

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 & Mrs A Park
Date: 4 November 2008
Postal Address: Drumaber, Croft Road, Drumlithie AB39 3YS

N2

Name of landowner (if known) As above
Postal address of landowner As above

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 Drumaber, Croft Road , Drumlithie AB39 3YS

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?

Yes No

S3

Please provide the National Grid reference of the site

E786:N810

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 and garden ground.

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 not be phased. Mr & Mrs Park would like to erect one house on part of the site and use the remainder of the site for an extended garden area to their house at Drumaber, Croft Road, Drumlithie as shown on the attached indicative site layout plan. It is therefore requested that the development boundary of Drumlithie is extended to include this land.

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).

Mr & Mrs Park would like to erect one house on part of the site and use the remainder of the site for an extended garden area to their house at Drumaber, Croft Road, Drumlithie as shown on the attached indicative site layout plan. It is therefore requested that the development boundary of Drumlithie is extended to include this land.

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 inclusion of this site within the development boundary of Drumlithie would round-off Drumlithie. A low density development of one house and an extension to the garden area of Drumaber would complement the character and appearance of the area whilst providing an opportunity for enhanced landscaping and improvements to the general amenity of the area.

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?
 Developer contributions as required by Aberdeenshire Council.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Community facilities (eg Hall) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sports facilities (eg playing fields) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Employment areas | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Residential areas | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Public Transport networks | Yes <input type="checkbox"/> | No <input type="checkbox"/> | NA <input checked="" type="checkbox"/> |
| Other (Please specify) | Yes <input type="checkbox"/> | No <input type="checkbox"/> | NA <input checked="" 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 <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 type="checkbox"/> | NA <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 :

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 forms a natural extension to the development boundary of Drumlithie and it is considered that a low density development of the nature shown on the attached plan would enhance the character and appearance of Drumlithie.

Access to the site would be taken via Drumaber as indicated on the attached plan.

The following plans are attached:

- 1) Excerpt from the Aberdeenshire Local Plan showing site edged red.
- 2) Isis Archeecture Indicative site layout plan showing the erection of one house and extension to garden ground of Drumaber.

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.

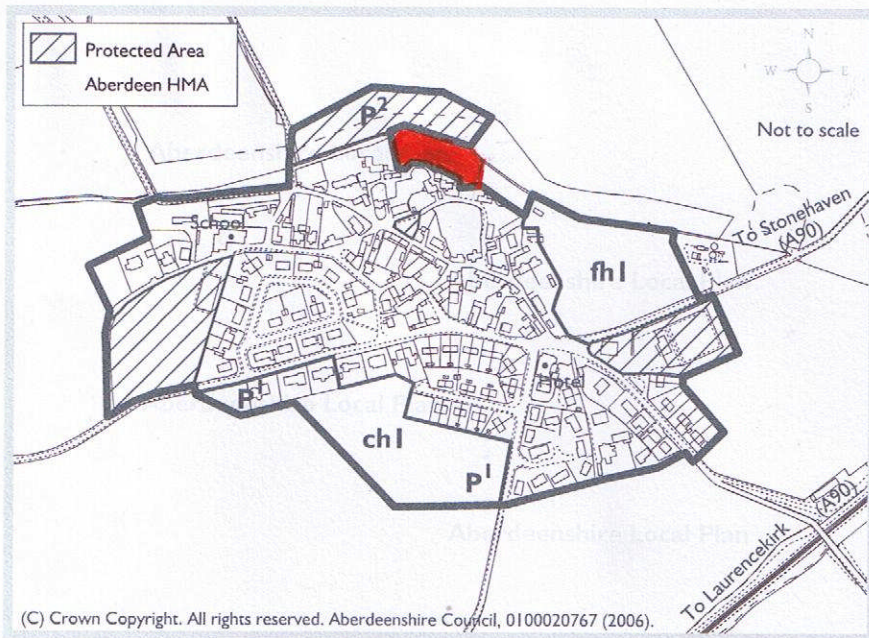
Fair Processing Notice

- 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.

**PROPOSED SITE FOR ERECTION OF HOUSE AND GARDEN
EXTENSION
LAND ADJACENT DRUMABER, DRUMLITHIE
FOR MR & MRS A PARK**

Site shown coloured red

Drumlithie



In Drumlithie there is one main opportunity for new development.

- **Site ch1** is suitable for around 20 houses.

Two project areas are shown as **Site P¹** (strategic landscaping) and **Site P²** (Millenium woodland).

Future housing land is shown as **Site fh1** (15).

For a full explanation of the land use allocations in the Plan's settlements and the main policies which relate to these please see the Glossary.

notes

- The contractor is responsible for checking dimensions, tolerances and references. Verify any discrepancies with the Architect before proceeding with the works.
- Where an item is covered by drawings to different scales the larger scale drawing is to be worked to.
- Do not scale drawing. Figured dimensions to be worked to in all cases.

