

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: Mr A Reid
Date: 29 October 2008

Postal Address:

Sillyflat

Inverbervie

DD10 0PF

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?

Land at Seaview, Inverbervie

Have you any information on the internet which promotes your aspirations for the site? If so please provide the URL :No

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

E831:N719

S4 What is the current use of the site? Vacant land.

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).

The site area comprises approximately 4 acres. The site could accommodate around 25 1 1/2 storey detached dwellinghouses which would respect scale of adjacent housing development. Affordable housing provision to be agreed as appropriate.

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?)

The site has already been identified for housing development under FH3* as a 2nd phase to FH3 housing allocation. The site occupies an inconspicuous location on relatively low lying land to the south of Inverbervie. The development will benefit from an existing backdrop of woodland and mature peripheral landscaping. The development of this site would complement the urban design of adjoining housing developments and form an attractive gateway into Inverbervie. The existing, recently constructed site access, would be utilised (see attached plan). The recently constructed SUDs scheme was designed with sufficient capacity to accommodate the drainage of this site. The housing would benefit from and support existing services and would present a sustainable form of development.

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?

Affordable housing provision. Developer contributions towards the cost of public services, facilities and infrastructure as appropriate. Development will include provision of coastal footpath link to beach.

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

- Development will include provision of coastal footpath link to beach.

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 type="checkbox"/>	NA <input type="checkbox"/>		<input checked="" type="checkbox"/>
Traffic Impact Assessment	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	NA <input type="checkbox"/>		<input type="checkbox"/>
Drainage Impact Assessment	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>		<input type="checkbox"/>
Habitat / biodiversity Assessment	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>		<input checked="" type="checkbox"/>
Other as applicable (eg noise, dust, smell Retail impact etc)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	NA <input type="checkbox"/>		<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

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

Two attached plans show:

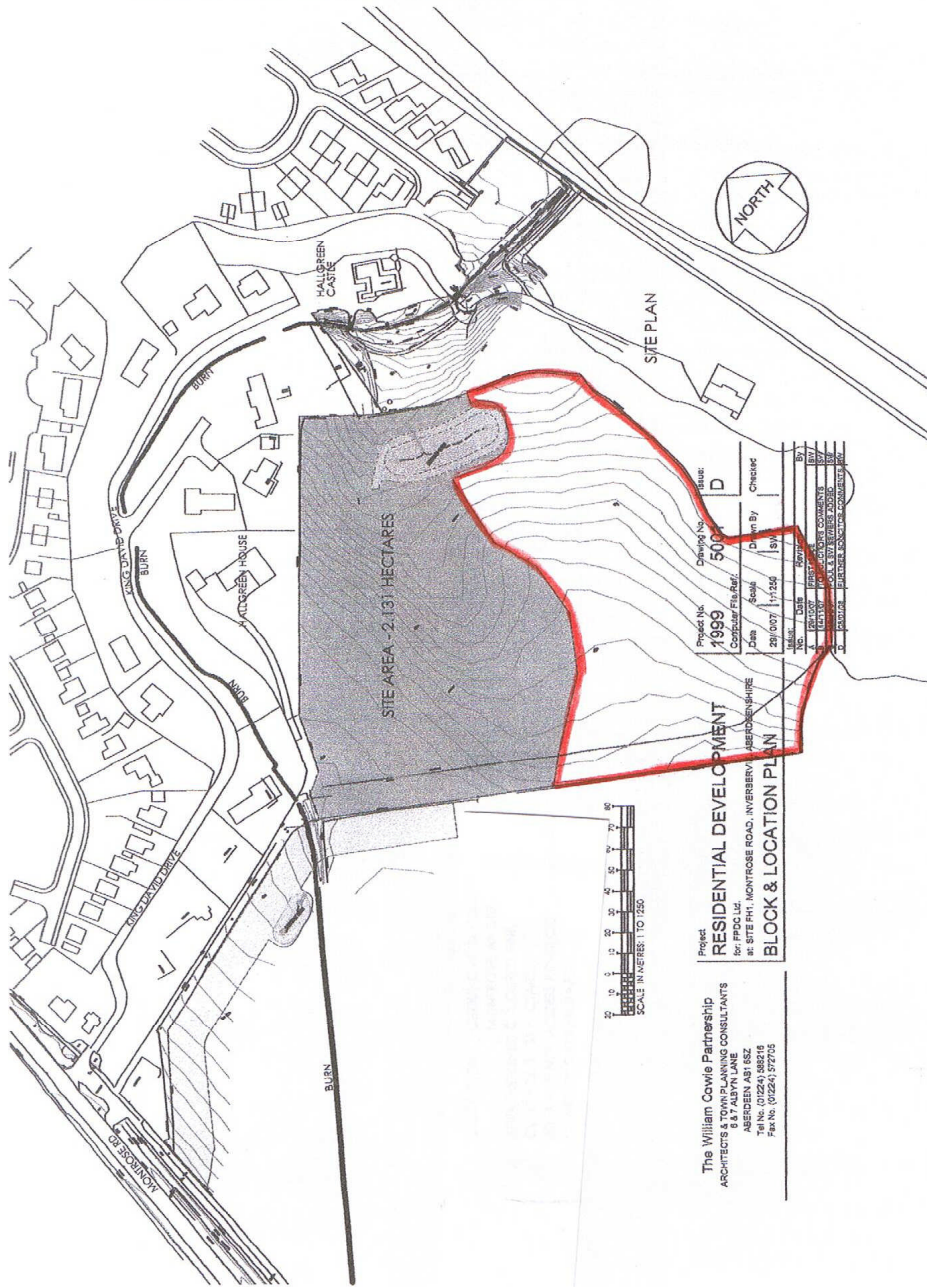
1. Site location - site edged red.
2. Plan showing adjacent housing development (FH3) and recently constructed site access which will serve the proposed development.

