2: Agricultural and storage sheds plus yard.  
 Area 3: Lanscaped parkland for recreational use. Pond to encourage wildlife. Recycling facility for existing homes.

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.

Area 2 would commence immediately, with Area 1 and 3 commencing 3 months later.

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).

We propose to construct 14 semi-detached eco-rental houses. These dwellings will be built to level 4 of the Code for Sustainable Homes, ensuring they achieve the highest eco sustainable standards. Contemporary in design, built using modern methods of cosntruction, they will utilise renewable energy as their main heat source. This will result in 'near zero' carbon emissions.

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. Area 3 would be extensively landscaped to provide much needed community recreational facilities. By incorporating paths, a pond and new woodland, we could create a new wildlife habitat that would be a valuable asset to the area. There is currently no communal gardens/parkland available at Marywell.

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 new development will blend in and compliment the existing residential park home estate. The proposed homes will be of modular construction and similar in size and style to the existing homes. There will be a lower density of homes compared to the surrounding area, but the development will provide more dwellings due to the type of building. A major emphasis will be placed on lanscaping by incorporating a pond and recreation area. The site is already well screened from the A90 by trees Embankments, bunding and additional planting will be added to reduce the nosie from the 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*

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?

Provision of much needed affordable rental housing.  
 Sustainable housing, means less carbon emissions.  
 Allow people to live closer to their place of employment, walk/cycle to work promotes better health and well-being. Nearby there is approx 200+ acres of commercial land that will be developed in the coming years. There will be a significant demand for more rental accommodation.  
 Recreation and parkland area will be available to other residents.

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
	<small>Please tick appropriate box</small>		
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 type="checkbox"/>	<input checked="" 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 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  No  NA

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 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)  
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

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 sustainable housing proposal we believe is a first for Aberdeenshire and achieves many of the goals set out by the Government in their document 'Homes for the Future' as well as satisfying Policy Gen/1, Sustainability Principles in the current Aberdeenshire Local Plan.

The following foreword is taken from the 'Code for Sustainable Homes'

'We must act on climate change. Scientific evidence shows that it is real and happening already, and that urgent action is needed now. At the same time we need to build more houses - if we build the houses we need then, by 2050, as much as one-third of the total housing stock is yet to be built. It's vital that we ensure these homes are built in a way that minimises the use of energy and reduces their harmful carbon dioxide emissions. The Government is committed to this, as demonstrated by the draft Climate Change Bill proposing to enshrine in law our commitment to cut carbon dioxide emissions by 60 per cent by 2050, relative to 1990 levels. Building sustainable homes is about more than just carbon dioxide. We also need to build and use our homes in a way that minimises their other environmental impacts, such as the water they use, the waste they generate, and the materials they are built from. The Code for Sustainable Homes provides this all-round measure of the sustainability of new homes, ensuring that sustainable homes deliver real improvements in key areas such as carbon dioxide emissions and water use. The Government's ambition for the Code is that it becomes the single national standard for the design and construction of sustainable homes, and that it drives a step-change in sustainable home building practice.'