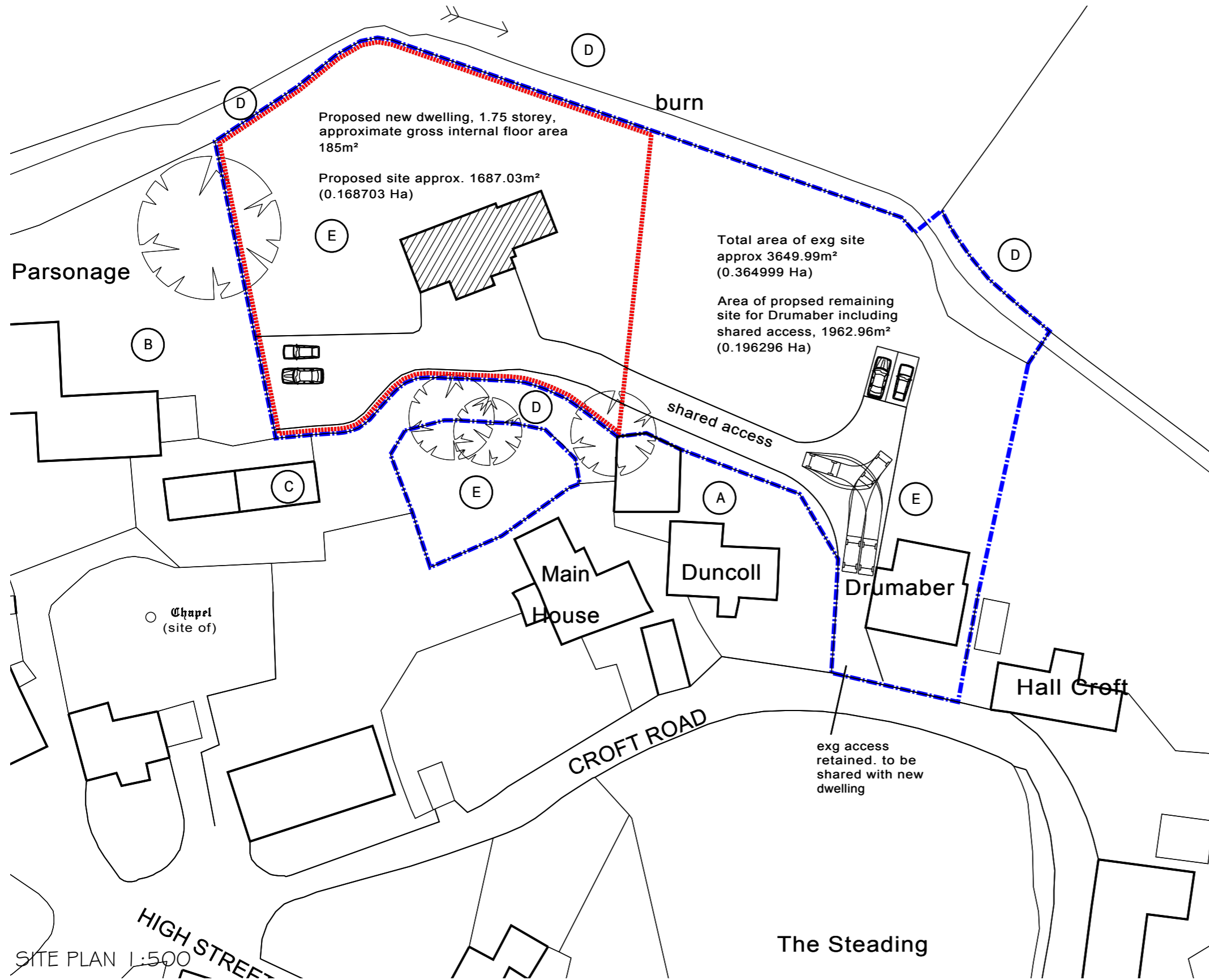
KEY

Site boudary existing - - - - -

Site boudary of new dwelling - - - - -

NOTIFIABLE NEIGHBOURS

- A- owner/occupier/lessee
Duncall, Croft Road, Drumlithie, AB39 3YS
- B- Mr and Mrs Redman
The Parsonage, Drumlithie, AB39 3YS
- C- owner/occupier/lessee
Westholm, High Street, Drumlithie, AB39 3YS
- D- Drumlithie Council, c/o Mr G Swapp
- E- Mr A Park
Drumaber, Croft Road, Drumlithie, AB39 3YS



LOCATION PLAN 1:2500

| | | | | | | | | |
|-------------------|-----|-------------------------|--|--|--|-----|--------------------------|--|
| date | rev | revision/author/checker | drawn nkr | project Site At Drumaber, Croft Road, Drumlithie Mr and Mrs AJ Park | purpose of issue Outline Planning Application | | | |
| | | | checked | | drawing no AG45/02/01 | rev | | |
| | | | scale 1:500 | | | | drawing no AG45/02/01 | |
| | | | date July/07 | | | | drawing no AG45/02/01 | |
| Isis Architecture | | | 9 Malcolms Mount . Stonehaven . AB39 2SR | T:- 01569 763579 | W:-www.isisarchitecture.co.uk | | | |