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.

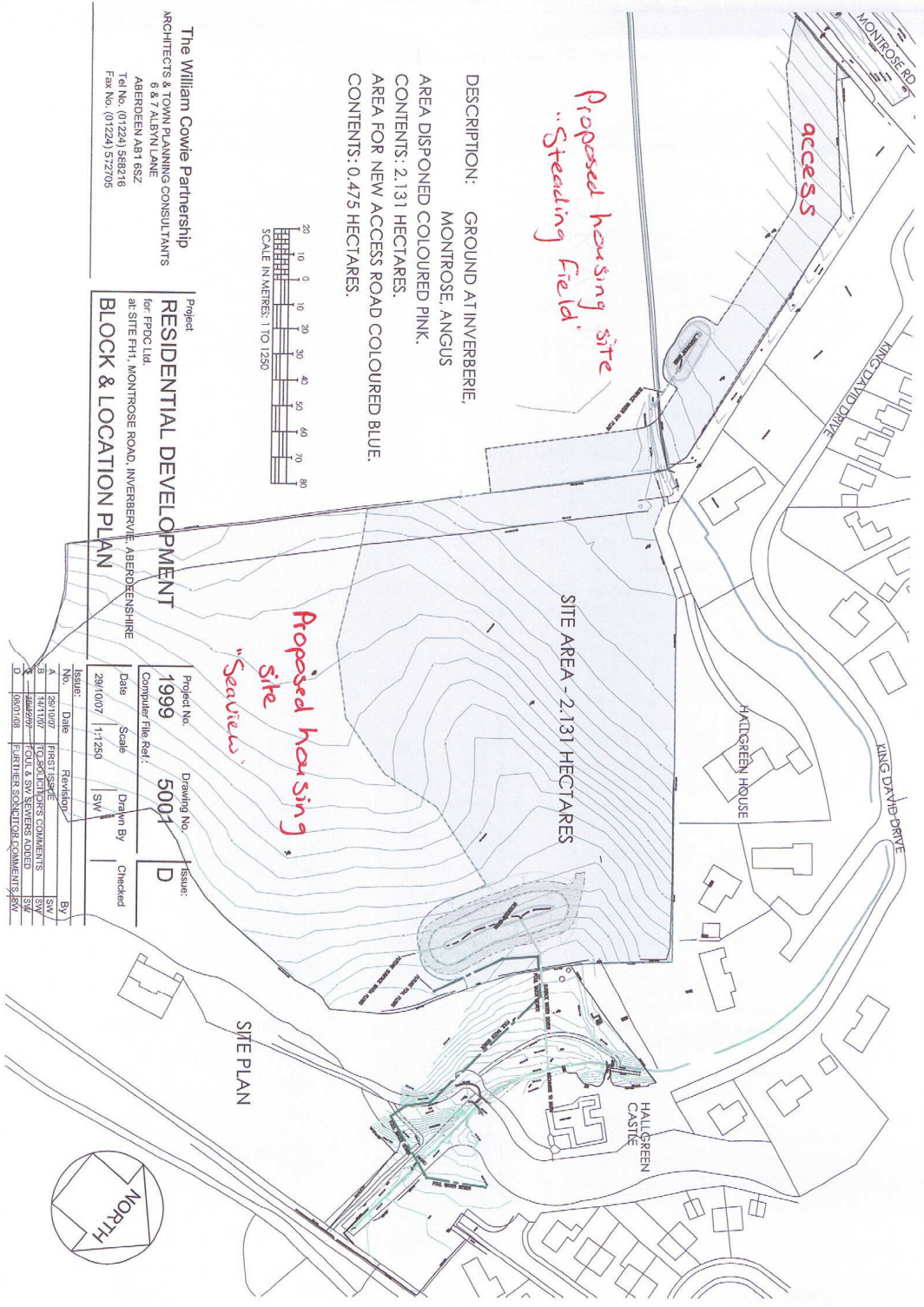
Land at Seaview (FH3*), Inverbervie



Project No.	1999	Sheet No.	D
Client	500	Drawn By	CHS
Contract Ref.	29/007	Date	1/1/06
Scale	1:500	Author	CHS
Map	1:500	Checked	CHS
Drawn	1:500	Approved	CHS
Checked	1:500	Drawn	CHS
Approved	1:500	Checked	CHS
Drawn	1:500	Approved	CHS
Checked	1:500	Drawn	CHS
Approved	1:500	Checked	CHS

Project:
RESIDENTIAL DEVELOPMENT
 AT SITE PH1, MONTROSE ROAD, INVERBERVIE, HIGHLANDSHIRE
BLOCK & LOCATION PLAN

The William Cowie Partnership
 ARCHITECTS & TOWN PLANNING CONSULTANTS
 100, WILSON STREET
 ABERDEEN AB11 6SZ
 Tel No: (01224) 588216
 Fax No: (01224) 577705



DESCRIPTION: GROUND AT INVERBERIE,
MONTROSE, ANGUS

AREA DISPONED COLOURED PINK.

CONTENTS: 2.131 HECTARES.

AREA FOR NEW ACCESS ROAD COLOURED BLUE.

CONTENTS: 0.475 HECTARES.

The William Cowie Partnership
ARCHITECTS & TOWN PLANNING CONSULTANTS
6 & 7 ALEXANDRA
ABERDEEN AB1 6SZ
Tel No. (01224) 588216
Fax No. (01224) 512705

Project
RESIDENTIAL DEVELOPMENT
for FPDC Ltd.
at: SITE FH1, MONTROSE ROAD, INVERBERIE, ABERDEENSHIRE
BLOCK & LOCATION PLAN

Project No.	1999	Drawing No.	5001	Issue:	D
Computer File Ref.:		Drawn By	SW	Checked	
Date	29/10/07	Scale	1:1250		
Issue	No.	Date	Revision	By	
A	1	29/10/07	FIRST ISSUE	SW	
B	2	14/11/07	TOPNOTCH/CHIEFS COMMENTS	SW	
C	3	14/11/07	CLIENTS COMMENTS	SW	
D	4	09/01/08	FURTHER CONSULTATION COMMENTS	SW	

SITE PLAN