

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: AHP Developments Ltd.
Date: 3rd November 2008
Postal Address: AB51 5LX

N2

Name of landowner (if known) [REDACTED]
Postal address of landowner [REDACTED]

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? West Burnside, Fettercairn

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
655700GB

S4

What is the current use of the site? Grazing and equestrian purposes

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 development

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. The development would be phased over the medium to longer term - dependant on the provision of funding from the Scottish Government (Housing Association Grant) and prevailing market conditions.

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 proposals are at a very early stage and would comprise a range of housing types and tenures to ensure a balanced and sustainable community. AHP Developments Ltd is a wholly owned subsidiary of Aberdeenshire Housing Partnership, a registered social landlord, which has a significant track record of residential development throughout the Aberdeenshire area. Detailed proposals would be established following discussion with the Council's Housing & Social Work service and would clearly take account of the outcomes of the Major Applications process.

AHP's projects are primarily established to meet local affordable housing requirements, these require to achieve a number of criteria including housing for people with varying needs, secured by design accreditation with Grampian Police and energy efficiency levels (currently we are achieving Eco Homes Good standard).

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.

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 proposal recognises the thrust of the Draft Strategic Plan which envisages prioritised development along the A90 south of Aberdeen - Fettercairn being situated just minutes from the trunk road with easy access via the B 9120 and B 974.

Great care will be taken to ensure that the development contributes positively to the local natural and built environment. AHP Developments Ltd will commission a design team with a proven track record in delivering high quality developments throughout Aberdeenshire and beyond.

Recent developments taken forward by AHP and approved by Aberdeenshire Council at Deveron Road, Huntly, Cornhill Road, Aberchirder and Marconi Road, Fraserburgh have all followed significant and detailed consideration following Master Planning and community consultation, this approach would be utilised with this proposal.

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 primary purpose of AHP Developments Ltd is to secure the provision of affordable housing and this will be the key benefit to the local and wider community. The overall requirement for affordable housing in Aberdeenshire is around 7,000 (current housing waiting list) in addition there is an increasing number of homeless households. This project will secure a significant increase in the amount of affordable housing in an area identified for growth in the emerging Strategic Development Plan.

The development would also provide an opportunity (through planning gain) for other community benefits - these would be identified through formal consultation with the local community and the Council's Planning Gain Co ordinator.

Finally any provision of affordable housing by AHP / AHP Developments Ltd represents a long term financial investment in the community as those properties built for affordable rent remain available in perpetuity. Any significant development also creates an opportunity for AHP to establish links with local communities and we would endeavour to build on this following on from consultation during pre planning stage.

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 type="checkbox"/>		<input checked="" 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"/>

The development will be easily accessible to the railway station (10 minutes) that is planned for the main East Coast line at Laurencekirk.

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	Yes	<input 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

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 development proposal envisages a significant provision of affordable housing in an area of increasing demand. The site is currently under utilised and abuts ribbon development. The proposal would fit well within the existing area with easy access to a range of local facilities.

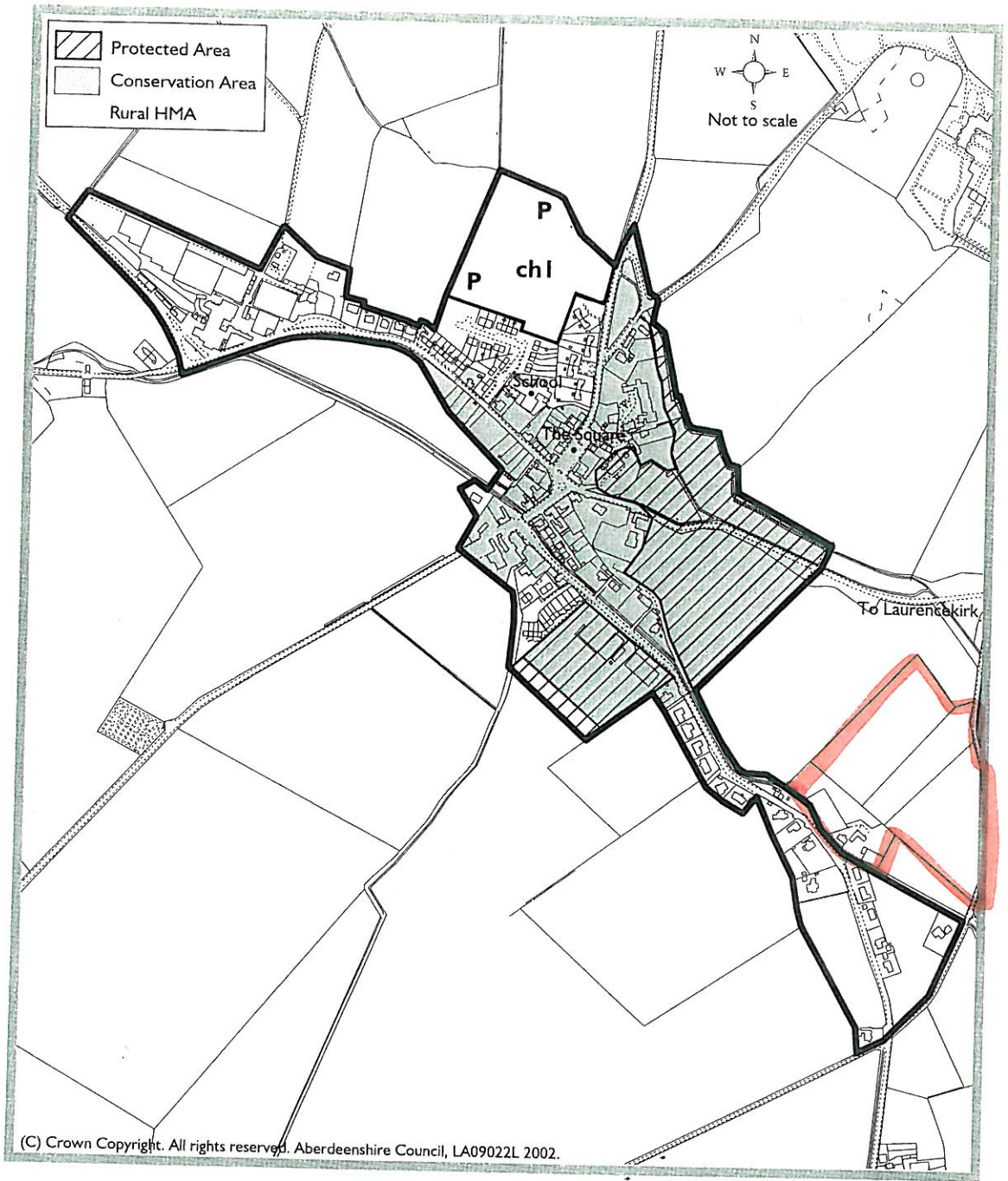
The existing Local Plan indicates one existing site for development and this site is now being progressed.

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.

Fettercairn



In Fettercairn there is one main opportunity for new development.

- **Site ch1** is suitable for around 22 houses.

A project area (strategic landscaping) is shown as **Site P**.