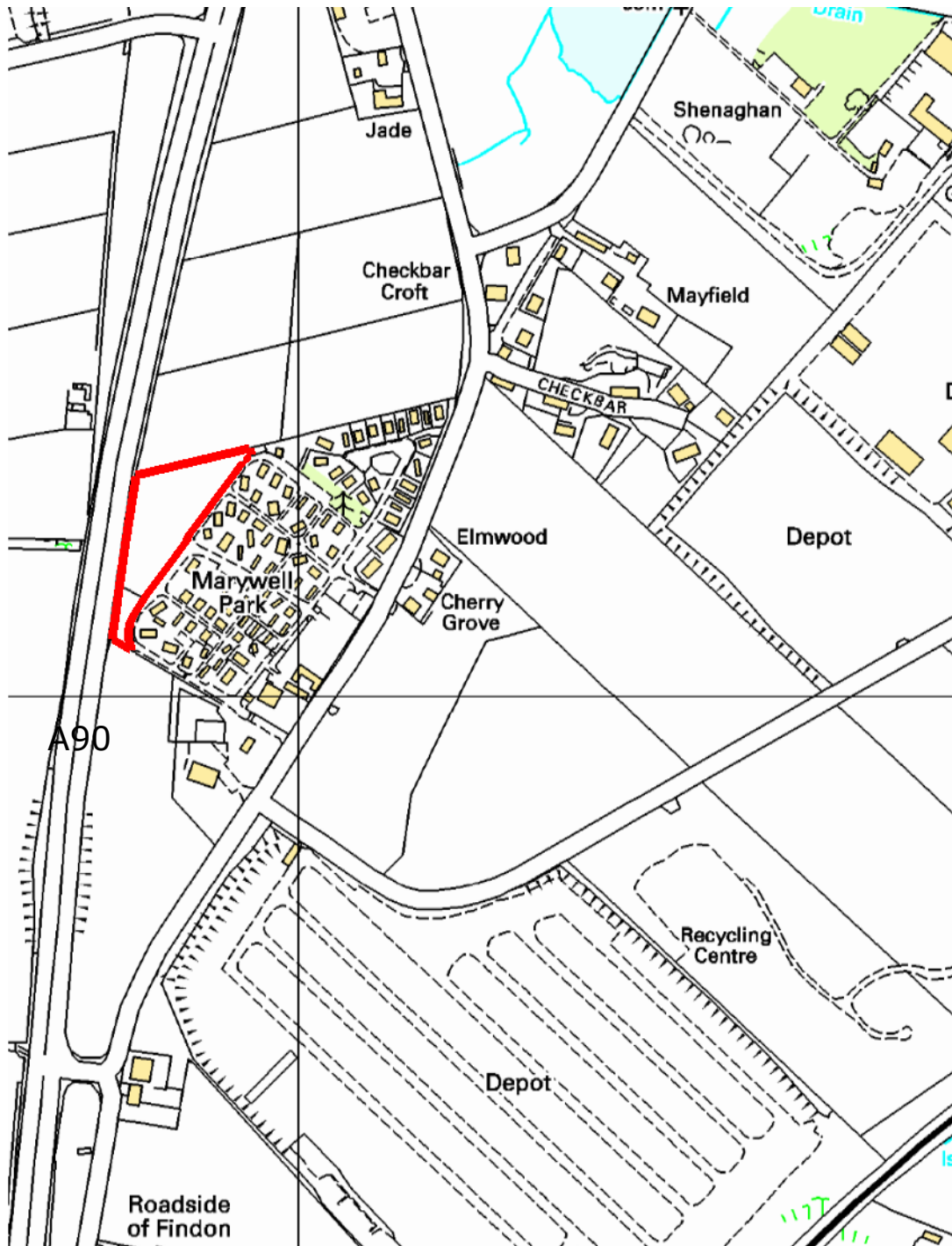
To conclude, this site has a long planning history, back in 2005 an application was refused for 8 traditional dwelling houses. This went to a committee vote and was only lost because the councillor who backed the proposal could not vote as he was at home snowed in. Had he been present to vote at the meeting, the original development would have been approved.

**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

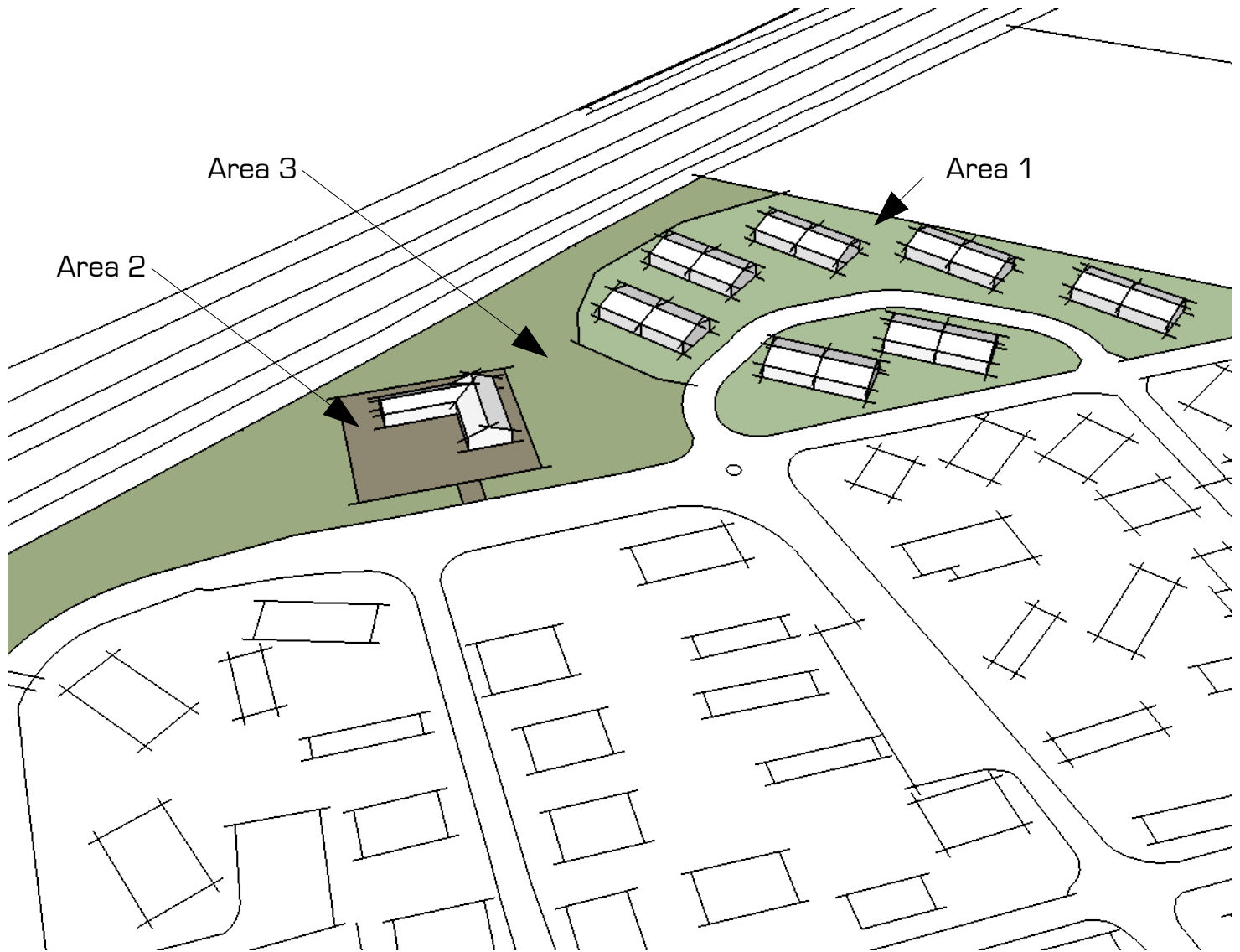
- The Data Controller for this information is Aberdeenshire Council.
  - The data will be used for the following purposes:
    - 1) to inform a public debate on the merits of the different sites being proposed,
    - 2) to evaluate submitted bids
  - This data will potentially be disclosed worldwide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

# Marywell West Location Plan



Area for redevelopment contained within red outline

# Marywell West Indicative Layout Drawing



Area 1: Residential - 14 semi detached eco houses

Area 2: Business - New storage shed and yard for Marywell Park Ltd

Area 3: Recreational - Landscaped park and pond

# Marywell West Road Access Plan



Red arrows illustrate 2 possible access routes.  
Both routes have scope to widen existing roads.

# Marywell West Aerial Photo

